

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 25.0%

Year-Over-Year
Change in
Closed Sales
All Properties

- 5.6%

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

- 25.6%

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

Single-Family Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	98	55	- 43.9%	1,672	1,374	- 17.8%
Closed Sales	156	121	- 22.4%	1,669	1,442	- 13.6%
Median Sales Price*	\$323,750	\$305,000	- 5.8%	\$303,390	\$320,000	+ 5.5%
Inventory of Homes for Sale	301	215	- 28.6%	--	--	--
Months Supply of Inventory	2.2	1.8	- 17.3%	--	--	--
Cumulative Days on Market Until Sale	90	98	+ 8.4%	97	91	- 5.8%
Percent of Original List Price Received*	96.3%	94.2%	- 2.2%	97.7%	97.8%	+ 0.1%
New Listings	69	54	- 21.7%	1,996	1,664	- 16.6%

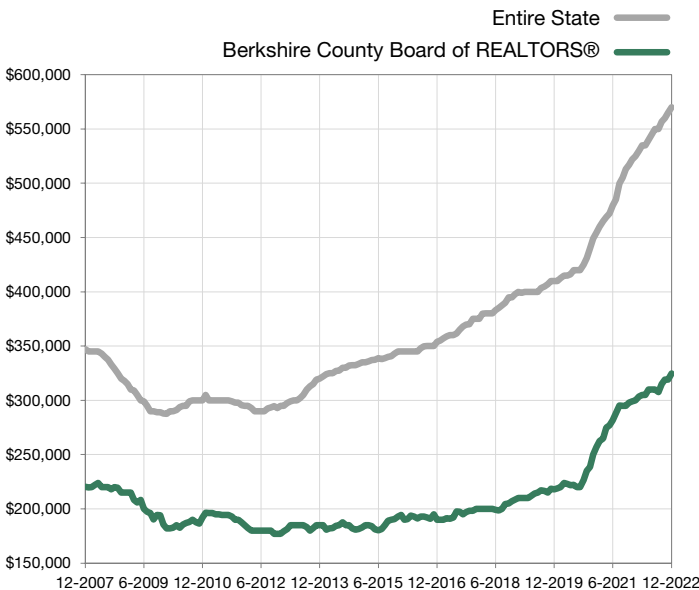
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	17	- 10.5%	229	150	- 34.5%
Closed Sales	20	11	- 45.0%	210	165	- 21.4%
Median Sales Price*	\$227,950	\$230,000	+ 0.9%	\$265,000	\$293,100	+ 10.6%
Inventory of Homes for Sale	27	29	+ 7.4%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 36.7%	--	--	--
Cumulative Days on Market Until Sale	99	188	+ 90.3%	129	110	- 14.5%
Percent of Original List Price Received*	97.4%	92.7%	- 4.8%	96.7%	97.6%	+ 0.9%
New Listings	8	15	+ 87.5%	213	208	- 2.3%

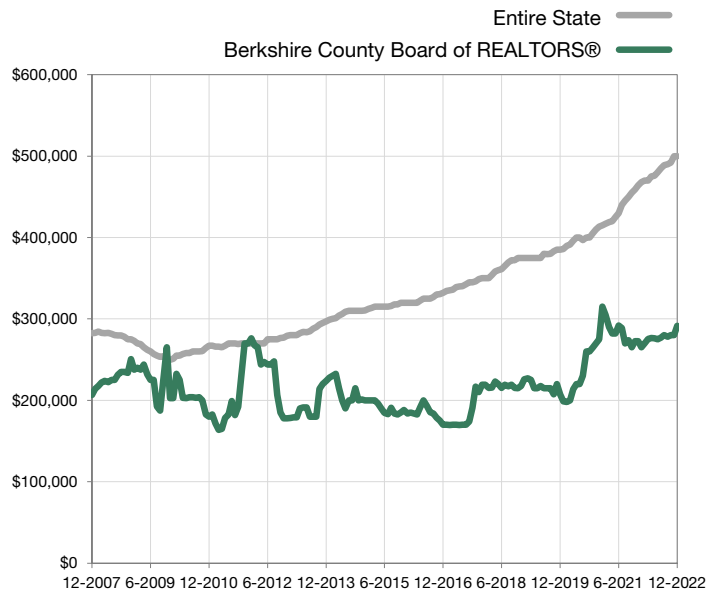
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 30.3%

+ 2.6%

+ 10.0%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	397	343	- 13.6%	7,951	6,283	- 21.0%
Closed Sales	697	474	- 32.0%	8,125	6,463	- 20.5%
Median Sales Price*	\$626,000	\$635,000	+ 1.4%	\$590,000	\$663,000	+ 12.4%
Inventory of Homes for Sale	713	804	+ 12.8%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 41.8%	--	--	--
Cumulative Days on Market Until Sale	36	50	+ 37.6%	40	33	- 16.7%
Percent of Original List Price Received*	99.7%	94.3%	- 5.4%	100.9%	99.9%	- 1.0%
New Listings	296	228	- 23.0%	8,701	7,721	- 11.3%

