

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	237	216	- 8.9%	4,787	3,816	- 20.3%
Closed Sales	438	300	- 31.5%	4,878	3,936	- 19.3%
Median Sales Price*	\$637,400	\$639,800	+ 0.4%	\$610,000	\$681,525	+ 11.7%
Inventory of Homes for Sale	476	492	+ 3.4%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	42	34	- 19.0%
Percent of Original List Price Received*	100.1%	94.5%	- 5.6%	100.8%	99.9%	- 0.9%
New Listings	183	144	- 21.3%	5,276	4,670	- 11.5%

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

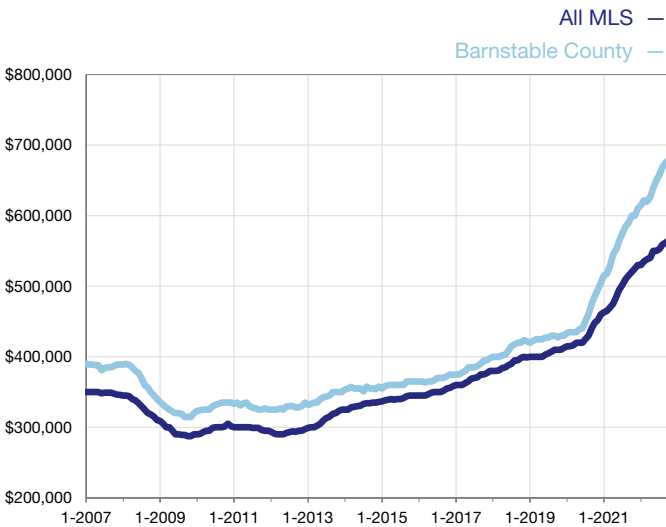
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	56	57	+ 1.8%	1,356	1,015	- 25.1%
Closed Sales	91	64	- 29.7%	1,326	1,079	- 18.6%
Median Sales Price*	\$402,500	\$388,500	- 3.5%	\$375,000	\$449,900	+ 20.0%
Inventory of Homes for Sale	135	131	- 3.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	46	0.0%	49	36	- 26.5%
Percent of Original List Price Received*	98.7%	96.7%	- 2.0%	99.8%	100.5%	+ 0.7%
New Listings	42	35	- 16.7%	1,380	1,158	- 16.1%

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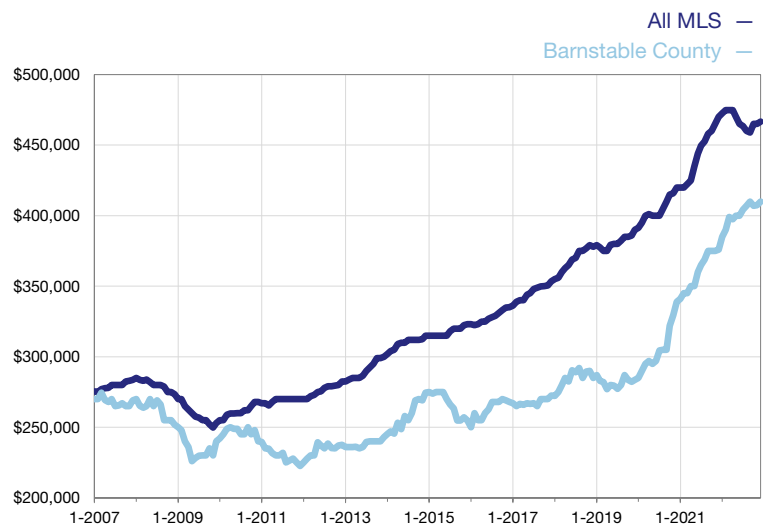
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

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## Worcester County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	486	<b>385</b>	- 20.8%	8,212	<b>7,046</b>	- 14.2%
Closed Sales	800	<b>566</b>	- 29.3%	8,335	<b>7,224</b>	- 13.3%
Median Sales Price*	\$379,900	<b>\$414,000</b>	+ 9.0%	\$389,085	<b>\$425,000</b>	+ 9.2%
Inventory of Homes for Sale	696	<b>522</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>37</b>	+ 15.6%	29	<b>29</b>	0.0%
Percent of Original List Price Received*	101.1%	<b>97.8%</b>	- 3.3%	103.1%	<b>102.3%</b>	- 0.8%
New Listings	346	<b>243</b>	- 29.8%	9,249	<b>8,189</b>	- 11.5%

