

Multi-Family Housing Activity Report

November 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Nov-2021	Nov-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		801	541	- 32.5%	8,198	6,819	- 16.8%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$554,000	\$570,000	+ 2.9%	\$530,000	\$585,000	+ 10.4%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,793	1,114	- 37.9%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.4	1.8	- 23.8%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		37	41	+ 10.6%	38	37	- 3.4%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.2%	97.8%	- 2.4%	100.7%	100.4%	- 0.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		791	546	- 31.0%	11,185	9,337	- 16.5%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