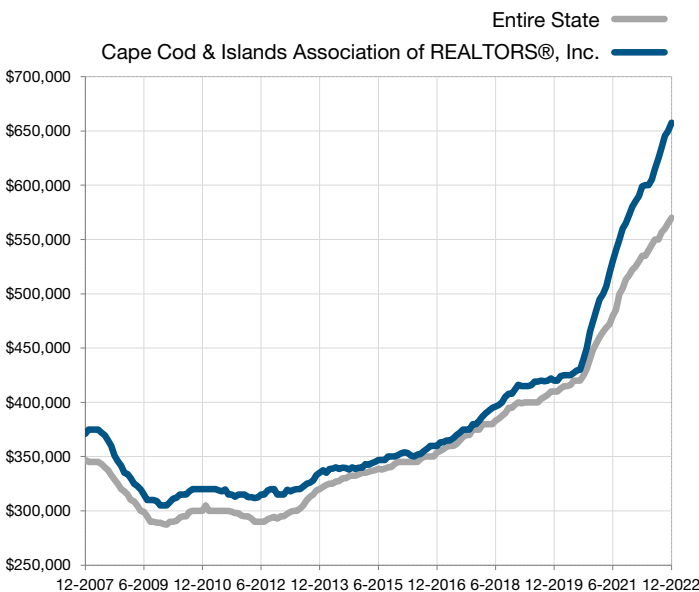
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	86	86	0.0%	1,893	1,468	- 22.5%
Closed Sales	131	103	- 21.4%	1,853	1,552	- 16.2%
Median Sales Price*	\$400,000	\$380,000	- 5.0%	\$375,000	\$440,000	+ 17.3%
Inventory of Homes for Sale	208	209	+ 0.5%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	44	45	+ 2.5%	48	35	- 27.0%
Percent of Original List Price Received*	98.8%	97.2%	- 1.6%	99.9%	100.7%	+ 0.8%
New Listings	68	57	- 16.2%	1,952	1,679	- 14.0%

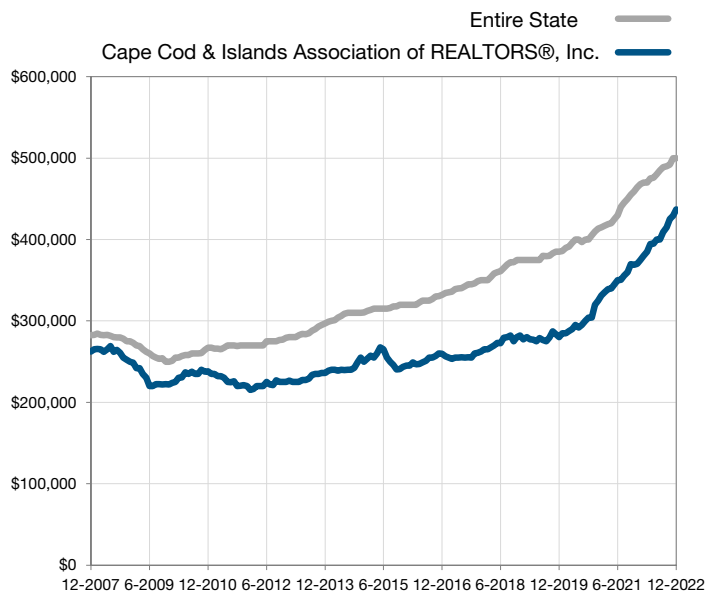
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 28.9%

+ 10.4%

- 29.2%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	378	293	- 22.5%	6,321	5,445	- 13.9%
Closed Sales	595	429	- 27.9%	6,350	5,597	- 11.9%
Median Sales Price*	\$405,000	\$433,000	+ 6.9%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	528	355	- 32.8%	--	--	--
Months Supply of Inventory	1.0	0.8	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.5%	29	29	+ 1.5%
Percent of Original List Price Received*	101.1%	97.9%	- 3.2%	103.0%	102.4%	- 0.6%
New Listings	272	172	- 36.8%	7,154	6,263	- 12.5%

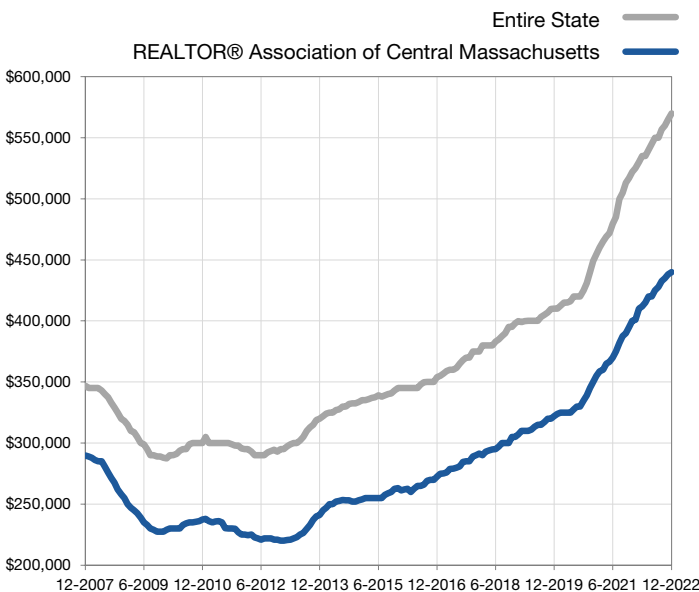
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	94	88	- 6.4%	1,717	1,511	- 12.0%
Closed Sales	166	112	- 32.5%	1,691	1,547	- 8.5%
Median Sales Price*	\$307,500	\$375,450	+ 22.1%	\$305,000	\$362,000	+ 18.7%
Inventory of Homes for Sale	149	124	- 16.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.0%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 9.3%	30	28	- 7.0%
Percent of Original List Price Received*	101.0%	99.5%	- 1.5%	102.4%	103.1%	+ 0.7%
New Listings	89	75	- 15.7%	1,886	1,735	- 8.0%

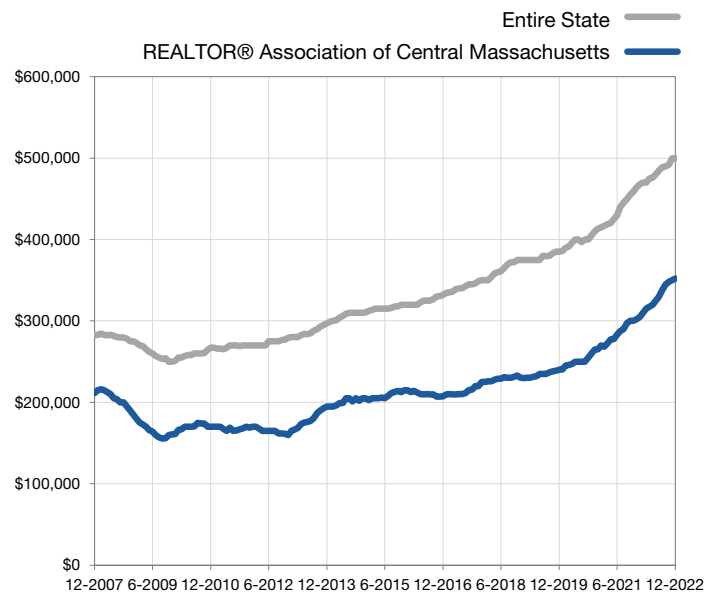
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 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