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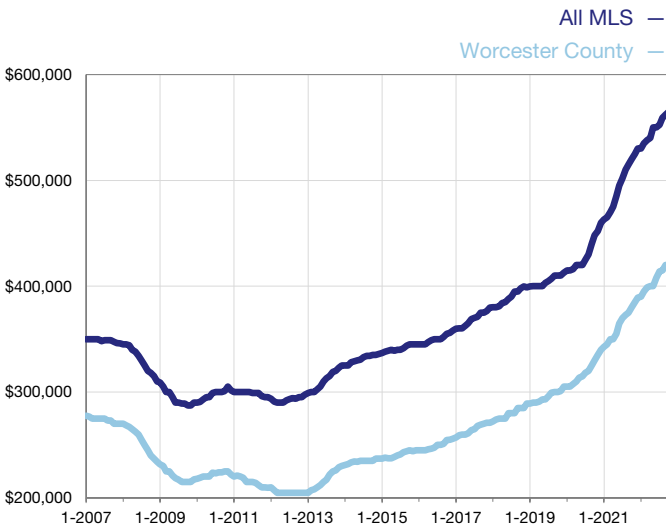
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	111	<b>106</b>	- 4.5%	1,912	<b>1,711</b>	- 10.5%
Closed Sales	184	<b>132</b>	- 28.3%	1,881	<b>1,747</b>	- 7.1%
Median Sales Price*	\$286,000	<b>\$334,500</b>	+ 17.0%	\$282,000	<b>\$335,000</b>	+ 18.8%
Inventory of Homes for Sale	160	<b>144</b>	- 10.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>32</b>	+ 3.2%	30	<b>27</b>	- 10.0%
Percent of Original List Price Received*	100.6%	<b>99.8%</b>	- 0.8%	102.5%	<b>103.1%</b>	+ 0.6%
New Listings	96	<b>84</b>	- 12.5%	2,108	<b>1,955</b>	- 7.3%

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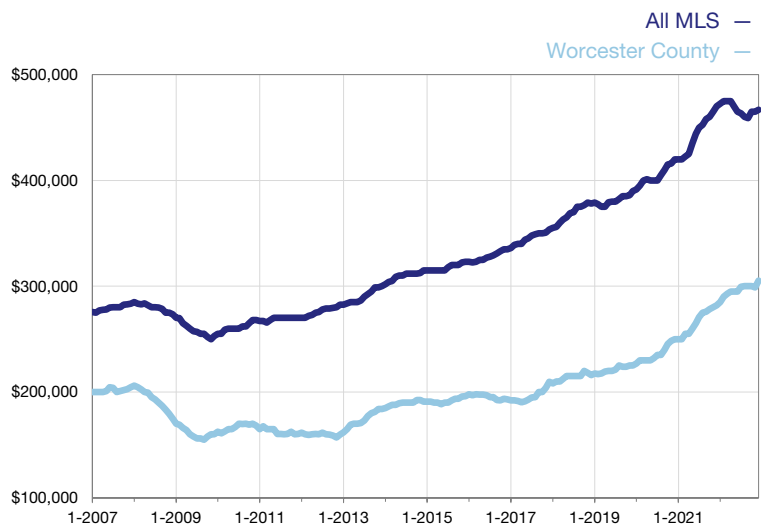
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

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## Suffolk County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	91	55	- 39.6%	1,413	1,247	- 11.7%
Closed Sales	155	83	- 46.5%	1,429	1,277	- 10.6%
Median Sales Price*	\$665,000	<b>\$730,000</b>	+ 9.8%	\$702,000	<b>\$730,000</b>	+ 4.0%
Inventory of Homes for Sale	164	131	- 20.1%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 10.5%	35	33	- 5.7%
Percent of Original List Price Received*	99.1%	94.5%	- 4.6%	101.1%	100.8%	- 0.3%
New Listings	66	35	- 47.0%	1,802	1,641	- 8.9%

