

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	360	297	- 17.5%	4,550	3,621	- 20.4%
Closed Sales	429	330	- 23.1%	4,440	3,629	- 18.3%
Median Sales Price*	\$650,000	\$663,500	+ 2.1%	\$606,500	\$685,000	+ 12.9%
Inventory of Homes for Sale	612	660	+ 7.8%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	43	32	- 25.6%
Percent of Original List Price Received*	99.2%	95.7%	- 3.5%	100.9%	100.4%	- 0.5%
New Listings	313	270	- 13.7%	5,093	4,530	- 11.1%

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

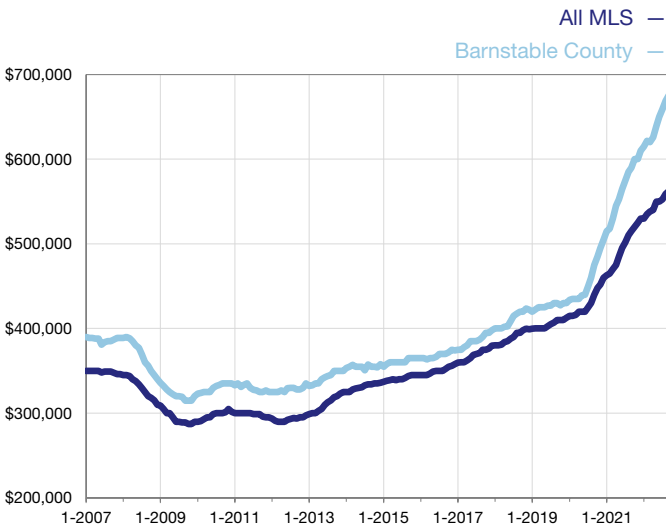
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	99	49	- 50.5%	1,300	964	- 25.8%
Closed Sales	113	82	- 27.4%	1,235	1,015	- 17.8%
Median Sales Price*	\$385,000	\$526,500	+ 36.8%	\$370,000	\$450,000	+ 21.6%
Inventory of Homes for Sale	172	177	+ 2.9%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	22	31	+ 40.9%	49	35	- 28.6%
Percent of Original List Price Received*	99.6%	97.4%	- 2.2%	99.9%	100.7%	+ 0.8%
New Listings	79	61	- 22.8%	1,338	1,122	- 16.1%

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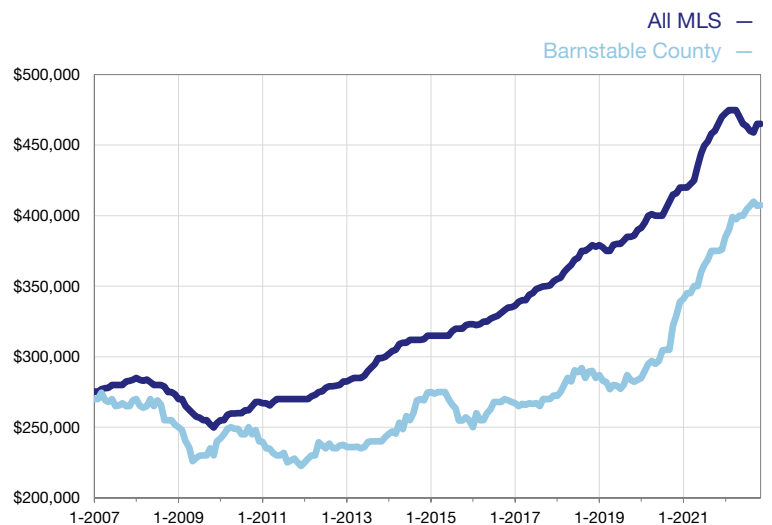
Median Sales Price – Single-Family Properties

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®

Worcester County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	704	593	- 15.8%	7,726	6,731	- 12.9%
Closed Sales	764	487	- 36.3%	7,535	6,647	- 11.8%
Median Sales Price*	\$395,000	\$400,000	+ 1.3%	\$390,000	\$425,000	+ 9.0%
Inventory of Homes for Sale	989	709	- 28.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	29	29	0.0%
Percent of Original List Price Received*	101.1%	98.7%	- 2.4%	103.3%	102.7%	- 0.6%
New Listings	612	459	- 25.0%	8,903	7,950	- 10.7%

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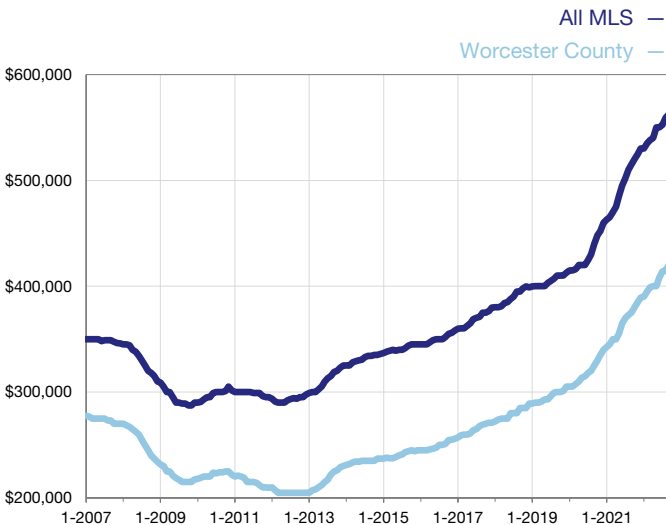
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	146	127	- 13.0%	1,801	1,625	- 9.8%
Closed Sales	163	123	- 24.5%	1,697	1,612	- 5.0%
Median Sales Price*	\$304,000	\$350,000	+ 15.1%	\$282,000	\$335,000	+ 18.8%
Inventory of Homes for Sale	222	162	- 27.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	30	26	- 13.3%
Percent of Original List Price Received*	101.7%	100.8%	- 0.9%	102.7%	103.4%	+ 0.7%
New Listings	122	125	+ 2.5%	2,012	1,872	- 7.0%

