

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 27.3%

+ 7.1%

- 29.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	138	107	- 22.5%	1,574	1,318	- 16.3%
Closed Sales	171	125	- 26.9%	1,513	1,319	- 12.8%
Median Sales Price*	\$304,000	\$315,000	+ 3.6%	\$300,000	\$325,000	+ 8.3%
Inventory of Homes for Sale	379	255	- 32.7%	--	--	--
Months Supply of Inventory	2.7	2.1	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	87	80	- 7.1%	98	91	- 6.9%
Percent of Original List Price Received*	97.2%	95.8%	- 1.5%	97.8%	98.1%	+ 0.3%
New Listings	116	78	- 32.8%	1,927	1,607	- 16.6%

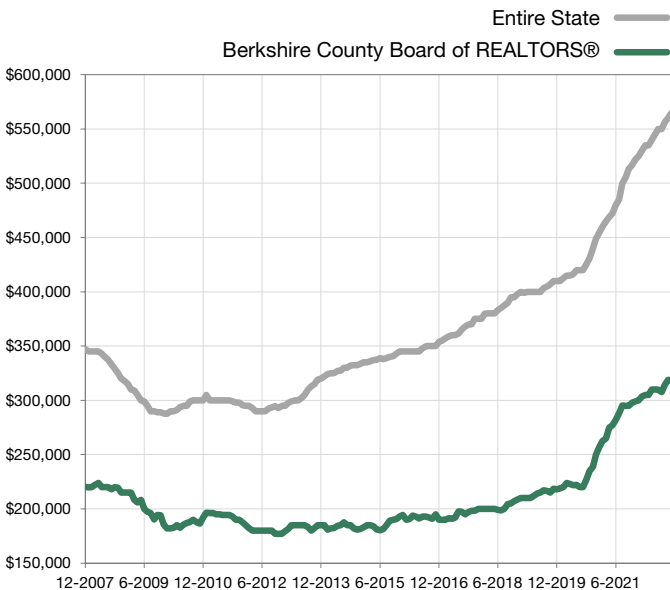
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	6	- 53.8%	210	134	- 36.2%
Closed Sales	16	11	- 31.3%	190	154	- 18.9%
Median Sales Price*	\$228,950	\$430,000	+ 87.8%	\$266,750	\$294,050	+ 10.2%
Inventory of Homes for Sale	43	42	- 2.3%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 15.6%	--	--	--
Cumulative Days on Market Until Sale	119	121	+ 1.6%	132	105	- 20.8%
Percent of Original List Price Received*	95.7%	98.6%	+ 3.1%	96.6%	97.9%	+ 1.3%
New Listings	8	8	0.0%	205	192	- 6.3%

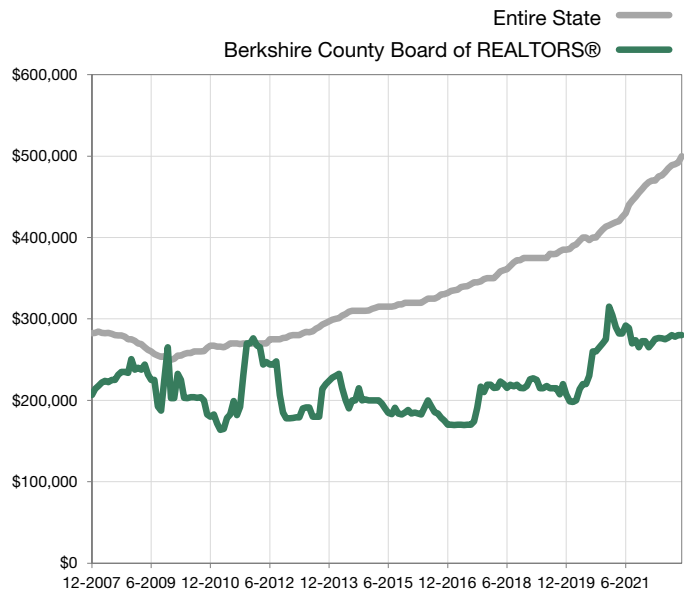
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 26.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 12.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	600	482	- 19.7%	7,554	5,975	- 20.9%
Closed Sales	714	526	- 26.3%	7,428	5,976	- 19.5%
Median Sales Price*	\$630,000	\$650,000	+ 3.2%	\$590,000	\$665,000	+ 12.7%
Inventory of Homes for Sale	936	1,083	+ 15.7%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 44.8%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 28.5%	40	32	- 20.9%
Percent of Original List Price Received*	99.2%	95.7%	- 3.5%	101.0%	100.4%	- 0.6%
New Listings	485	443	- 8.7%	8,406	7,498	- 10.8%

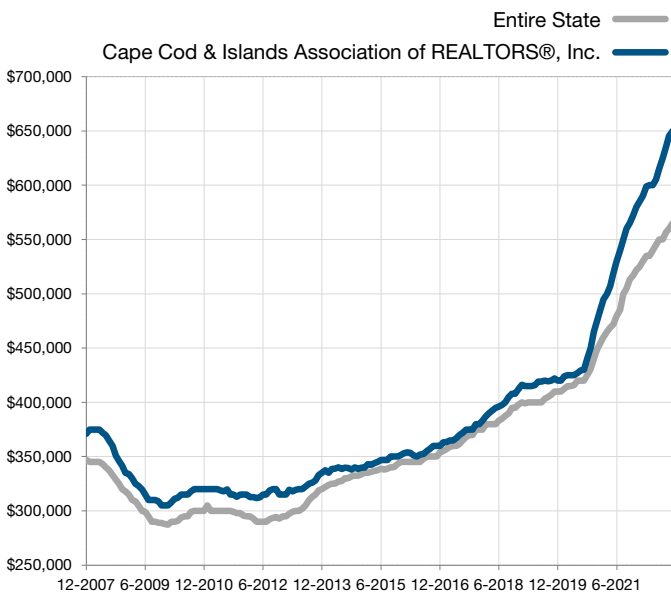
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	138	77	- 44.2%	1,807	1,388	- 23.2%
Closed Sales	158	111	- 29.7%	1,722	1,449	- 15.9%
Median Sales Price*	\$373,200	\$501,000	+ 34.2%	\$368,500	\$448,000	+ 21.6%
Inventory of Homes for Sale	255	262	+ 2.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 15.2%	49	35	- 28.9%
Percent of Original List Price Received*	98.9%	98.0%	- 0.9%	100.0%	101.0%	+ 1.0%
New Listings	105	82	- 21.9%	1,884	1,614	- 14.3%

