

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

- 23.1%

+ 9.1%

- 28.9%

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	638	532	-16.6%	7,367	6,348	-13.8%
Closed Sales	734	564	-23.2%	7,119	6,333	-11.0%
Median Sales Price*	\$290,000	\$315,000	+ 8.6%	\$286,000	\$315,000	+ 10.1%
Inventory of Homes for Sale	1,151	863	-25.0%	--	--	--
Months Supply of Inventory	1.7	1.5	-11.8%	--	--	--
Cumulative Days on Market Until Sale	47	47	0.0%	48	45	-6.3%
Percent of Original List Price Received*	100.3%	98.2%	-2.1%	101.4%	101.4%	0.0%
New Listings	531	433	-18.5%	8,458	7,495	-11.4%

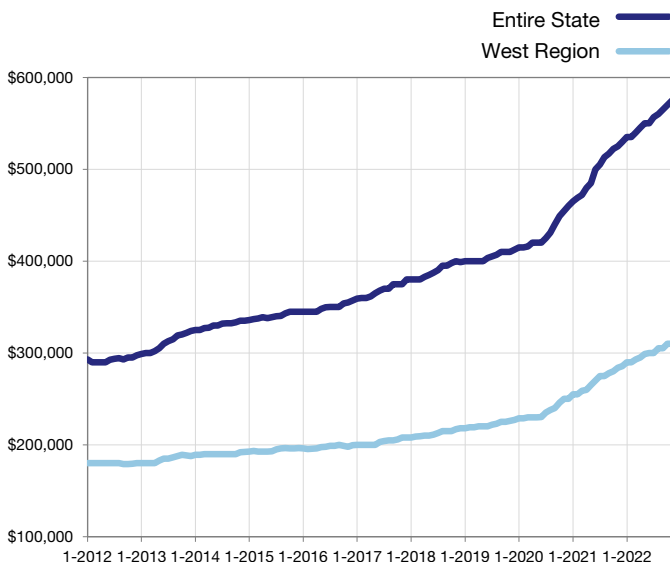
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	87	88	+ 1.1%	1,157	964	-16.7%
Closed Sales	109	74	-32.1%	1,099	974	-11.4%
Median Sales Price*	\$206,000	\$262,000	+ 27.2%	\$200,000	\$230,000	+ 15.0%
Inventory of Homes for Sale	155	130	-16.1%	--	--	--
Months Supply of Inventory	1.6	1.5	-6.3%	--	--	--
Cumulative Days on Market Until Sale	43	41	-4.7%	55	40	-27.3%
Percent of Original List Price Received*	99.9%	100.1%	+ 0.2%	100.4%	102.3%	+ 1.9%
New Listings	82	81	-1.2%	1,227	1,130	-7.9%

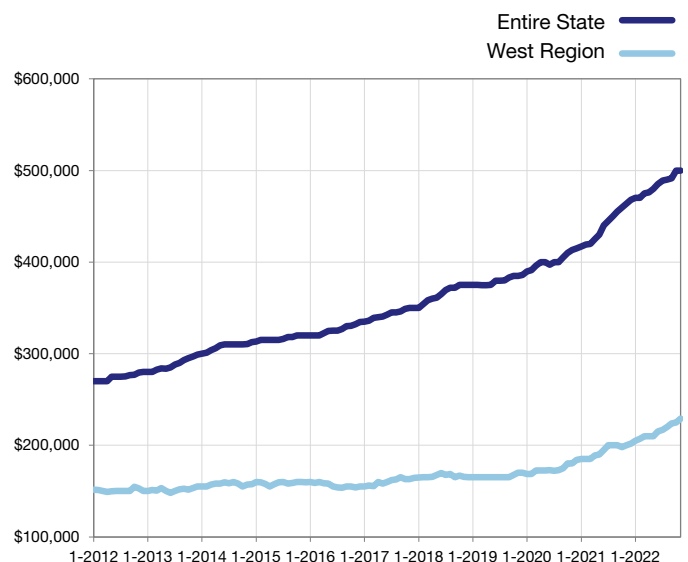
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.



Southeast Region

- 34.0%

+ 3.6%

- 20.8%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	528	444	-15.9%	5,461	4,593	-15.9%
Closed Sales	548	347	-36.7%	5,394	4,512	-16.4%
Median Sales Price*	\$430,000	\$451,000	+ 4.9%	\$425,000	\$460,000	+ 8.2%
Inventory of Homes for Sale	781	657	-15.9%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.9%	30	32	+ 6.7%
Percent of Original List Price Received*	101.1%	98.3%	-2.8%	102.6%	101.2%	-1.4%
New Listings	471	407	-13.6%	6,306	5,706	-9.5%