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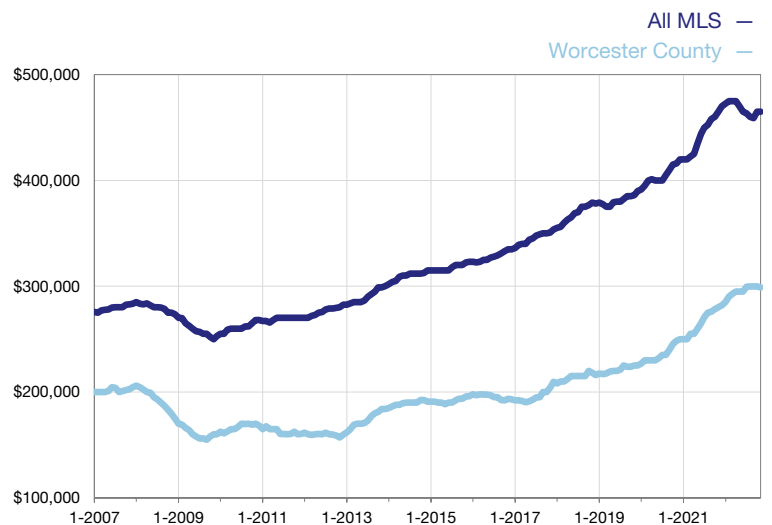
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	98	- 24.6%	1,322	1,209	- 8.5%
Closed Sales	118	78	- 33.9%	1,274	1,189	- 6.7%
Median Sales Price*	\$755,000	\$658,000	- 12.8%	\$710,000	\$730,000	+ 2.8%
Inventory of Homes for Sale	241	189	- 21.6%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 33.3%	34	33	- 2.9%
Percent of Original List Price Received*	99.7%	96.9%	- 2.8%	101.3%	101.3%	0.0%
New Listings	112	86	- 23.2%	1,736	1,608	- 7.4%

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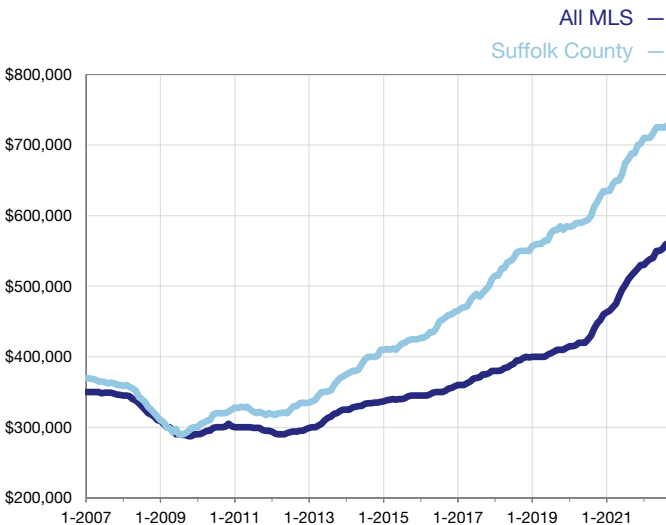
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	422	300	- 28.9%	5,874	4,691	- 20.1%
Closed Sales	397	266	- 33.0%	5,879	4,599	- 21.8%
Median Sales Price*	\$660,000	\$714,500	+ 8.3%	\$665,000	\$699,000	+ 5.1%
Inventory of Homes for Sale	1,331	944	- 29.1%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	40	50	+ 25.0%	54	44	- 18.5%
Percent of Original List Price Received*	98.4%	96.9%	- 1.5%	98.6%	99.2%	+ 0.6%
New Listings	413	317	- 23.2%	8,058	7,071	- 12.2%

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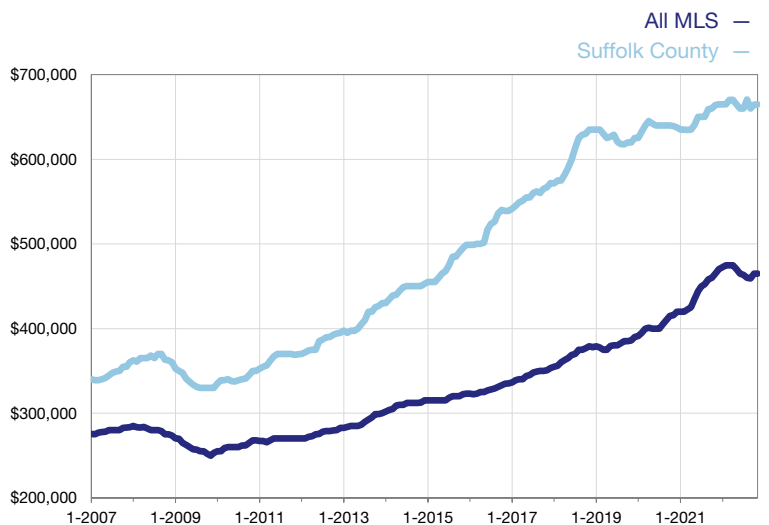
Median Sales Price – Single-Family Properties

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®

Plymouth County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	481	434	- 9.8%	5,448	4,575	- 16.0%
Closed Sales	544	370	- 32.0%	5,356	4,513	- 15.7%
Median Sales Price*	\$516,000	\$540,000	+ 4.7%	\$507,500	\$559,900	+ 10.3%
Inventory of Homes for Sale	664	659	- 0.8%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	43	+ 43.3%	31	31	0.0%
Percent of Original List Price Received*	101.0%	97.6%	- 3.4%	102.8%	101.8%	- 1.0%
New Listings	430	380	- 11.6%	6,274	5,712	- 9.0%