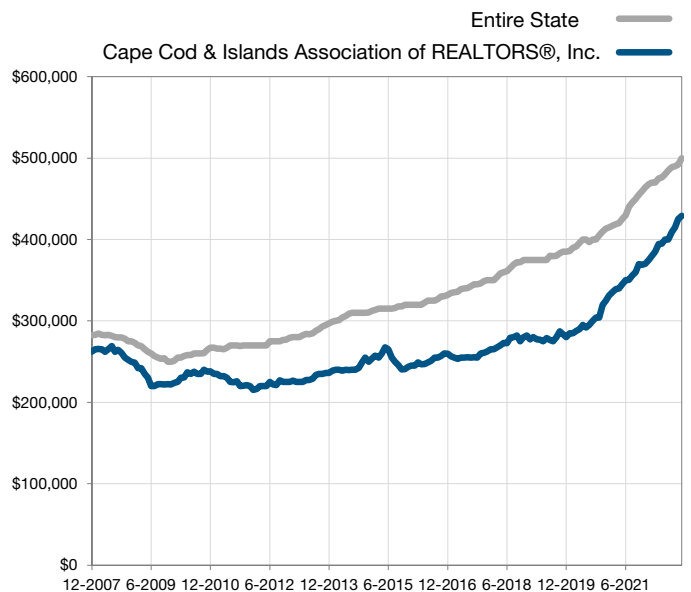
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,144	914	- 20.1%	13,697	11,694	- 14.6%
Closed Sales	1,262	877	- 30.5%	13,236	11,524	- 12.9%
Median Sales Price*	\$750,000	\$760,000	+ 1.3%	\$750,000	\$810,000	+ 8.0%
Inventory of Homes for Sale	1,292	1,301	+ 0.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 14.3%	27	25	- 7.4%
Percent of Original List Price Received*	102.2%	98.9%	- 3.2%	103.9%	104.0%	+ 0.1%
New Listings	877	744	- 15.2%	15,904	14,483	- 8.9%

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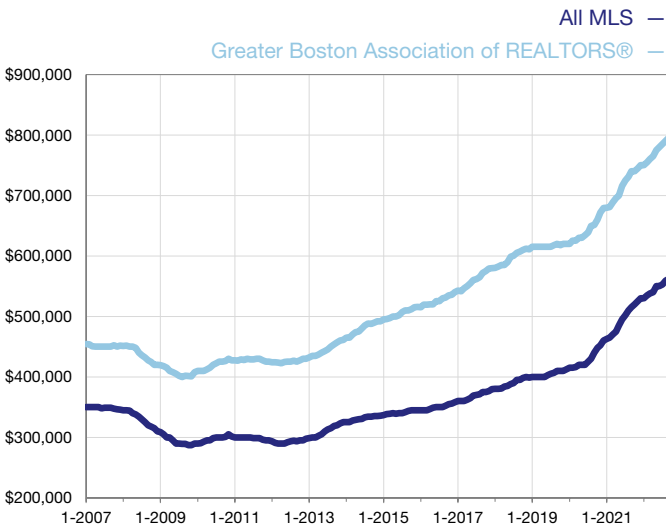
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,005	725	- 27.9%	13,006	10,230	- 21.3%
Closed Sales	1,014	694	- 31.6%	12,810	10,134	- 20.9%
Median Sales Price*	\$626,000	\$654,500	+ 4.6%	\$625,000	\$667,748	+ 6.8%
Inventory of Homes for Sale	2,121	1,726	- 18.6%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	46	38	- 17.4%
Percent of Original List Price Received*	99.6%	97.5%	- 2.1%	99.9%	100.8%	+ 0.9%
New Listings	840	714	- 15.0%	16,389	14,215	- 13.3%

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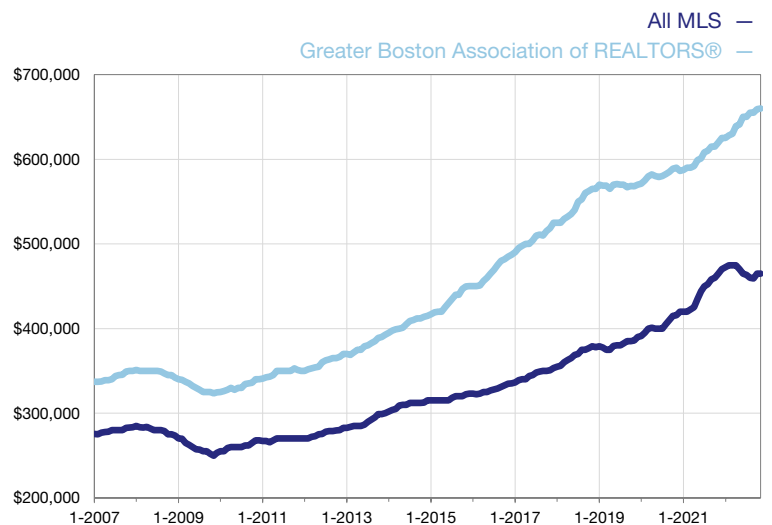
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 11.5%