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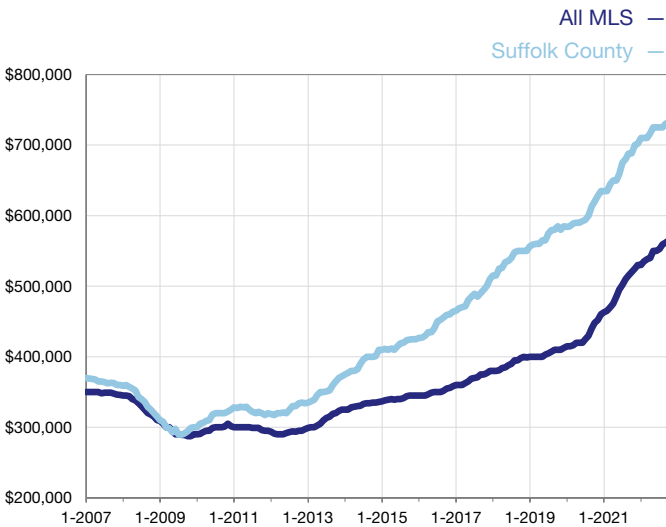
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	373	217	- 41.8%	6,246	4,872	- 22.0%
Closed Sales	505	275	- 45.5%	6,385	4,889	- 23.4%
Median Sales Price*	\$659,000	<b>\$614,000</b>	- 6.8%	\$665,000	<b>\$690,000</b>	+ 3.8%
Inventory of Homes for Sale	870	630	- 27.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	53	55	+ 3.8%	54	45	- 16.7%
Percent of Original List Price Received*	97.5%	95.3%	- 2.3%	98.5%	98.9%	+ 0.4%
New Listings	210	139	- 33.8%	8,267	7,208	- 12.8%

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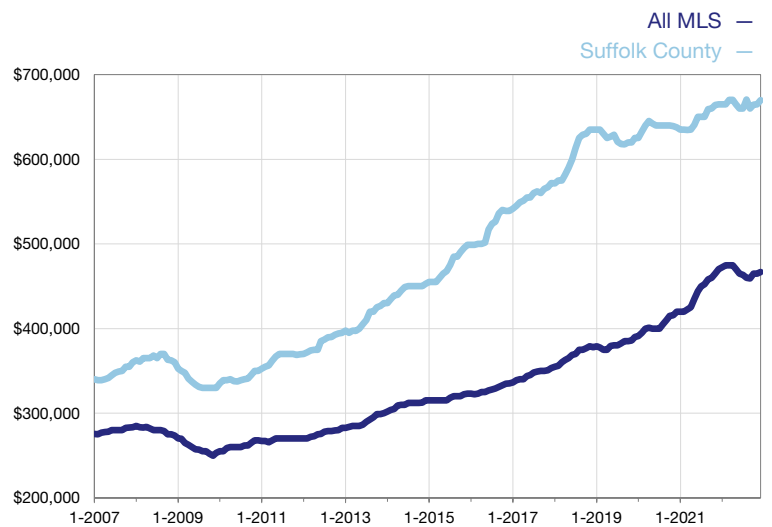
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

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## Plymouth County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	327	<b>315</b>	- 3.7%	5,775	<b>4,833</b>	- 16.3%
Closed Sales	548	<b>397</b>	- 27.6%	5,904	<b>4,917</b>	- 16.7%
Median Sales Price*	\$524,950	<b>\$506,966</b>	- 3.4%	\$510,000	<b>\$550,500</b>	+ 7.9%
Inventory of Homes for Sale	490	<b>455</b>	- 7.1%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</b>	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	34	<b>43</b>	+ 26.5%	32	<b>32</b>	0.0%
Percent of Original List Price Received*	100.8%	<b>95.8%</b>	- 5.0%	102.6%	<b>101.3%</b>	- 1.3%
New Listings	259	<b>178</b>	- 31.3%	6,533	<b>5,887</b>	- 9.9%

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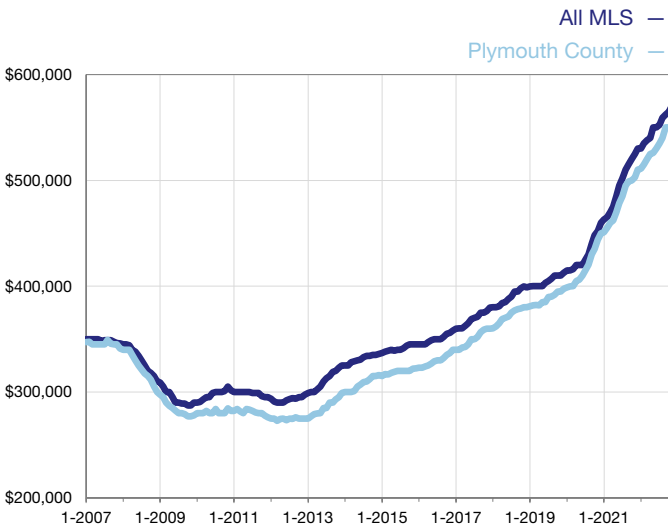
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	74	<b>71</b>	- 4.1%	1,363	<b>992</b>	- 27.2%
Closed Sales	99	<b>97</b>	- 2.0%	1,365	<b>1,071</b>	- 21.5%
Median Sales Price*	\$392,000	<b>\$392,900</b>	+ 0.2%	\$378,000	<b>\$425,000</b>	+ 12.4%
Inventory of Homes for Sale	133	<b>108</b>	- 18.8%	--	--	--
Months Supply of Inventory	1.2	<b>1.3</b>	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	46	<b>46</b>	0.0%	41	<b>37</b>	- 9.8%
Percent of Original List Price Received*	100.6%	<b>100.6%</b>	0.0%	101.5%	<b>102.5%</b>	+ 1.0%
New Listings	61	<b>48</b>	- 21.3%	1,543	<b>1,163</b>	- 24.6%