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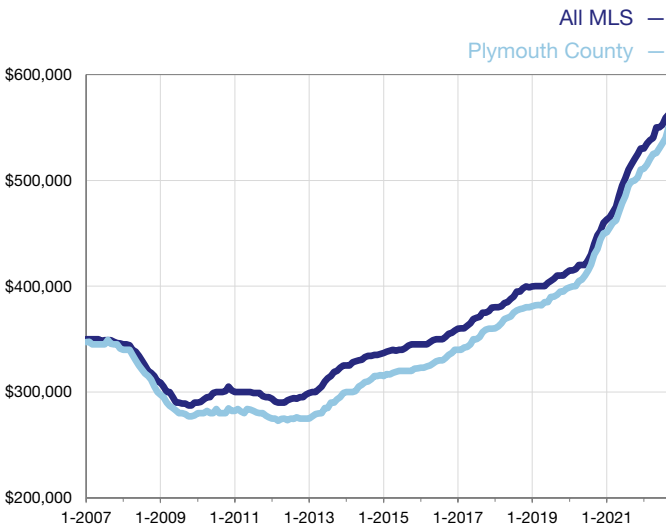
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	103	89	- 13.6%	1,289	933	- 27.6%
Closed Sales	115	71	- 38.3%	1,266	971	- 23.3%
Median Sales Price*	\$365,000	\$405,000	+ 11.0%	\$375,000	\$430,000	+ 14.7%
Inventory of Homes for Sale	155	133	- 14.2%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	40	36	- 10.0%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	101.6%	102.7%	+ 1.1%
New Listings	94	65	- 30.9%	1,482	1,116	- 24.7%

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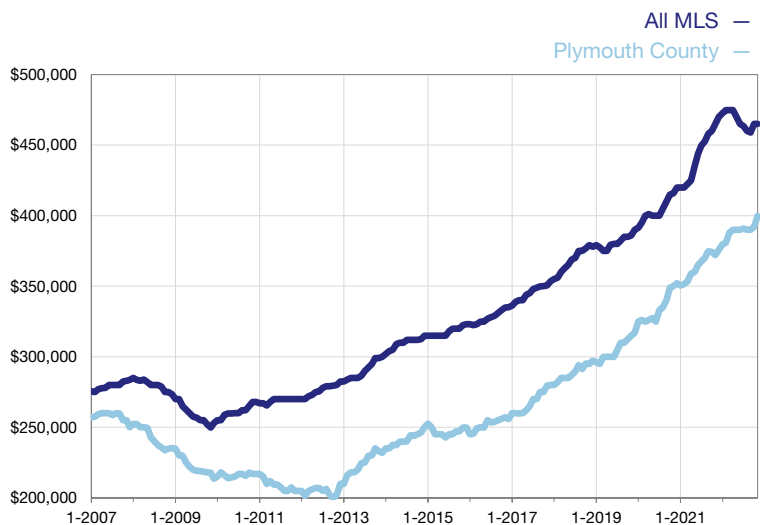
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Norfolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	463	366	- 21.0%	5,960	4,824	- 19.1%
Closed Sales	529	351	- 33.6%	5,792	4,814	- 16.9%
Median Sales Price*	\$660,000	\$655,000	- 0.8%	\$650,000	\$703,500	+ 8.2%
Inventory of Homes for Sale	552	563	+ 2.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	28	25	- 10.7%
Percent of Original List Price Received*	101.4%	98.8%	- 2.6%	103.3%	103.4%	+ 0.1%
New Listings	379	327	- 13.7%	6,826	5,885	- 13.8%

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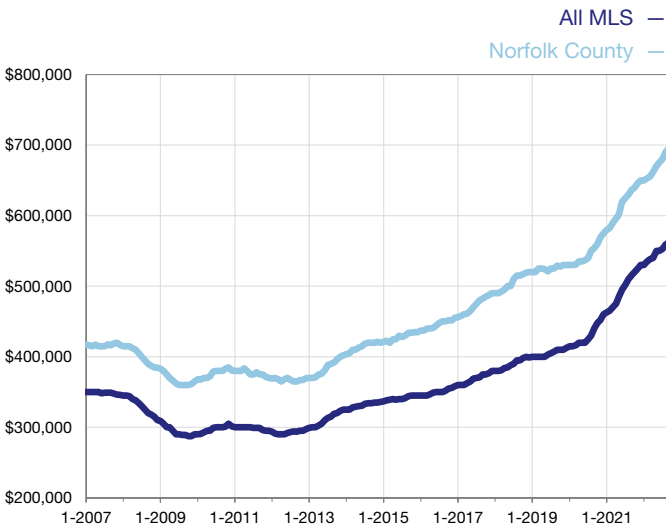
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	220	161	- 26.8%	2,732	2,060	- 24.6%
Closed Sales	202	138	- 31.7%	2,604	2,086	- 19.9%
Median Sales Price*	\$513,750	\$447,000	- 13.0%	\$486,500	\$525,000	+ 7.9%
Inventory of Homes for Sale	338	293	- 13.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	45	37	- 17.8%	42	34	- 19.0%
Percent of Original List Price Received*	100.9%	97.8%	- 3.1%	100.4%	101.8%	+ 1.4%
New Listings	179	170	- 5.0%	3,271	2,568	- 21.5%

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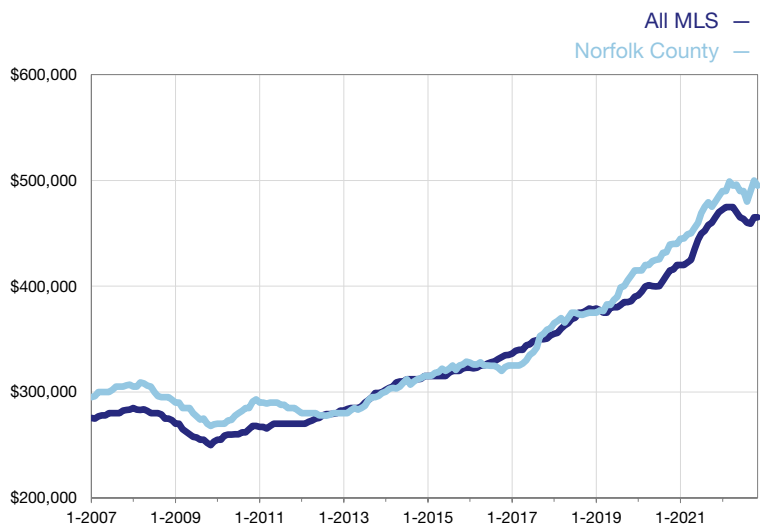
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	37	19	- 48.6%
Closed Sales	4	1	- 75.0%	40	23	- 42.5%
Median Sales Price*	\$3,027,500	\$2,400,000	- 20.7%	\$2,850,000	\$3,500,000	+ 22.8%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.3	4.7	+ 104.3%	--	--	--
Cumulative Days on Market Until Sale	80	15	- 81.3%	108	80	- 25.9%
Percent of Original List Price Received*	94.2%	92.5%	- 1.8%	93.6%	94.4%	+ 0.9%
New Listings	3	4	+ 33.3%	43	37	- 14.0%