Year-Over-Year
Change in
Closed Sales
All Properties

- 2.4%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 11.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	36	44	+ 22.2%	619	555	- 10.3%
Closed Sales	65	50	- 23.1%	628	539	- 14.2%
Median Sales Price*	\$699,900	\$742,500	+ 6.1%	\$656,000	\$735,000	+ 12.0%
Inventory of Homes for Sale	70	59	- 15.7%	--	--	--
Months Supply of Inventory	1.2	1.2	- 2.2%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 21.0%	30	30	+ 0.6%
Percent of Original List Price Received*	102.0%	97.4%	- 4.5%	103.4%	103.0%	- 0.3%
New Listings	38	29	- 23.7%	738	699	- 5.3%

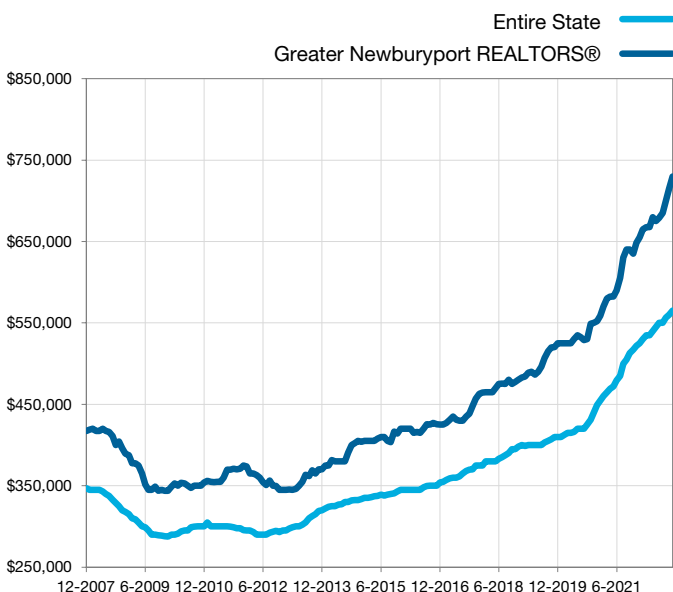
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	29	- 14.7%	434	331	- 23.7%
Closed Sales	31	35	+ 12.9%	396	343	- 13.4%
Median Sales Price*	\$500,000	\$475,000	- 5.0%	\$456,500	\$512,000	+ 12.2%
Inventory of Homes for Sale	44	42	- 4.5%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 7.8%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 60.7%	34	33	- 2.5%
Percent of Original List Price Received*	101.5%	99.2%	- 2.2%	102.0%	102.4%	+ 0.4%
New Listings	30	25	- 16.7%	486	407	- 16.3%

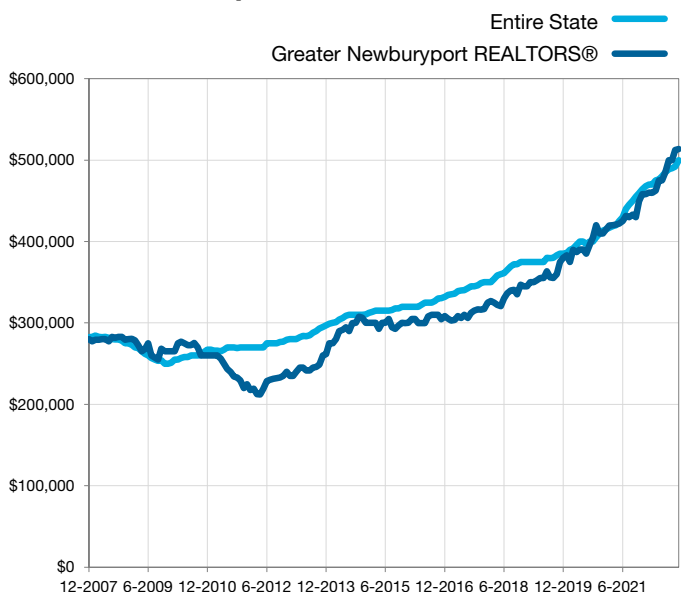
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 35.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.4%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 12.0%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	274	218	- 20.4%	2,721	2,298	- 15.5%
Closed Sales	274	172	- 37.2%	2,684	2,254	- 16.0%
Median Sales Price*	\$380,700	\$370,000	- 2.8%	\$375,000	\$401,000	+ 6.9%
Inventory of Homes for Sale	347	302	- 13.0%	--	--	--
Months Supply of Inventory	1.4	1.4	+ 1.8%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 3.4%	30	29	- 3.7%
Percent of Original List Price Received*	101.2%	99.3%	- 1.8%	103.6%	102.4%	- 1.1%
New Listings	233	166	- 28.8%	3,092	2,795	- 9.6%

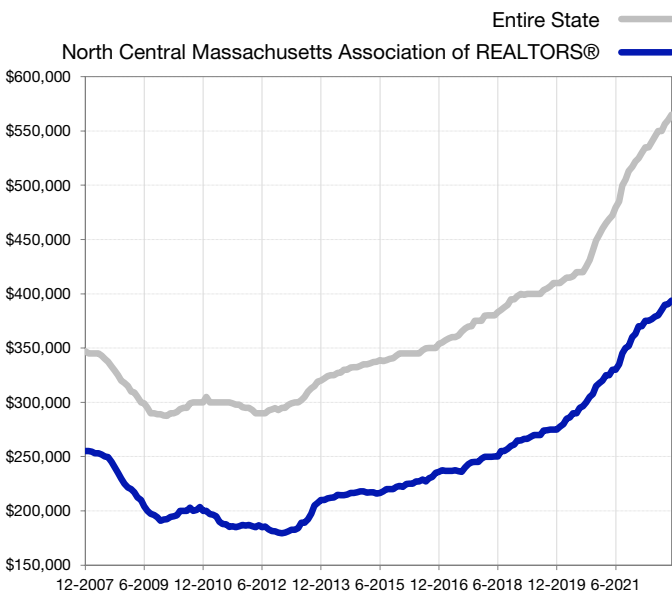
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	37	29	- 21.6%	441	359	- 18.6%
Closed Sales	37	30	- 18.9%	425	362	- 14.8%
Median Sales Price*	\$245,000	\$332,500	+ 35.7%	\$250,000	\$280,000	+ 12.0%
Inventory of Homes for Sale	46	44	- 4.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	22	35	+ 58.2%	27	22	- 18.5%
Percent of Original List Price Received*	102.8%	100.3%	- 2.4%	102.9%	103.4%	+ 0.5%
New Listings	36	31	- 13.9%	499	420	- 15.8%