- 43.3%

+ 2.0%

- 18.2%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	74	64	- 13.5%	1,044	825	- 21.0%
Closed Sales	107	55	- 48.6%	1,062	842	- 20.7%
Median Sales Price*	\$380,500	\$400,000	+ 5.1%	\$380,000	\$420,000	+ 10.5%
Inventory of Homes for Sale	120	104	- 13.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 9.3%	--	--	--
Cumulative Days on Market Until Sale	31	46	+ 45.9%	32	37	+ 16.7%
Percent of Original List Price Received*	99.8%	97.1%	- 2.7%	101.7%	98.8%	- 2.9%
New Listings	47	31	- 34.0%	1,198	1,033	- 13.8%

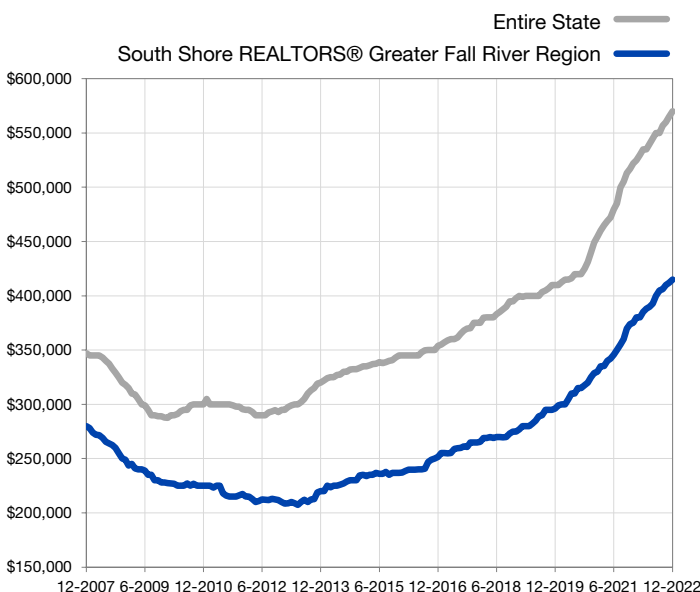
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	6	- 64.7%	143	103	- 28.0%
Closed Sales	13	13	0.0%	142	115	- 19.0%
Median Sales Price*	\$245,000	\$204,900	- 16.4%	\$228,000	\$228,500	+ 0.2%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.9	1.4	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	21	69	+ 230.0%	32	47	+ 49.0%
Percent of Original List Price Received*	99.5%	95.4%	- 4.1%	99.9%	99.0%	- 0.9%
New Listings	12	4	- 66.7%	166	121	- 27.1%

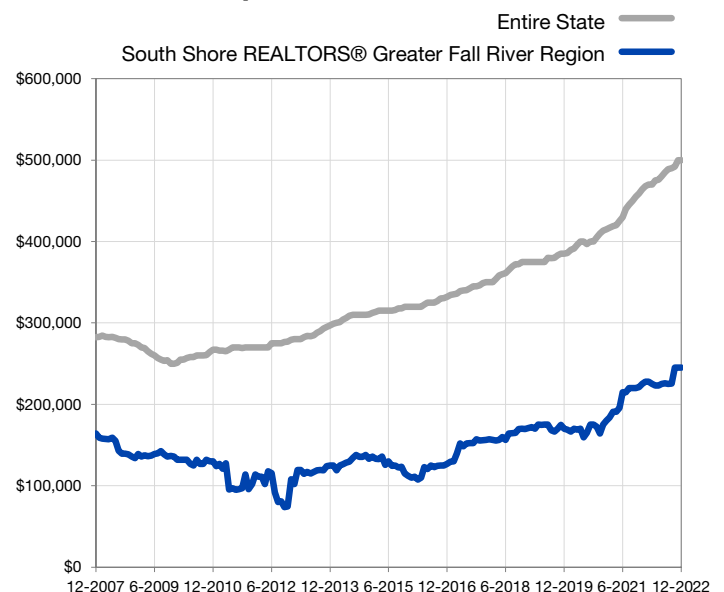
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 20.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 11.8%

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

- 3.8%

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

Single-Family Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	23	- 25.8%	650	575	- 11.5%
Closed Sales	54	38	- 29.6%	682	580	- 15.0%
Median Sales Price*	\$732,500	\$645,250	- 11.9%	\$665,000	\$731,710	+ 10.0%
Inventory of Homes for Sale	43	43	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	27	43	+ 59.2%	30	31	+ 4.1%
Percent of Original List Price Received*	101.3%	95.5%	- 5.8%	103.2%	102.5%	- 0.6%
New Listings	18	20	+ 11.1%	756	717	- 5.2%