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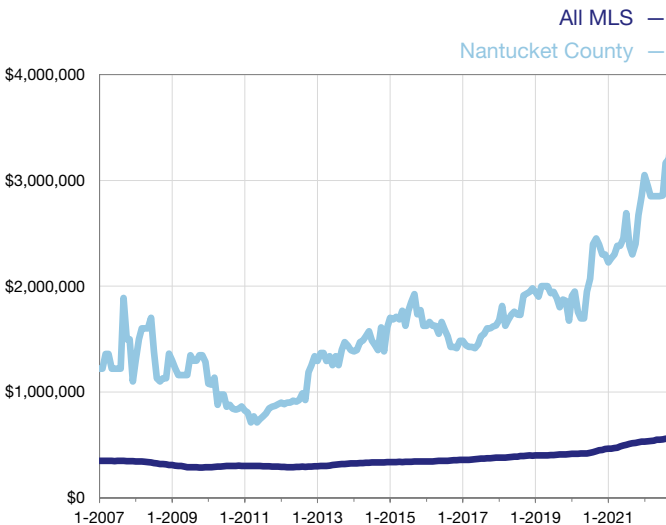
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$796,000	\$1,545,000	+ 94.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	118	104	- 11.9%
Percent of Original List Price Received*	0.0%	0.0%	--	90.8%	100.0%	+ 10.1%
New Listings	0	0	--	4	1	- 75.0%

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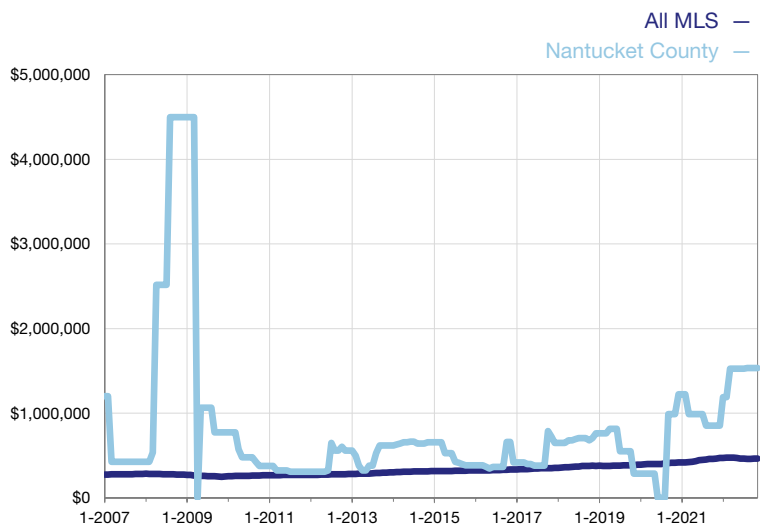
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Middlesex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	956	757	- 20.8%	11,065	9,463	- 14.5%
Closed Sales	1,064	732	- 31.2%	10,667	9,291	- 12.9%
Median Sales Price*	\$690,000	\$754,226	+ 9.3%	\$700,000	\$762,000	+ 8.9%
Inventory of Homes for Sale	931	936	+ 0.5%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	26	24	- 7.7%
Percent of Original List Price Received*	102.6%	99.6%	- 2.9%	104.6%	104.6%	0.0%
New Listings	707	616	- 12.9%	12,553	11,504	- 8.4%

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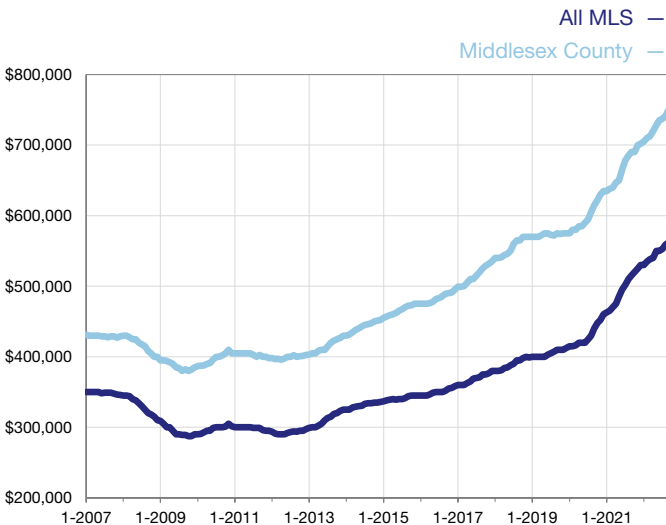
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	533	371	- 30.4%	6,519	5,068	- 22.3%
Closed Sales	595	402	- 32.4%	6,419	5,072	- 21.0%
Median Sales Price*	\$545,000	\$566,250	+ 3.9%	\$536,500	\$590,000	+ 10.0%
Inventory of Homes for Sale	681	611	- 10.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	35	30	- 14.3%
Percent of Original List Price Received*	100.5%	98.6%	- 1.9%	101.6%	102.7%	+ 1.1%
New Listings	407	329	- 19.2%	7,492	6,359	- 15.1%