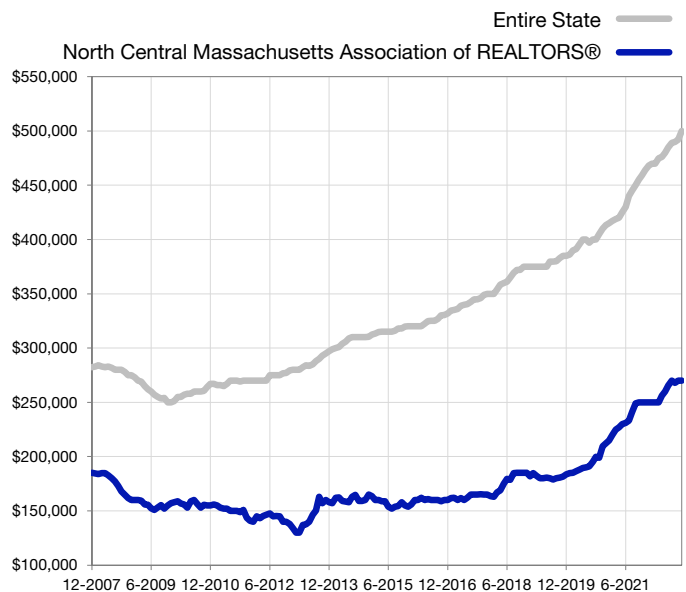
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 29.5%

+ 8.1%

- 19.5%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	324	285	- 12.0%	3,668	3,110	- 15.2%
Closed Sales	350	273	- 22.0%	3,550	3,054	- 14.0%
Median Sales Price*	\$600,000	\$637,000	+ 6.2%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	358	311	- 13.1%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 0.3%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 12.0%	27	25	- 5.3%
Percent of Original List Price Received*	102.9%	100.0%	- 2.8%	104.7%	103.8%	- 0.9%
New Listings	274	240	- 12.4%	4,147	3,721	- 10.3%

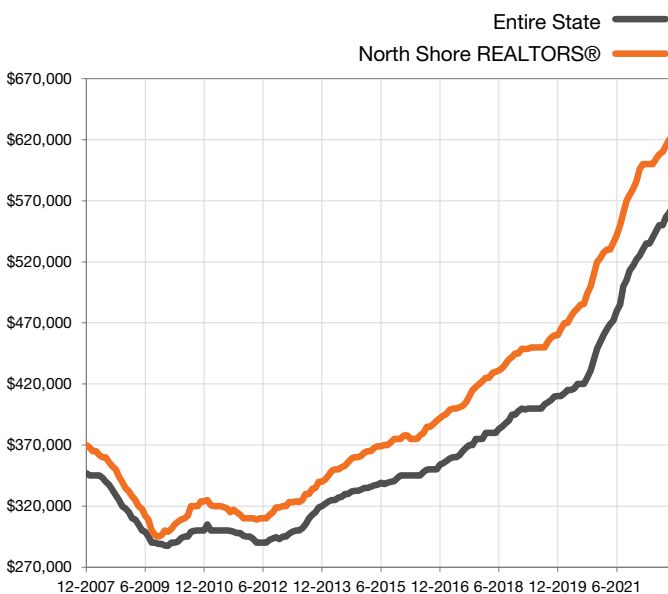
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	159	117	- 26.4%	1,783	1,451	- 18.6%
Closed Sales	222	130	- 41.4%	1,742	1,456	- 16.4%
Median Sales Price*	\$420,000	\$449,900	+ 7.1%	\$390,000	\$425,000	+ 9.0%
Inventory of Homes for Sale	205	142	- 30.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 16.8%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.0%	31	29	- 3.9%
Percent of Original List Price Received*	100.4%	100.4%	- 0.0%	102.1%	103.1%	+ 1.0%
New Listings	144	119	- 17.4%	2,033	1,642	- 19.2%

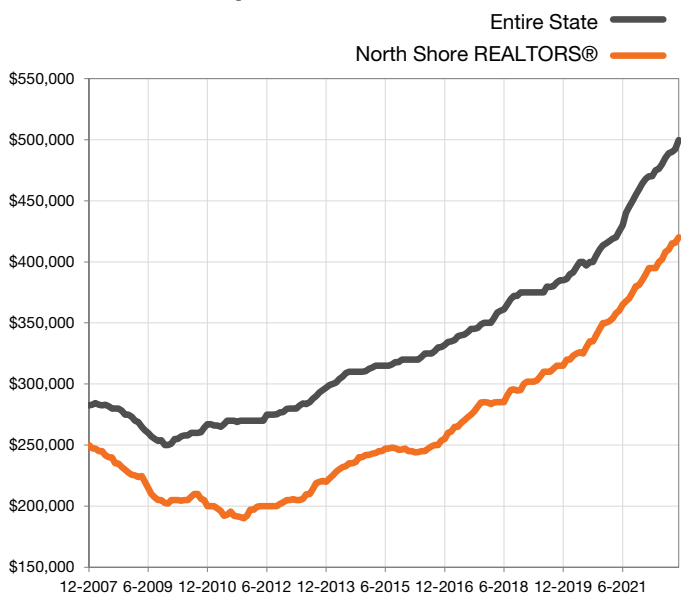
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 31.6%