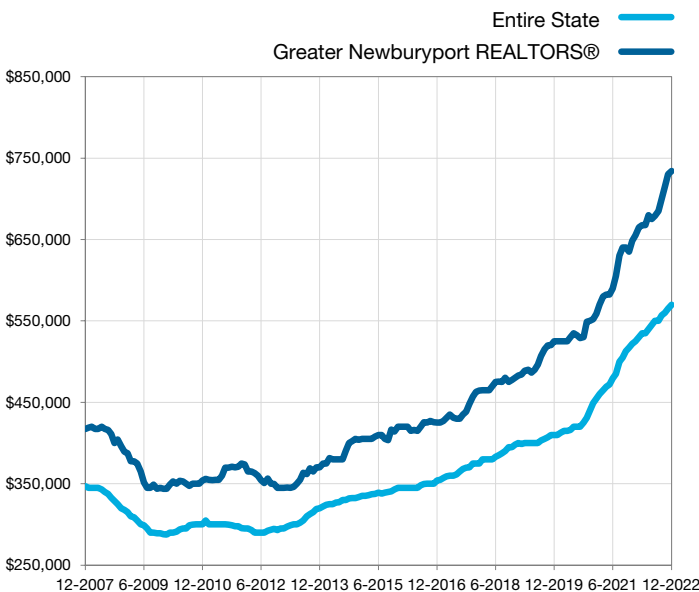
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	22	20	- 9.1%	456	350	- 23.2%
Closed Sales	35	33	- 5.7%	431	377	- 12.5%
Median Sales Price*	\$485,000	\$520,000	+ 7.2%	\$458,000	\$515,000	+ 12.4%
Inventory of Homes for Sale	35	32	- 8.6%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	27	47	+ 74.8%	34	35	+ 3.6%
Percent of Original List Price Received*	102.5%	100.1%	- 2.4%	102.0%	102.2%	+ 0.2%
New Listings	14	14	0.0%	501	420	- 16.2%

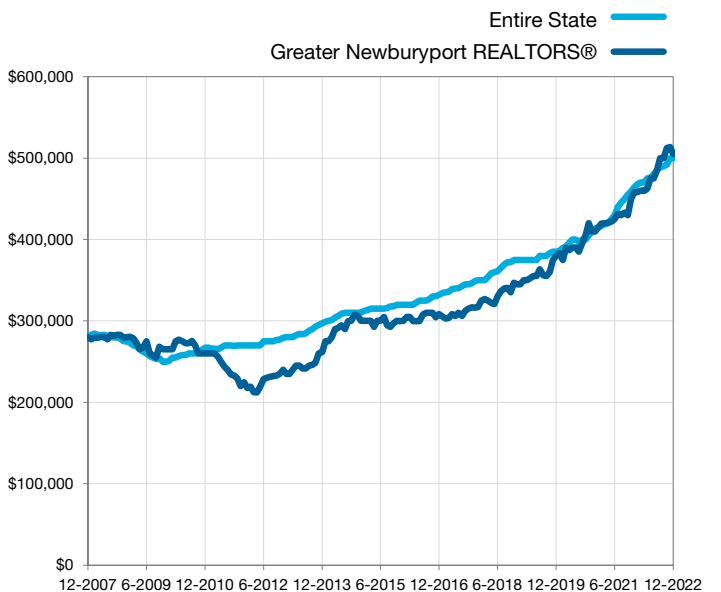
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 32.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.6%

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

- 1.5%

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

Single-Family Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	163	149	- 8.6%	2,884	2,419	- 16.1%
Closed Sales	301	200	- 33.6%	2,985	2,459	- 17.6%
Median Sales Price*	\$350,000	\$362,250	+ 3.5%	\$370,000	\$400,000	+ 8.1%
Inventory of Homes for Sale	245	230	- 6.1%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 14.0%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.5%	31	30	- 3.3%
Percent of Original List Price Received*	101.2%	98.4%	- 2.8%	103.4%	102.1%	- 1.2%
New Listings	110	103	- 6.4%	3,202	2,896	- 9.6%

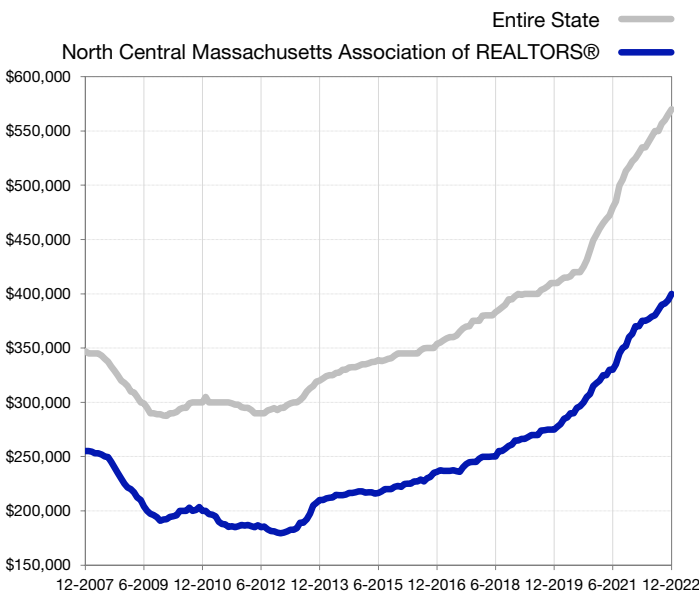
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	32	27	- 15.6%	473	381	- 19.5%
Closed Sales	42	33	- 21.4%	467	396	- 15.2%
Median Sales Price*	\$262,500	\$269,900	+ 2.8%	\$250,000	\$280,000	+ 12.0%
Inventory of Homes for Sale	23	34	+ 47.8%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 74.3%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 1.9%	28	23	- 16.0%
Percent of Original List Price Received*	100.1%	99.5%	- 0.7%	102.7%	103.1%	+ 0.4%
New Listings	21	15	- 28.6%	520	435	- 16.3%