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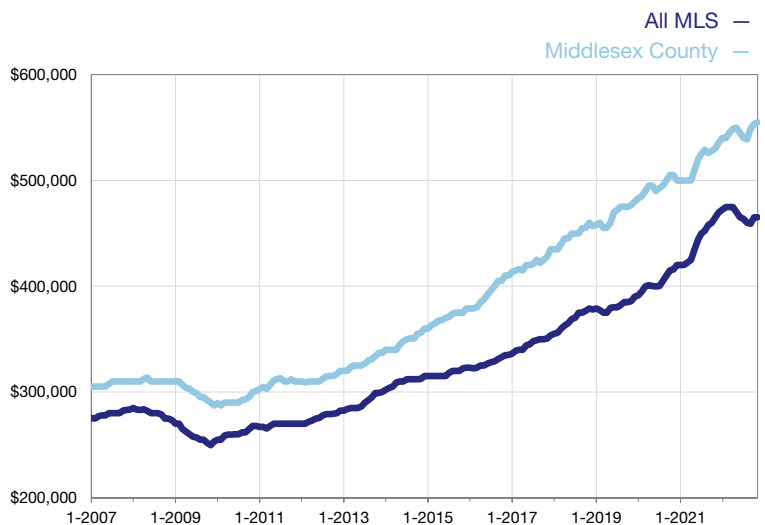
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2022

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Hampshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	95	83	- 12.6%	1,181	1,086	- 8.0%
Closed Sales	120	105	- 12.5%	1,173	1,093	- 6.8%
Median Sales Price*	\$370,000	\$435,000	+ 17.6%	\$368,000	\$402,250	+ 9.3%
Inventory of Homes for Sale	176	128	- 27.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	41	34	- 17.1%
Percent of Original List Price Received*	101.1%	99.0%	- 2.1%	102.1%	103.1%	+ 1.0%
New Listings	84	68	- 19.0%	1,336	1,267	- 5.2%

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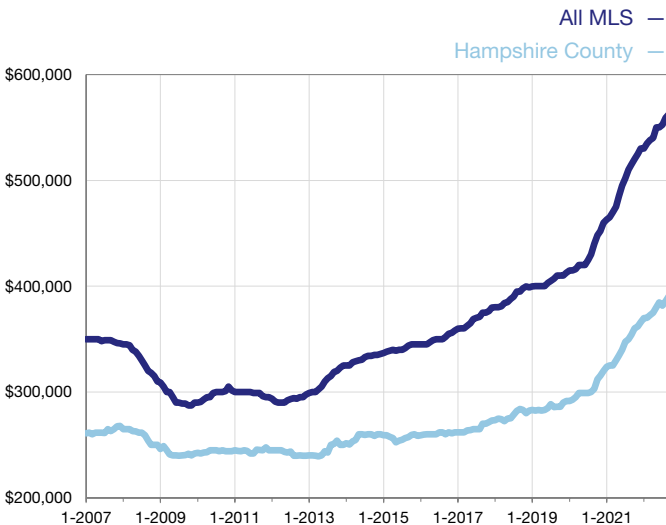
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	24	+ 26.3%	320	243	- 24.1%
Closed Sales	27	17	- 37.0%	316	238	- 24.7%
Median Sales Price*	\$225,000	\$300,000	+ 33.3%	\$245,000	\$285,000	+ 16.3%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	23	- 37.8%	56	33	- 41.1%
Percent of Original List Price Received*	101.0%	101.0%	0.0%	100.9%	105.2%	+ 4.3%
New Listings	23	27	+ 17.4%	359	295	- 17.8%

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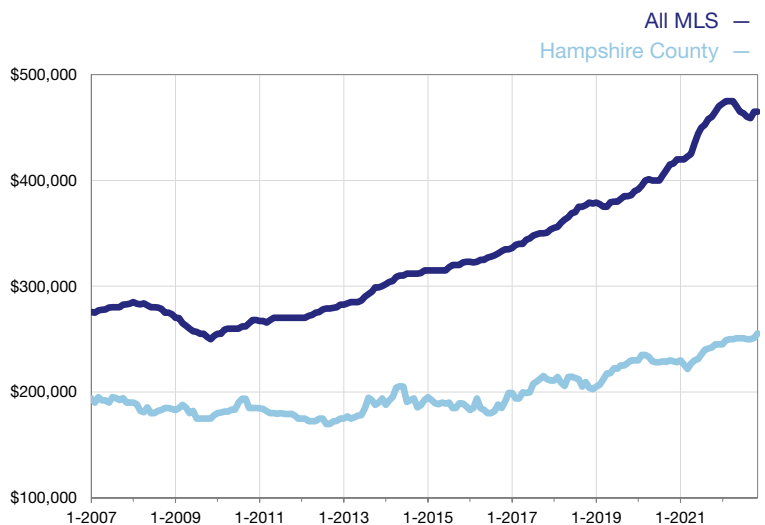
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Local Market Update – November 2022

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Hampden County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	340	298	- 12.4%	4,044	3,466	- 14.3%
Closed Sales	385	287	- 25.5%	3,885	3,431	- 11.7%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$266,000	\$290,000	+ 9.0%
Inventory of Homes for Sale	496	384	- 22.6%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	32	31	- 3.1%
Percent of Original List Price Received*	101.5%	98.9%	- 2.6%	102.5%	102.0%	- 0.5%
New Listings	288	254	- 11.8%	4,525	4,031	- 10.9%

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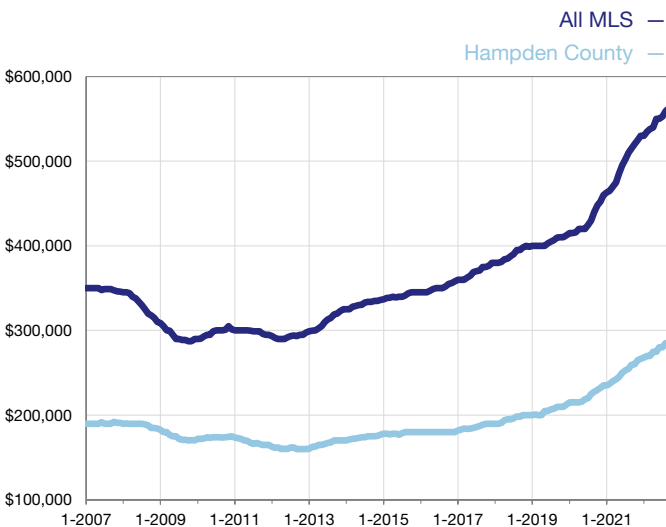
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	52	54	+ 3.8%	600	551	- 8.2%
Closed Sales	60	40	- 33.3%	569	546	- 4.0%
Median Sales Price*	\$173,050	\$192,500	+ 11.2%	\$172,000	\$200,000	+ 16.3%
Inventory of Homes for Sale	61	47	- 23.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	31	26	- 16.1%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	101.4%	102.1%	+ 0.7%
New Listings	48	44	- 8.3%	635	600	- 5.5%