+ 10.8%

- 29.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	319	242	- 24.1%	3,649	3,110	- 14.8%
Closed Sales	340	235	- 30.9%	3,543	3,083	- 13.0%
Median Sales Price*	\$567,500	\$625,000	+ 10.1%	\$560,000	\$620,000	+ 10.7%
Inventory of Homes for Sale	317	241	- 24.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 12.3%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 25.5%	24	24	+ 1.2%
Percent of Original List Price Received*	102.6%	100.3%	- 2.2%	105.1%	104.3%	- 0.8%
New Listings	269	197	- 26.8%	4,068	3,594	- 11.7%

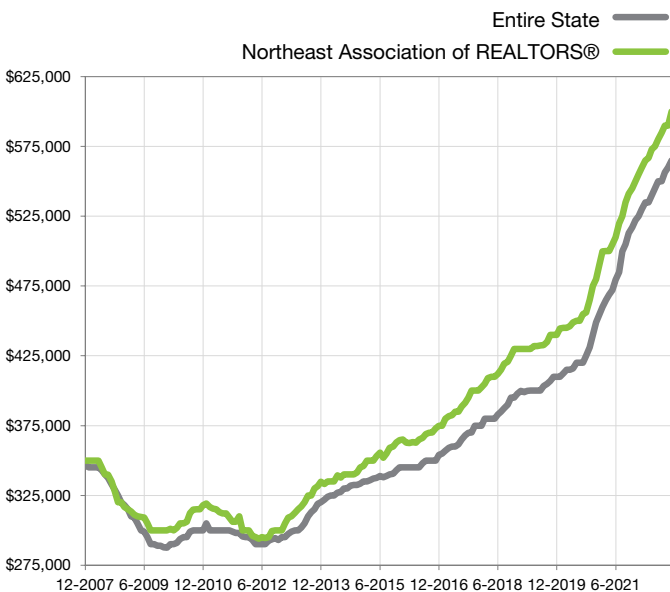
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	136	88	- 35.3%	1,532	1,213	- 20.8%
Closed Sales	134	89	- 33.6%	1,507	1,247	- 17.3%
Median Sales Price*	\$317,450	\$370,000	+ 16.6%	\$315,000	\$370,000	+ 17.5%
Inventory of Homes for Sale	143	83	- 42.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 5.5%	26	25	- 1.9%
Percent of Original List Price Received*	101.5%	100.8%	- 0.7%	102.9%	104.1%	+ 1.2%
New Listings	100	82	- 18.0%	1,711	1,341	- 21.6%

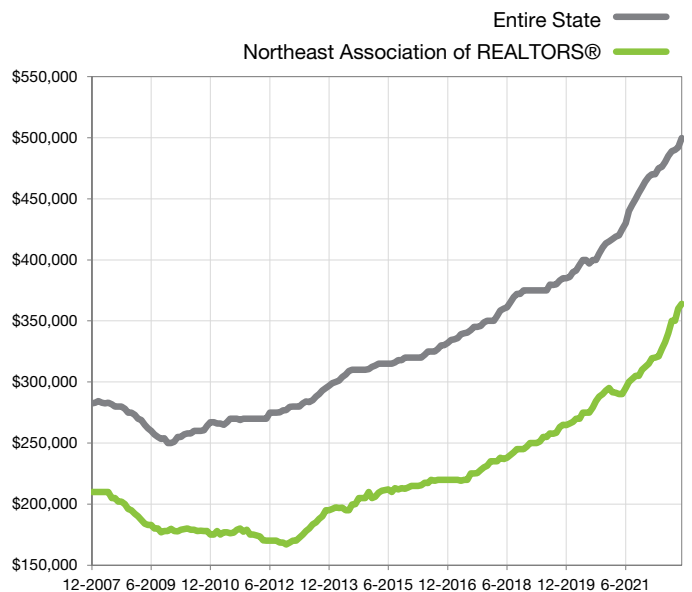
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 33.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.6%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 31.7%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	513	443	- 13.6%	5,943	5,205	- 12.4%
Closed Sales	592	381	- 35.6%	5,755	5,162	- 10.3%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	750	505	- 32.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 25.1%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.2%	29	29	- 0.3%
Percent of Original List Price Received*	101.0%	98.7%	- 2.3%	103.2%	102.8%	- 0.4%
New Listings	452	348	- 23.0%	6,882	6,094	- 11.5%

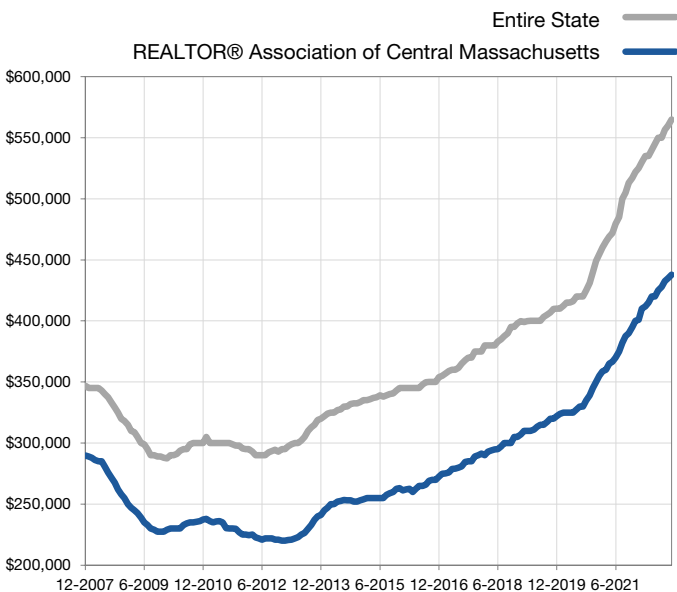
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	108	- 16.9%	1,623	1,439	- 11.3%
Closed Sales	144	111	- 22.9%	1,525	1,433	- 6.0%
Median Sales Price*	\$335,500	\$359,000	+ 7.0%	\$305,000	\$360,000	+ 18.0%
Inventory of Homes for Sale	194	140	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 23.9%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 1.1%	30	27	- 8.3%
Percent of Original List Price Received*	101.4%	100.6%	- 0.8%	102.5%	103.4%	+ 0.9%
New Listings	106	104	- 1.9%	1,797	1,661	- 7.6%