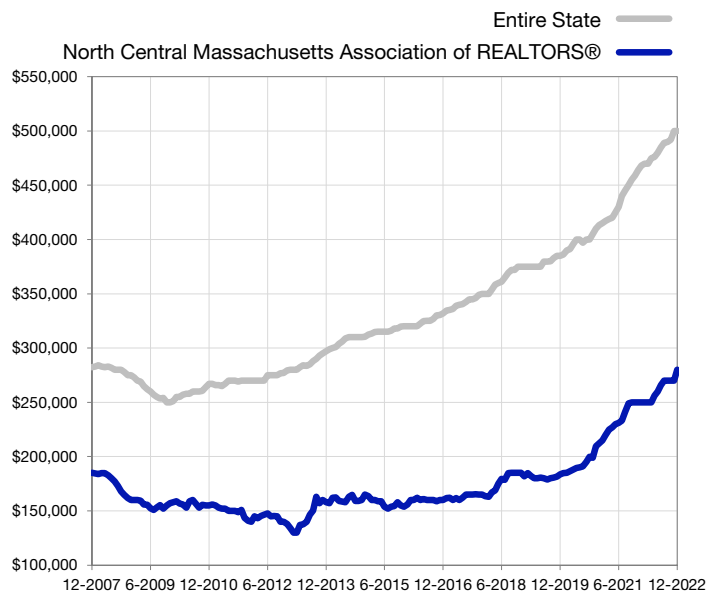
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 37.8%

+ 3.0%

- 18.2%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	209	160	- 23.4%	3,858	3,240	- 16.0%
Closed Sales	332	231	- 30.4%	3,875	3,317	- 14.4%
Median Sales Price*	\$551,000	\$530,000	- 3.8%	\$560,000	\$615,000	+ 9.8%
Inventory of Homes for Sale	192	161	- 16.1%	--	--	--
Months Supply of Inventory	0.6	0.6	- 2.0%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.6%	24	24	+ 3.5%
Percent of Original List Price Received*	102.8%	98.8%	- 3.9%	104.9%	103.9%	- 1.0%
New Listings	133	96	- 27.8%	4,201	3,688	- 12.2%

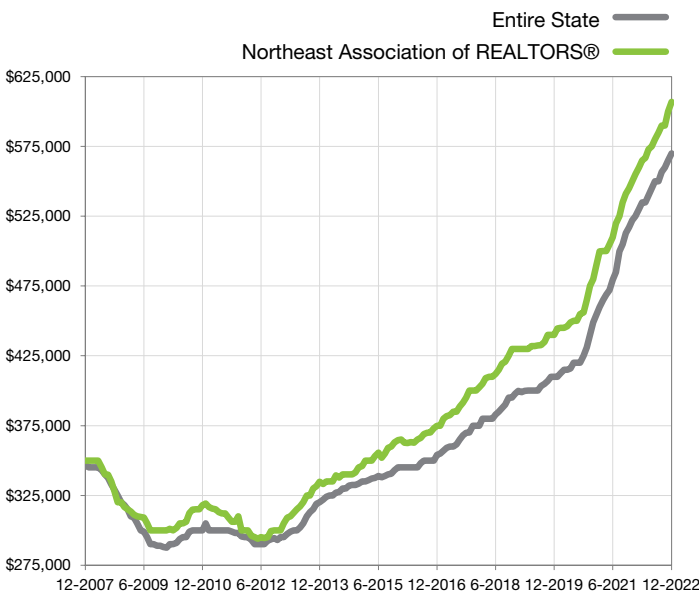
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	98	56	- 42.9%	1,630	1,258	- 22.8%
Closed Sales	149	68	- 54.4%	1,656	1,318	- 20.4%
Median Sales Price*	\$318,000	\$322,500	+ 1.4%	\$315,000	\$369,900	+ 17.4%
Inventory of Homes for Sale	93	72	- 22.6%	--	--	--
Months Supply of Inventory	0.7	0.7	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 4.3%	26	25	- 2.8%
Percent of Original List Price Received*	101.5%	100.2%	- 1.3%	102.7%	103.9%	+ 1.1%
New Listings	66	49	- 25.8%	1,777	1,390	- 21.8%

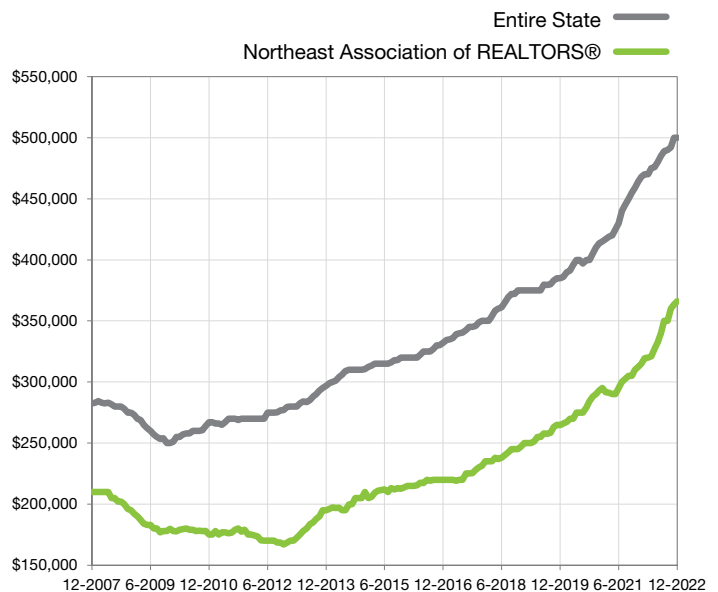
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Single-Family Properties



Condominium Properties



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North Shore REALTORS®

- 31.9%

+ 2.5%

- 16.5%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	222	158	- 28.8%	3,890	3,233	- 16.9%
Closed Sales	355	261	- 26.5%	3,905	3,322	- 14.9%
Median Sales Price*	\$599,900	\$584,900	- 2.5%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	208	207	- 0.5%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 17.0%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 8.8%	27	26	- 4.0%
Percent of Original List Price Received*	103.0%	99.4%	- 3.5%	104.6%	103.5%	- 1.1%
New Listings	134	85	- 36.6%	4,281	3,806	- 11.1%