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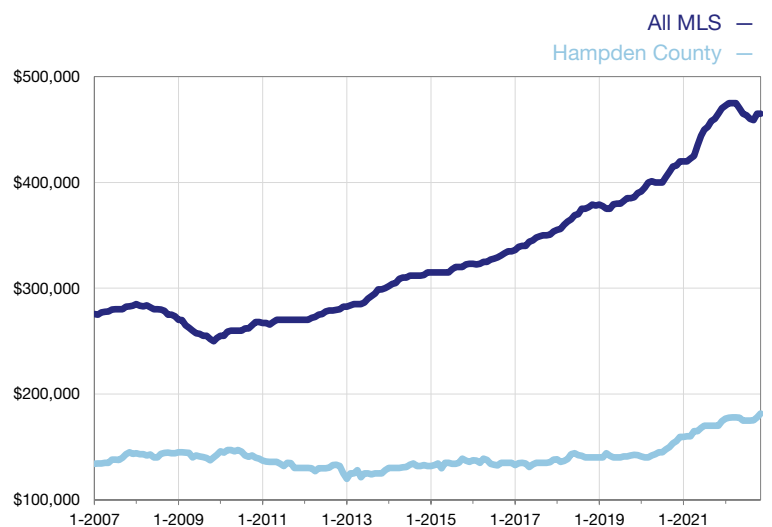
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	64	47	- 26.6%	581	491	- 15.5%
Closed Sales	57	55	- 3.5%	552	505	- 8.5%
Median Sales Price*	\$275,000	\$310,000	+ 12.7%	\$280,000	\$310,000	+ 10.7%
Inventory of Homes for Sale	91	93	+ 2.2%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	39	38	- 2.6%
Percent of Original List Price Received*	100.1%	97.6%	- 2.5%	101.9%	101.5%	- 0.4%
New Listings	51	36	- 29.4%	683	614	- 10.1%

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

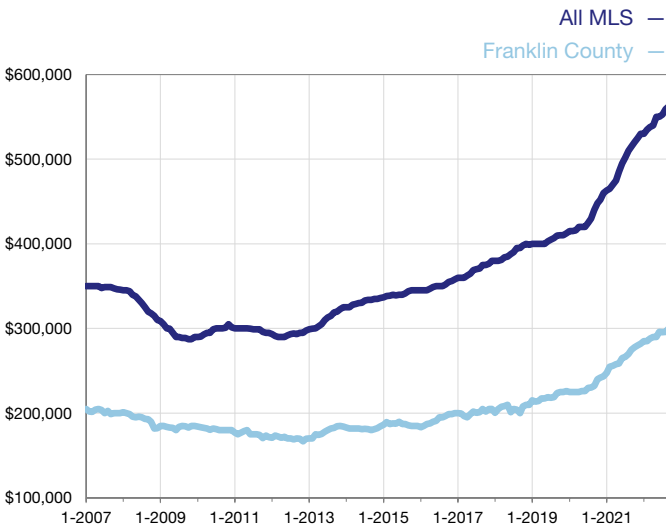
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	31	41	+ 32.3%
Closed Sales	6	6	0.0%	27	41	+ 51.9%
Median Sales Price*	\$244,250	\$283,000	+ 15.9%	\$190,000	\$249,900	+ 31.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	26	25	- 3.8%
Percent of Original List Price Received*	100.7%	103.1%	+ 2.4%	100.9%	104.6%	+ 3.7%
New Listings	3	2	- 33.3%	32	49	+ 53.1%

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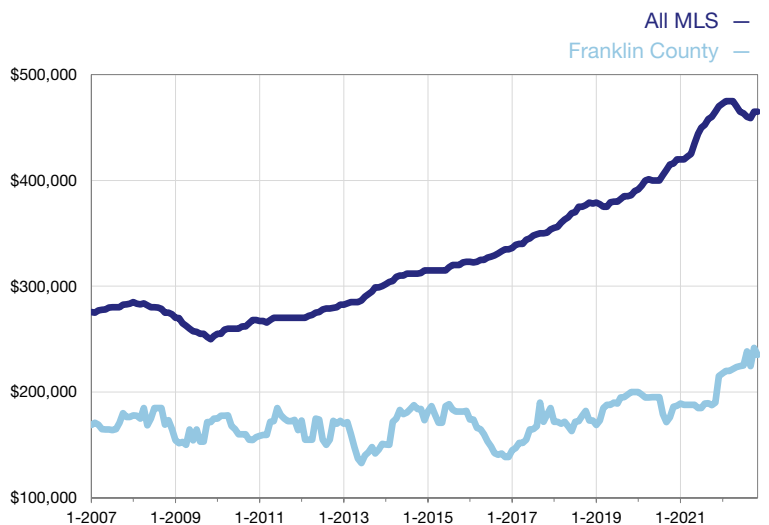
Median Sales Price – Single-Family Properties

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®

Essex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	462	410	- 11.3%	5,580	4,781	- 14.3%
Closed Sales	532	402	- 24.4%	5,454	4,695	- 13.9%
Median Sales Price*	\$610,000	\$650,000	+ 6.6%	\$605,000	\$646,000	+ 6.8%
Inventory of Homes for Sale	546	458	- 16.1%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	27	26	- 3.7%
Percent of Original List Price Received*	102.7%	99.7%	- 2.9%	104.7%	103.9%	- 0.8%
New Listings	409	335	- 18.1%	6,345	5,734	- 9.6%