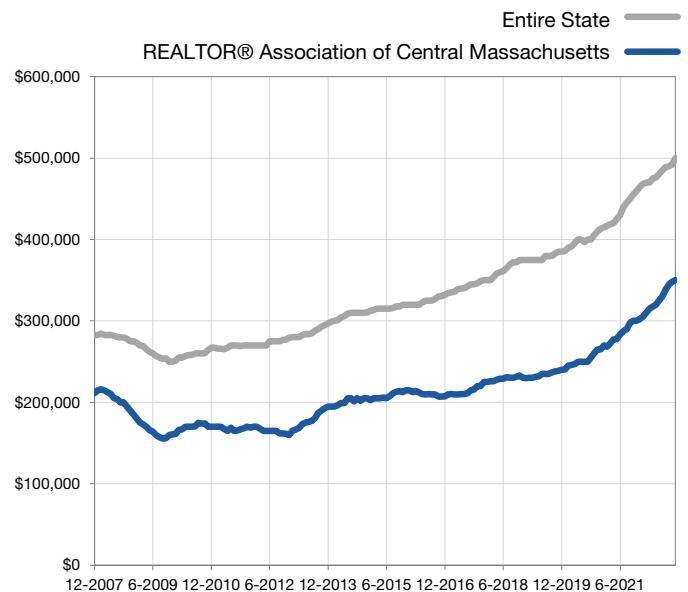
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 23.5%

+ 11.4%

- 21.3%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	500	425	- 15.0%	5,793	5,030	- 13.2%
Closed Sales	563	439	- 22.0%	5,606	5,014	- 10.6%
Median Sales Price*	\$288,000	\$315,000	+ 9.4%	\$285,000	\$312,000	+ 9.5%
Inventory of Homes for Sale	772	608	- 21.2%	--	--	--
Months Supply of Inventory	1.5	1.3	- 12.1%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 7.7%	35	32	- 7.3%
Percent of Original List Price Received*	101.2%	98.8%	- 2.3%	102.3%	102.2%	- 0.1%
New Listings	415	355	- 14.5%	6,531	5,888	- 9.8%

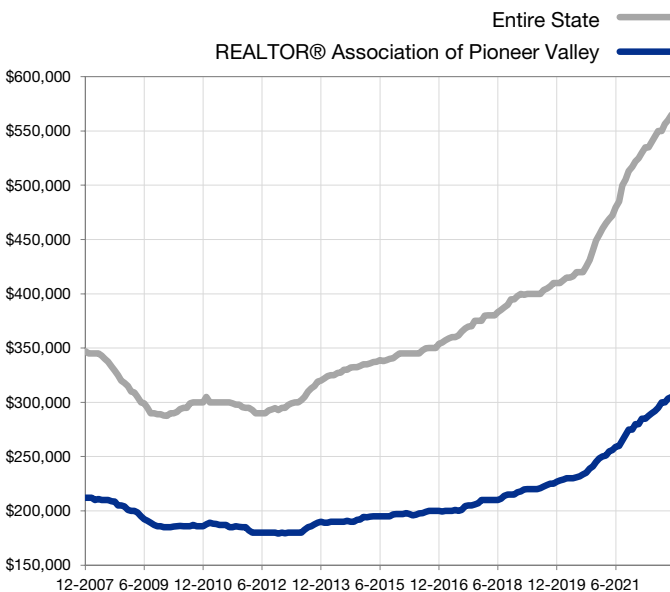
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	74	82	+ 10.8%	947	830	- 12.4%
Closed Sales	93	63	- 32.3%	909	820	- 9.8%
Median Sales Price*	\$195,000	\$240,000	+ 23.1%	\$195,000	\$225,000	+ 15.4%
Inventory of Homes for Sale	112	88	- 21.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 11.1%	40	28	- 28.8%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	101.2%	103.1%	+ 1.9%
New Listings	74	73	- 1.4%	1,022	938	- 8.2%

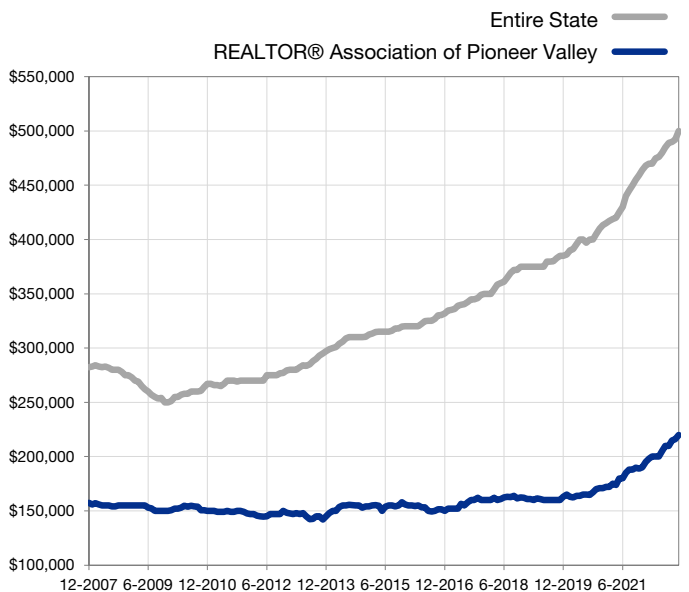
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 35.7%

+ 4.8%

- 14.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	422	378	- 10.4%	4,491	3,815	- 15.1%
Closed Sales	454	280	- 38.3%	4,439	3,730	- 16.0%
Median Sales Price*	\$440,000	\$469,950	+ 6.8%	\$435,000	\$475,000	+ 9.2%
Inventory of Homes for Sale	613	519	- 15.3%	--	--	--
Months Supply of Inventory	1.5	1.5	+ 0.1%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.3%	30	31	+ 1.9%
Percent of Original List Price Received*	101.0%	98.7%	- 2.3%	102.7%	101.7%	- 1.0%
New Listings	379	324	- 14.5%	5,155	4,703	- 8.8%