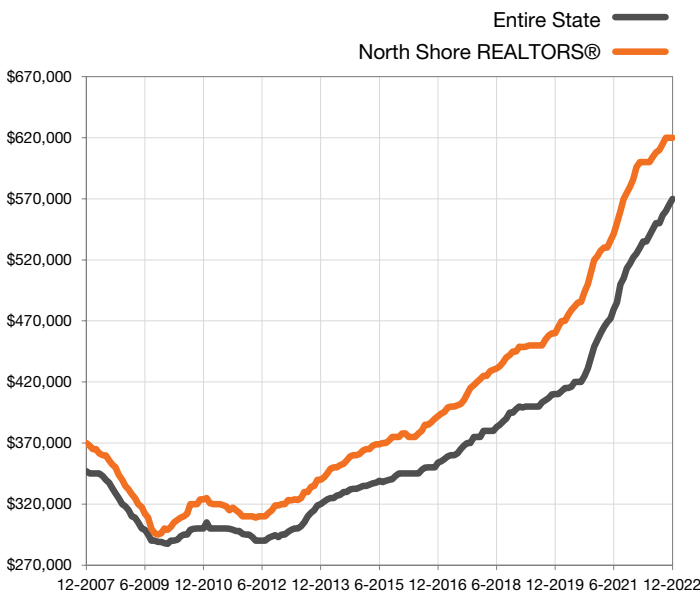
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	102	97	- 4.9%	1,885	1,525	- 19.1%
Closed Sales	172	98	- 43.0%	1,914	1,555	- 18.8%
Median Sales Price*	\$405,500	\$432,500	+ 6.7%	\$390,000	\$426,000	+ 9.2%
Inventory of Homes for Sale	149	91	- 38.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 24.8%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 22.6%	31	29	- 5.9%
Percent of Original List Price Received*	101.3%	98.8%	- 2.4%	102.0%	102.8%	+ 0.8%
New Listings	73	57	- 21.9%	2,106	1,700	- 19.3%

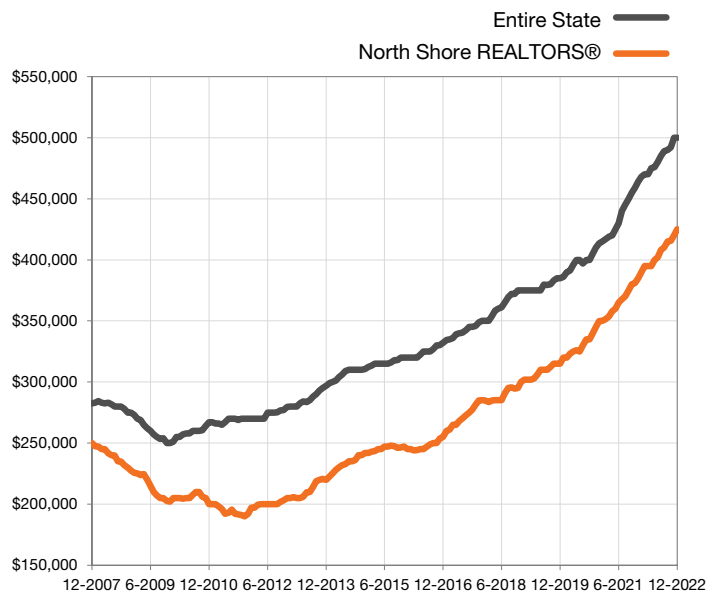
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 34.1%

+ 8.3%

- 17.8%

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	360	336	- 6.7%	6,155	5,281	- 14.2%
Closed Sales	601	380	- 36.8%	6,207	5,404	- 12.9%
Median Sales Price*	\$279,950	\$313,250	+ 11.9%	\$285,000	\$312,000	+ 9.5%
Inventory of Homes for Sale	592	479	- 19.1%	--	--	--
Months Supply of Inventory	1.1	1.1	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 14.2%	35	33	- 5.2%
Percent of Original List Price Received*	100.9%	98.4%	- 2.5%	102.2%	101.9%	- 0.3%
New Listings	296	220	- 25.7%	6,829	6,105	- 10.6%

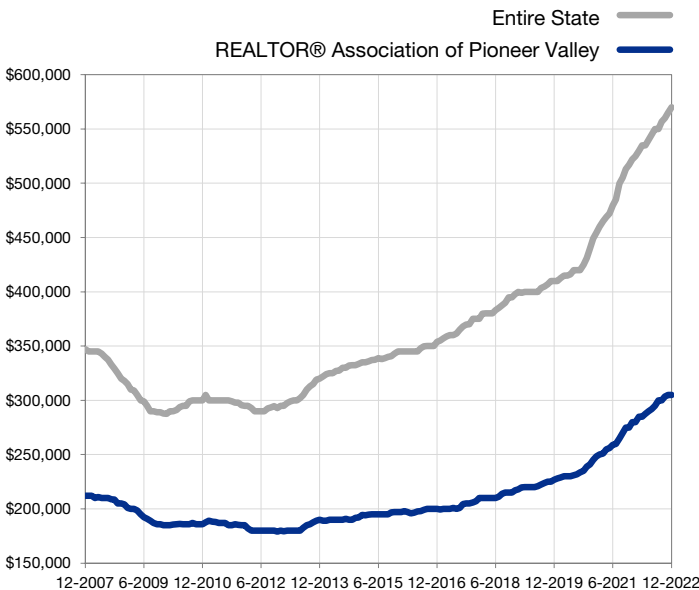
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	60	44	- 26.7%	1,007	864	- 14.2%
Closed Sales	76	66	- 13.2%	985	886	- 10.1%
Median Sales Price*	\$208,000	\$216,500	+ 4.1%	\$195,000	\$225,000	+ 15.4%
Inventory of Homes for Sale	99	89	- 10.1%	--	--	--
Months Supply of Inventory	1.2	1.2	- 0.1%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 30.3%	39	28	- 28.9%
Percent of Original List Price Received*	100.8%	101.4%	+ 0.6%	101.1%	103.0%	+ 1.8%
New Listings	58	40	- 31.0%	1,080	980	- 9.3%