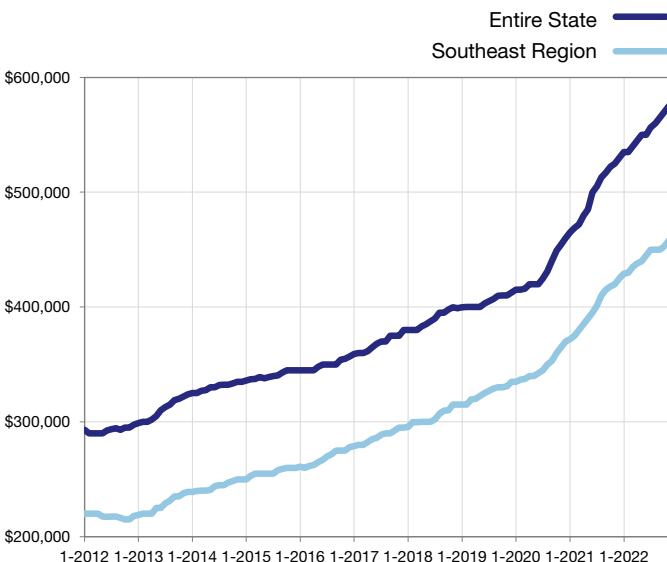
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	84	82	-2.4%	957	883	-7.7%
Closed Sales	97	75	-22.7%	955	885	-7.3%
Median Sales Price*	\$275,000	\$330,000	+ 20.0%	\$270,000	\$325,000	+ 20.4%
Inventory of Homes for Sale	121	101	-16.5%	--	--	--
Months Supply of Inventory	1.4	1.2	-14.3%	--	--	--
Cumulative Days on Market Until Sale	28	51	+ 82.1%	30	31	+ 3.3%
Percent of Original List Price Received*	100.8%	99.2%	-1.6%	101.8%	102.9%	+ 1.1%
New Listings	78	59	-24.4%	1,099	1,021	-7.1%

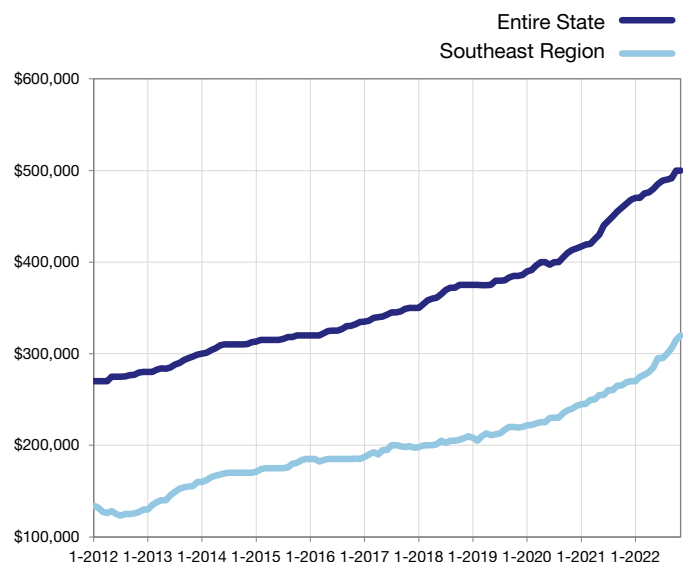
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 30.6%

+ 7.4%

- 24.0%

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	679	571	-15.9%	7,936	6,775	-14.6%
Closed Sales	755	558	-26.1%	7,721	6,676	-13.5%
Median Sales Price*	\$590,000	\$638,700	+ 8.3%	\$586,750	\$630,000	+ 7.4%
Inventory of Homes for Sale	745	611	-18.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	26	25	-3.8%
Percent of Original List Price Received*	102.7%	99.9%	-2.7%	104.8%	104.0%	-0.8%
New Listings	581	466	-19.8%	8,953	8,014	-10.5%

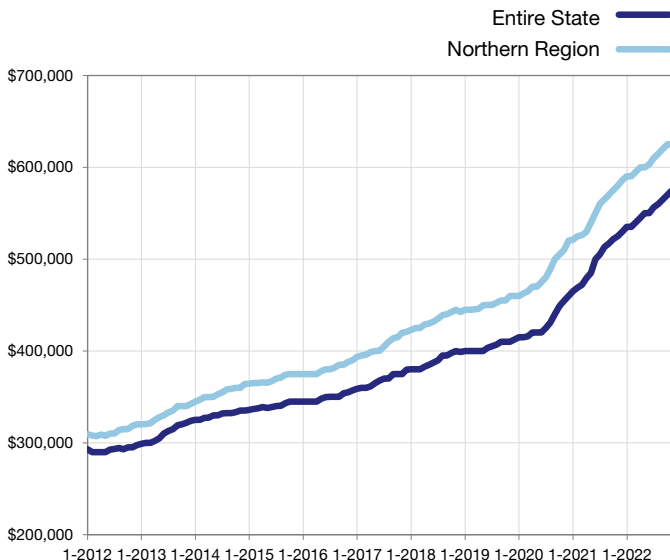
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	329	234	-28.9%	3,749	2,995	-20.1%
Closed Sales	387	254	-34.4%	3,645	3,046	-16.4%
Median Sales Price*	\$390,000	\$425,500	+ 9.1%	\$363,000	\$411,000	+ 13.2%
Inventory of Homes for Sale	392	267	-31.9%	--	--	--
Months Supply of Inventory	1.2	0.9	-25.0%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.1%	29	28	-3.4%
Percent of Original List Price Received*	100.9%	100.4%	-0.5%	102.4%	103.4%	+ 1.0%
New Listings	274	226	-17.5%	4,230	3,390	-19.9%