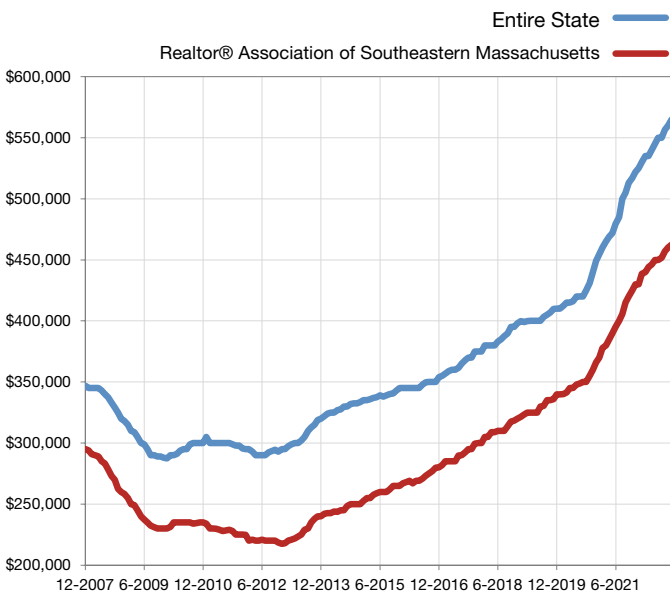
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	71	70	- 1.4%	831	785	- 5.5%
Closed Sales	86	67	- 22.1%	826	784	- 5.1%
Median Sales Price*	\$272,450	\$335,000	+ 23.0%	\$274,950	\$330,000	+ 20.0%
Inventory of Homes for Sale	88	83	- 5.7%	--	--	--
Months Supply of Inventory	1.2	1.2	- 0.6%	--	--	--
Cumulative Days on Market Until Sale	27	51	+ 92.4%	30	29	- 1.4%
Percent of Original List Price Received*	100.9%	99.0%	- 1.8%	102.0%	103.4%	+ 1.3%
New Listings	61	49	- 19.7%	945	904	- 4.3%

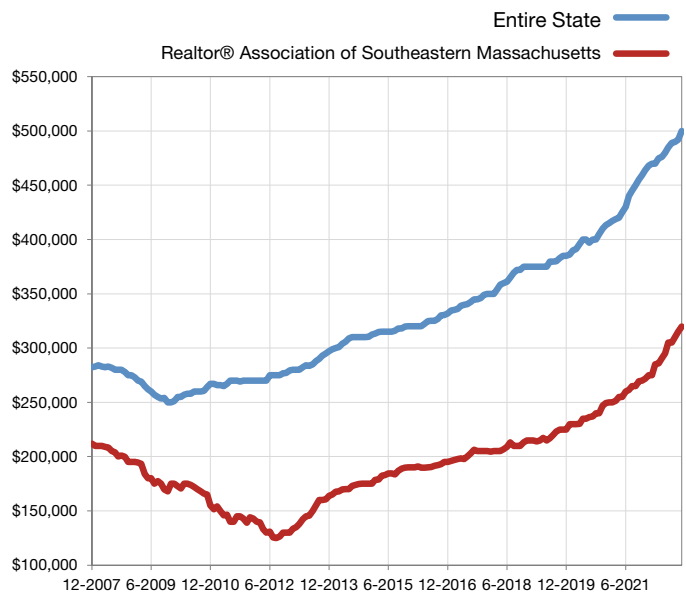
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 28.6%

- 1.9%

- 22.4%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	106	66	- 37.7%	970	778	- 19.8%
Closed Sales	94	67	- 28.7%	955	782	- 18.1%
Median Sales Price*	\$397,750	\$390,000	- 1.9%	\$380,000	\$420,000	+ 10.5%
Inventory of Homes for Sale	168	138	- 17.9%	--	--	--
Months Supply of Inventory	1.9	1.9	- 1.4%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 8.1%	32	37	+ 14.1%
Percent of Original List Price Received*	101.3%	96.8%	- 4.4%	101.9%	98.9%	- 2.9%
New Listings	92	83	- 9.8%	1,151	1,003	- 12.9%

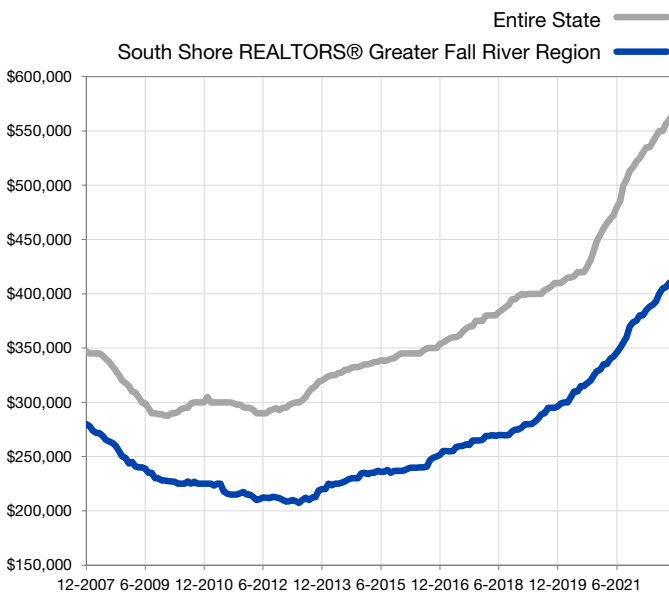
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	12	- 7.7%	126	98	- 22.2%
Closed Sales	11	8	- 27.3%	129	101	- 21.7%
Median Sales Price*	\$344,000	\$310,250	- 9.8%	\$226,000	\$250,000	+ 10.6%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	2.7	1.9	- 30.6%	--	--	--
Cumulative Days on Market Until Sale	35	52	+ 48.3%	33	45	+ 37.0%
Percent of Original List Price Received*	100.5%	100.3%	- 0.2%	99.9%	99.5%	- 0.4%
New Listings	17	10	- 41.2%	154	117	- 24.0%