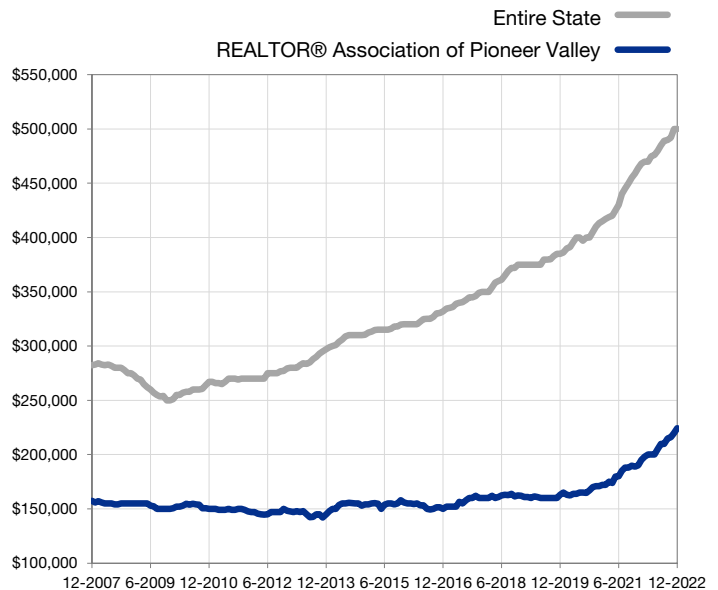
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 23.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.2%

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

- 6.3%

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

Single-Family Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	298	246	- 17.4%	4,789	4,008	- 16.3%
Closed Sales	461	344	- 25.4%	4,900	4,077	- 16.8%
Median Sales Price*	\$446,000	\$443,500	- 0.6%	\$438,750	\$470,000	+ 7.1%
Inventory of Homes for Sale	441	404	- 8.4%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 10.1%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 23.5%	30	31	+ 3.8%
Percent of Original List Price Received*	101.1%	96.8%	- 4.3%	102.6%	101.3%	- 1.2%
New Listings	218	176	- 19.3%	5,373	4,877	- 9.2%

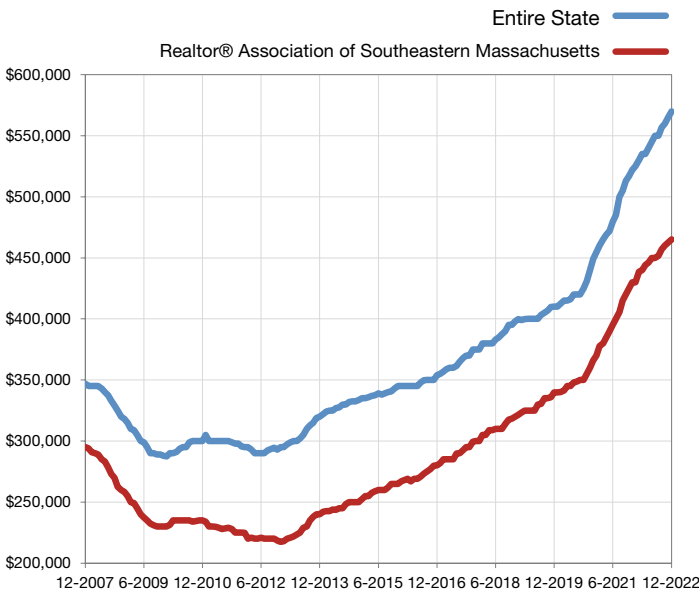
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	60	42	- 30.0%	891	817	- 8.3%
Closed Sales	78	66	- 15.4%	904	851	- 5.9%
Median Sales Price*	\$295,000	\$331,750	+ 12.5%	\$275,000	\$330,000	+ 20.0%
Inventory of Homes for Sale	82	86	+ 4.9%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 11.4%	--	--	--
Cumulative Days on Market Until Sale	26	40	+ 55.6%	29	30	+ 2.9%
Percent of Original List Price Received*	101.9%	100.7%	- 1.1%	102.0%	103.1%	+ 1.1%
New Listings	61	38	- 37.7%	1,006	948	- 5.8%

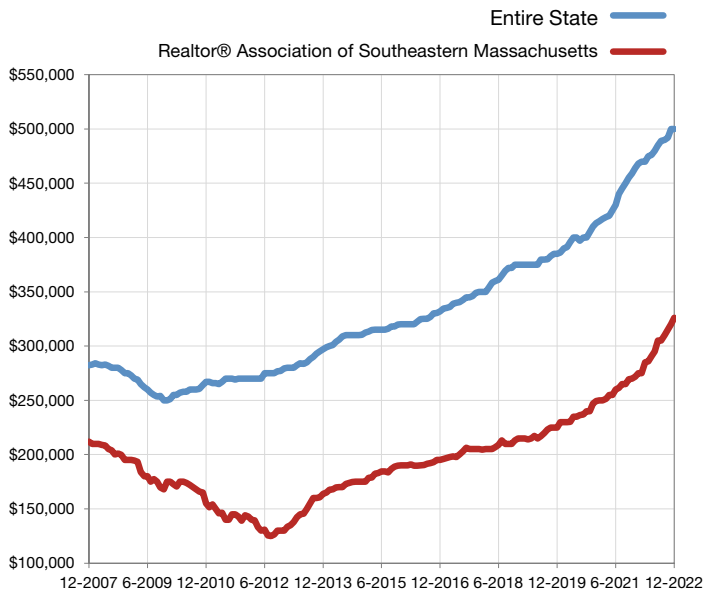
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

- 26.3%

- 0.4%

- 6.7%

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

South Shore REALTORS®

Single-Family Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	299	301	+ 0.7%	5,744	4,720	- 17.8%
Closed Sales	523	388	- 25.8%	5,864	4,785	- 18.4%
Median Sales Price*	\$572,000	\$571,000	- 0.2%	\$569,450	\$615,000	+ 8.0%
Inventory of Homes for Sale	394	411	+ 4.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 14.2%	31	29	- 5.0%
Percent of Original List Price Received*	100.7%	96.3%	- 4.4%	102.7%	101.9%	- 0.7%
New Listings	228	167	- 26.8%	6,472	5,740	- 11.3%