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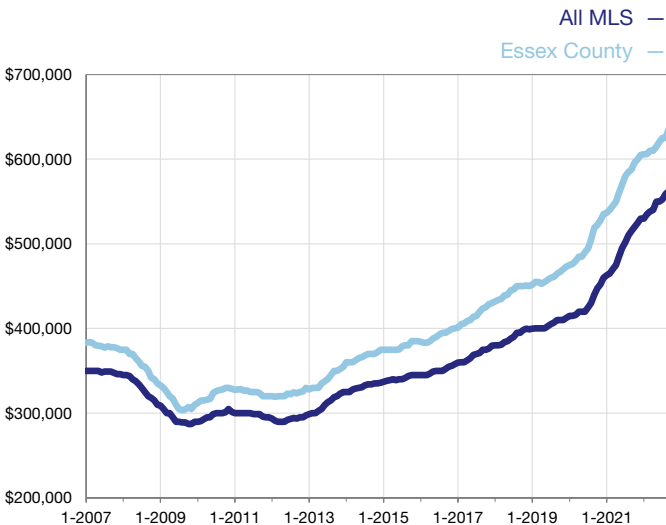
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	236	176	- 25.4%	2,754	2,151	- 21.9%
Closed Sales	294	193	- 34.4%	2,655	2,197	- 17.3%
Median Sales Price*	\$420,000	\$445,000	+ 6.0%	\$385,000	\$425,000	+ 10.4%
Inventory of Homes for Sale	290	222	- 23.4%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	30	29	- 3.3%
Percent of Original List Price Received*	100.5%	100.2%	- 0.3%	102.0%	103.0%	+ 1.0%
New Listings	200	174	- 13.0%	3,128	2,484	- 20.6%

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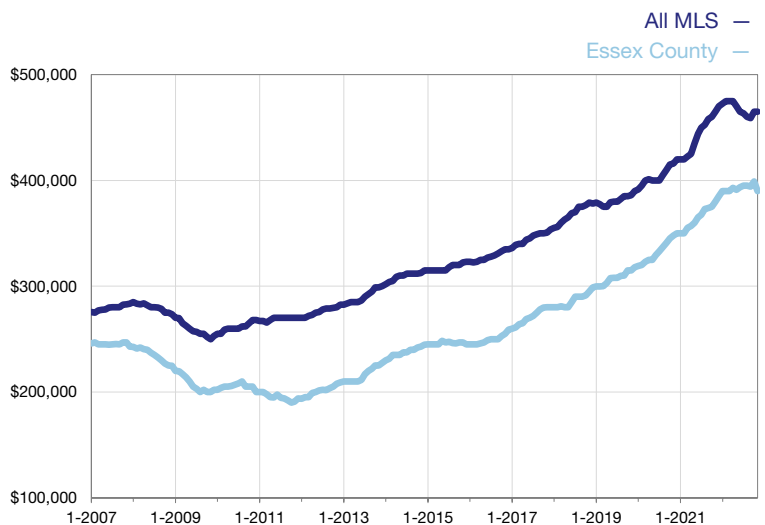
Median Sales Price – Single-Family Properties

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®

Dukes County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	63	55	- 12.7%
Closed Sales	8	3	- 62.5%	58	49	- 15.5%
Median Sales Price*	\$1,397,500	\$1,200,000	- 14.1%	\$1,240,000	\$1,519,000	+ 22.5%
Inventory of Homes for Sale	24	38	+ 58.3%	--	--	--
Months Supply of Inventory	4.2	7.7	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	50	32	- 36.0%	61	71	+ 16.4%
Percent of Original List Price Received*	92.3%	98.8%	+ 7.0%	96.7%	95.3%	- 1.4%
New Listings	2	7	+ 250.0%	86	95	+ 10.5%

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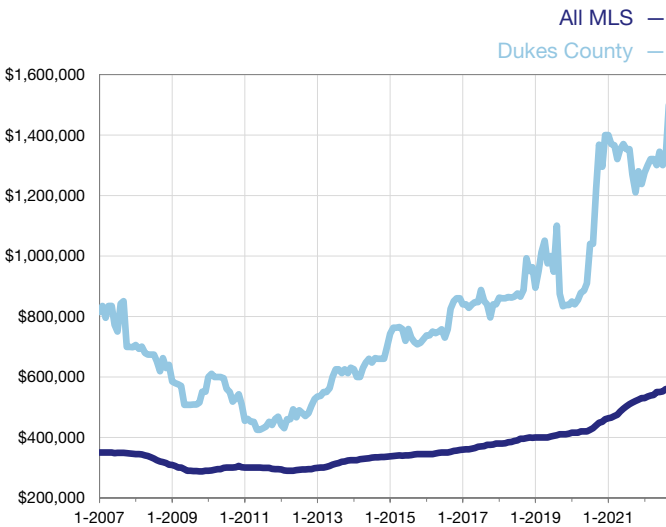
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	6	2	- 66.7%
Closed Sales	0	0	--	8	2	- 75.0%
Median Sales Price*	\$0	\$0	--	\$652,500	\$890,000	+ 36.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	143	14	- 90.2%
Percent of Original List Price Received*	0.0%	0.0%	--	89.2%	107.0%	+ 20.0%
New Listings	0	0	--	8	3	- 62.5%

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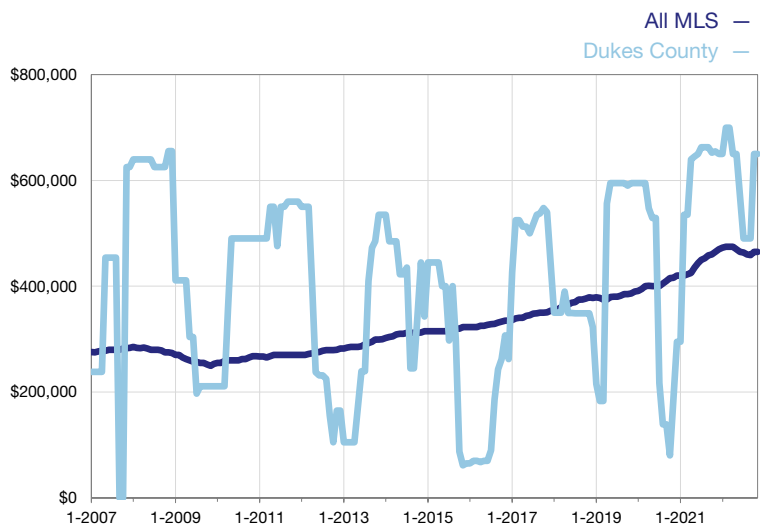
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2022