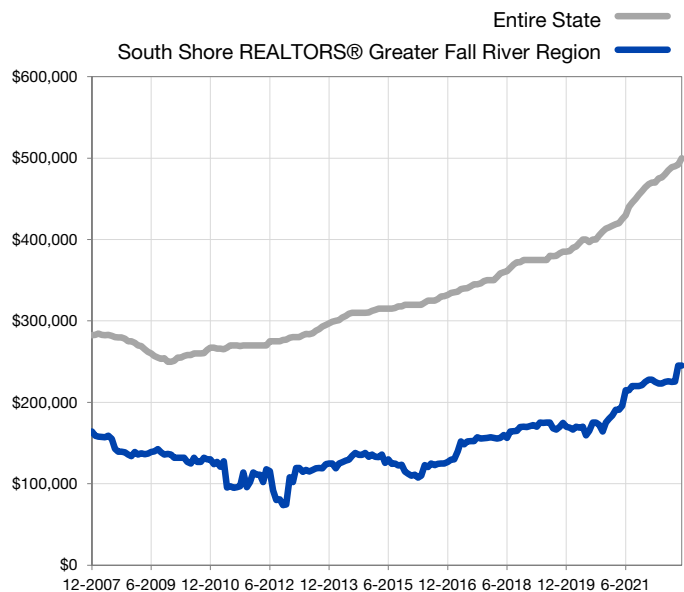
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 36.0%

0.0%

- 3.8%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	460	411	- 10.7%	5,445	4,475	- 17.8%
Closed Sales	537	350	- 34.8%	5,341	4,392	- 17.8%
Median Sales Price*	\$590,000	\$580,500	- 1.6%	\$569,000	\$620,000	+ 9.0%
Inventory of Homes for Sale	574	611	+ 6.4%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 29.5%	--	--	--
Cumulative Days on Market Until Sale	29	42	+ 41.8%	31	29	- 6.8%
Percent of Original List Price Received*	101.1%	97.9%	- 3.2%	102.9%	102.4%	- 0.4%
New Listings	382	390	+ 2.1%	6,244	5,575	- 10.7%

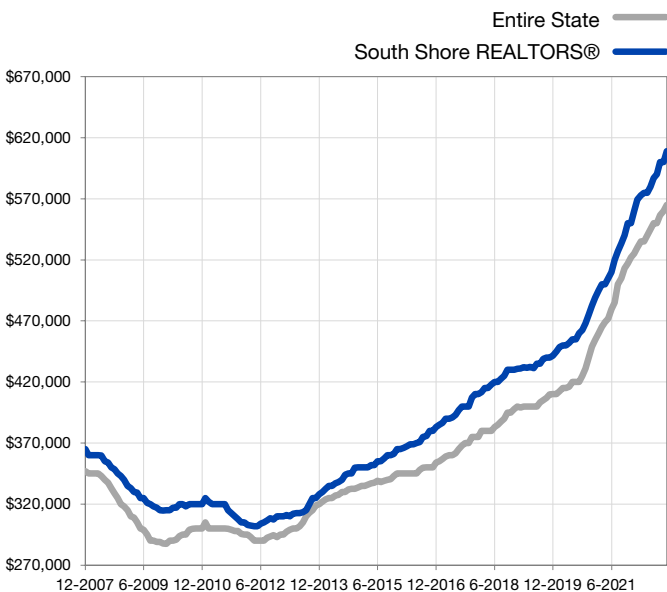
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	149	108	- 27.5%	1,954	1,339	- 31.5%
Closed Sales	165	99	- 40.0%	1,926	1,385	- 28.1%
Median Sales Price*	\$425,000	\$400,000	- 5.9%	\$401,000	\$426,000	+ 6.2%
Inventory of Homes for Sale	217	150	- 30.9%	--	--	--
Months Supply of Inventory	1.2	1.2	- 4.4%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 31.8%	41	32	- 20.9%
Percent of Original List Price Received*	101.2%	100.1%	- 1.1%	100.9%	102.2%	+ 1.3%
New Listings	141	90	- 36.2%	2,286	1,571	- 31.3%

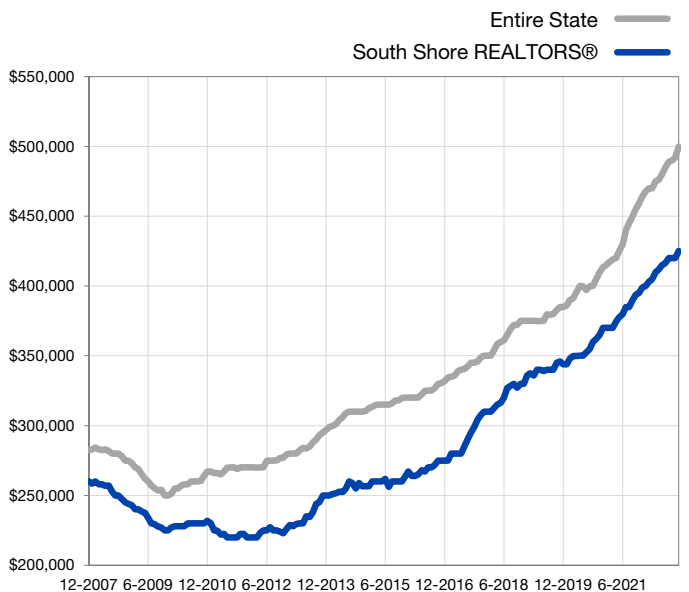
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Single-Family Properties



Condominium Properties



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