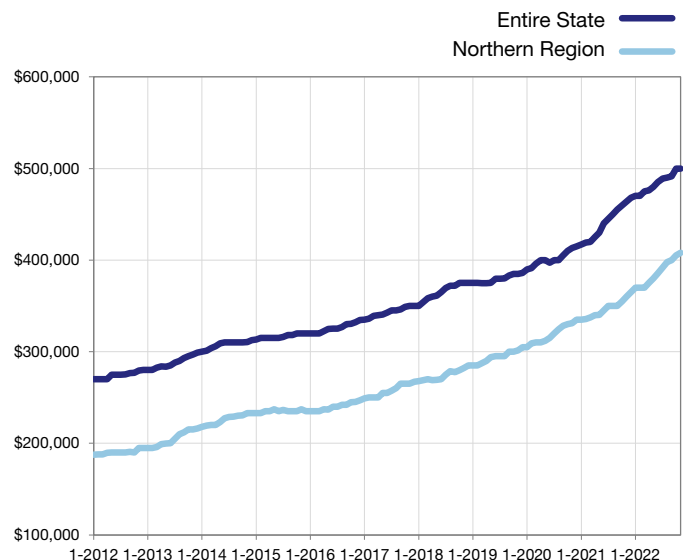
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Single-Family Properties



Condominium Properties



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Central Region

- 31.6%

+ 3.1%

- 28.7%

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	787	661	-16.0%	8,664	7,503	-13.4%
Closed Sales	866	553	-36.1%	8,439	7,416	-12.1%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$400,000	\$435,000	+ 8.7%
Inventory of Homes for Sale	1,097	807	-26.4%	--	--	--
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%	98.9%	-2.2%	103.4%	102.7%	-0.7%
New Listings	685	514	-25.0%	9,974	8,889	-10.9%

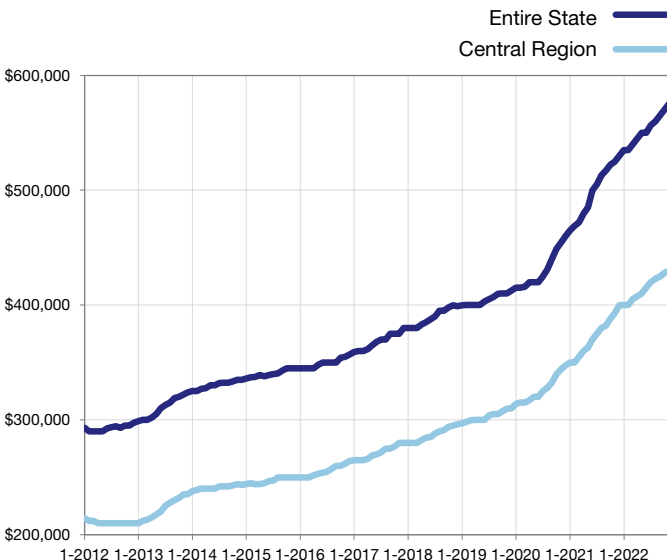
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	167	137	-18.0%	2,064	1,798	-12.9%
Closed Sales	181	141	-22.1%	1,950	1,795	-7.9%
Median Sales Price*	\$305,000	\$352,000	+ 15.4%	\$289,950	\$340,000	+ 17.3%
Inventory of Homes for Sale	240	184	-23.3%	--	--	--
Months Supply of Inventory	1.3	1.1	-15.4%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	29	26	-10.3%
Percent of Original List Price Received*	101.7%	100.5%	-1.2%	102.6%	103.4%	+ 0.8%
New Listings	142	135	-4.9%	2,296	2,081	-9.4%

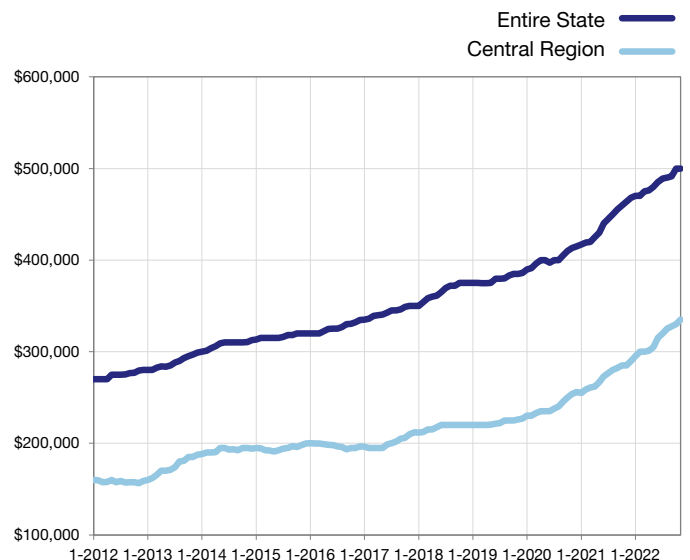
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