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Bristol County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	416	345	- 17.1%	4,313	3,618	- 16.1%
Closed Sales	429	275	- 35.9%	4,258	3,551	- 16.6%
Median Sales Price*	\$429,000	\$451,000	+ 5.1%	\$425,000	\$461,000	+ 8.5%
Inventory of Homes for Sale	585	493	- 15.7%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	30	32	+ 6.7%
Percent of Original List Price Received*	101.3%	98.4%	- 2.9%	102.7%	101.3%	- 1.4%
New Listings	355	319	- 10.1%	4,965	4,468	- 10.0%

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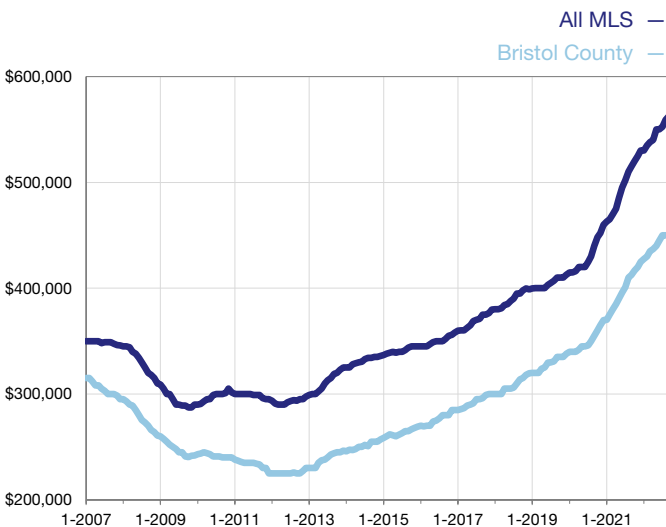
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	75	67	- 10.7%	789	735	- 6.8%
Closed Sales	80	70	- 12.5%	790	726	- 8.1%
Median Sales Price*	\$290,250	\$318,250	+ 9.6%	\$271,750	\$316,000	+ 16.3%
Inventory of Homes for Sale	82	65	- 20.7%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	39	+ 39.3%	28	27	- 3.6%
Percent of Original List Price Received*	101.3%	99.8%	- 1.5%	101.8%	103.0%	+ 1.2%
New Listings	63	45	- 28.6%	884	829	- 6.2%

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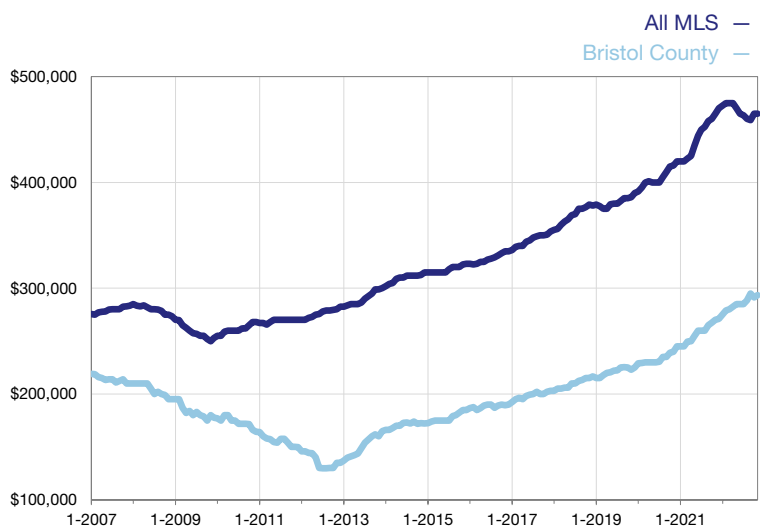
Median Sales Price – Single-Family Properties

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®

Berkshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	7	+ 250.0%	54	59	+ 9.3%
Closed Sales	4	5	+ 25.0%	48	52	+ 8.3%
Median Sales Price*	\$373,750	\$400,000	+ 7.0%	\$267,325	\$326,500	+ 22.1%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	5.2	5.0	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	62	48	- 22.6%	64	76	+ 18.8%
Percent of Original List Price Received*	79.5%	92.0%	+ 15.7%	97.0%	92.3%	- 4.8%
New Listings	6	4	- 33.3%	89	93	+ 4.5%

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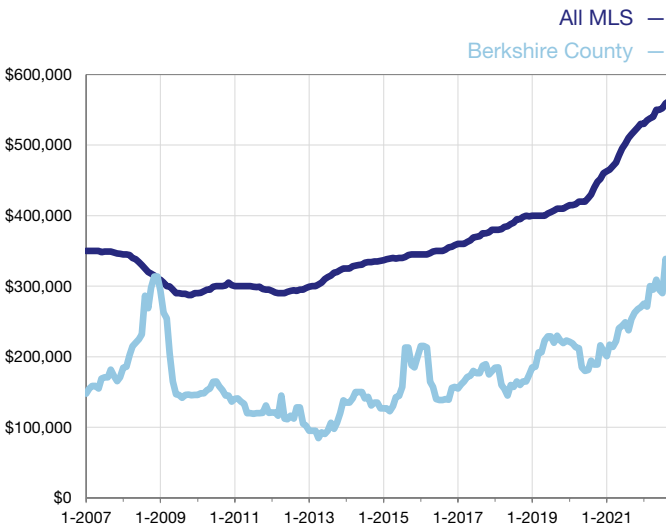
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$259,000	\$164,625	- 36.4%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	76	58	- 23.7%
Percent of Original List Price Received*	0.0%	0.0%	--	95.7%	94.0%	- 1.8%
New Listings	0	0	--	7	6	- 14.3%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