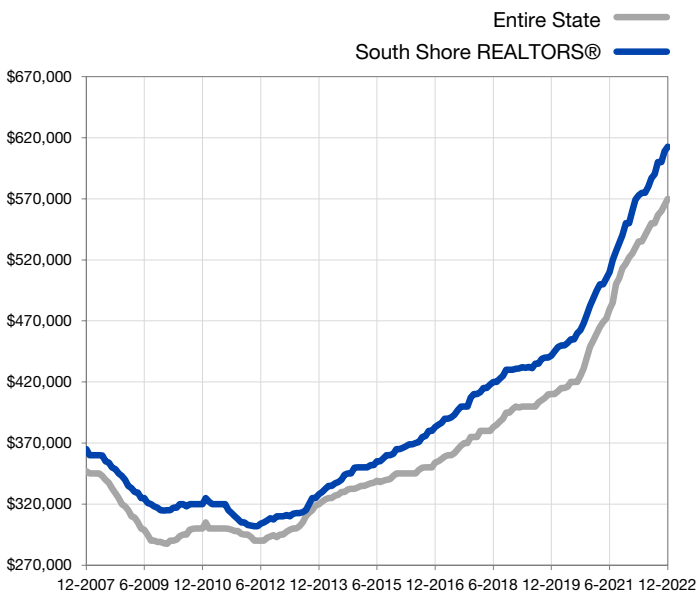
Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	108	83	- 23.1%	2,062	1,412	- 31.5%
Closed Sales	150	108	- 28.0%	2,076	1,502	- 27.6%
Median Sales Price*	\$397,200	\$419,900	+ 5.7%	\$400,000	\$425,500	+ 6.4%
Inventory of Homes for Sale	161	107	- 33.5%	--	--	--
Months Supply of Inventory	0.9	0.9	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 8.7%	41	33	- 18.6%
Percent of Original List Price Received*	100.1%	99.2%	- 0.9%	100.9%	101.9%	+ 1.1%
New Listings	79	56	- 29.1%	2,365	1,626	- 31.2%

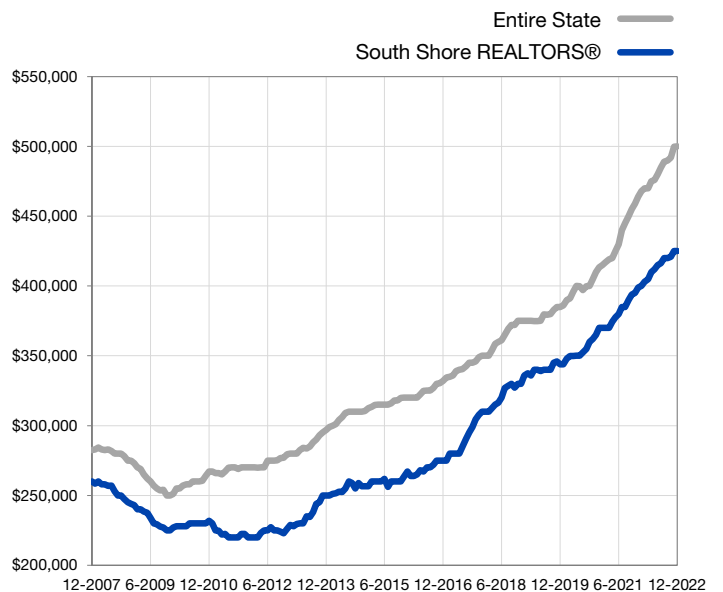
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	697	570	- 18.2%	14,394	12,156	- 15.5%
Closed Sales	1,307	888	- 32.1%	14,543	12,431	- 14.5%
Median Sales Price*	\$749,000	\$743,625	- 0.7%	\$750,000	\$802,000	+ 6.9%
Inventory of Homes for Sale	790	837	+ 5.9%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	28	26	- 7.1%
Percent of Original List Price Received*	101.9%	97.7%	- 4.1%	103.7%	103.5%	- 0.2%
New Listings	450	323	- 28.2%	16,354	14,798	- 9.5%

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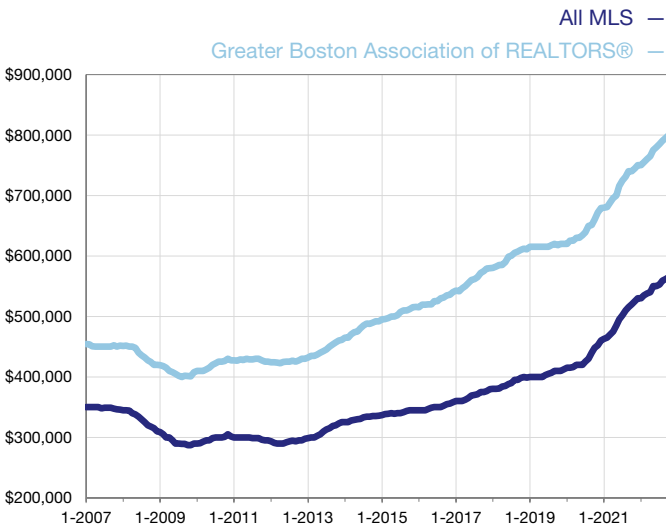
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	772	548	- 29.0%	13,778	10,688	- 22.4%
Closed Sales	1,120	706	- 37.0%	13,931	10,868	- 22.0%
Median Sales Price*	\$624,950	\$610,000	- 2.4%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	1,355	1,124	- 17.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	47	47	0.0%	46	39	- 15.2%
Percent of Original List Price Received*	98.8%	96.9%	- 1.9%	99.8%	100.6%	+ 0.8%
New Listings	470	326	- 30.6%	16,858	14,540	- 13.8%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