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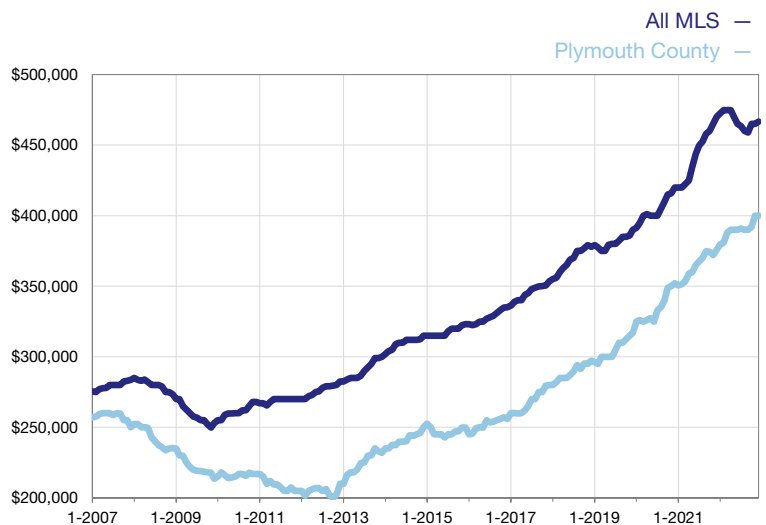
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Norfolk County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	312	268	- 14.1%	6,272	5,049	- 19.5%
Closed Sales	505	359	- 28.9%	6,297	5,178	- 17.8%
Median Sales Price*	\$620,000	\$655,000	+ 5.6%	\$650,000	\$700,000	+ 7.7%
Inventory of Homes for Sale	335	368	+ 9.9%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	28	26	- 7.1%
Percent of Original List Price Received*	101.6%	97.6%	- 3.9%	103.2%	103.0%	- 0.2%
New Listings	204	150	- 26.5%	7,030	6,032	- 14.2%

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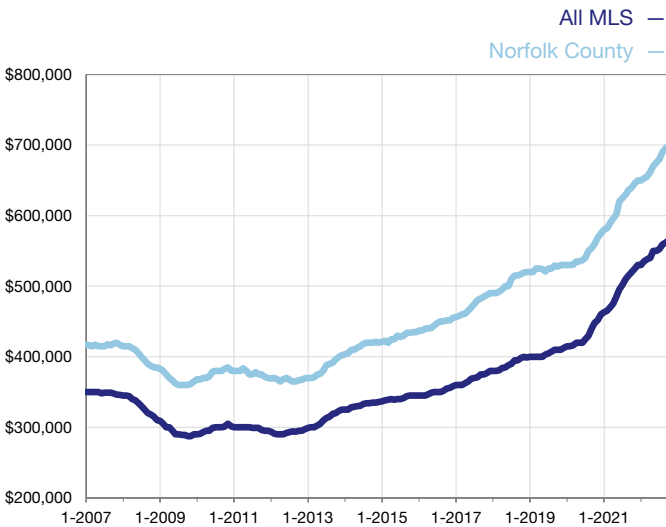
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	167	116	- 30.5%	2,900	2,159	- 25.6%
Closed Sales	225	147	- 34.7%	2,829	2,243	- 20.7%
Median Sales Price*	\$472,500	\$507,000	+ 7.3%	\$485,000	\$525,000	+ 8.2%
Inventory of Homes for Sale	224	180	- 19.6%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	46	44	- 4.3%	42	35	- 16.7%
Percent of Original List Price Received*	99.3%	96.9%	- 2.4%	100.3%	101.4%	+ 1.1%
New Listings	113	59	- 47.8%	3,384	2,628	- 22.3%

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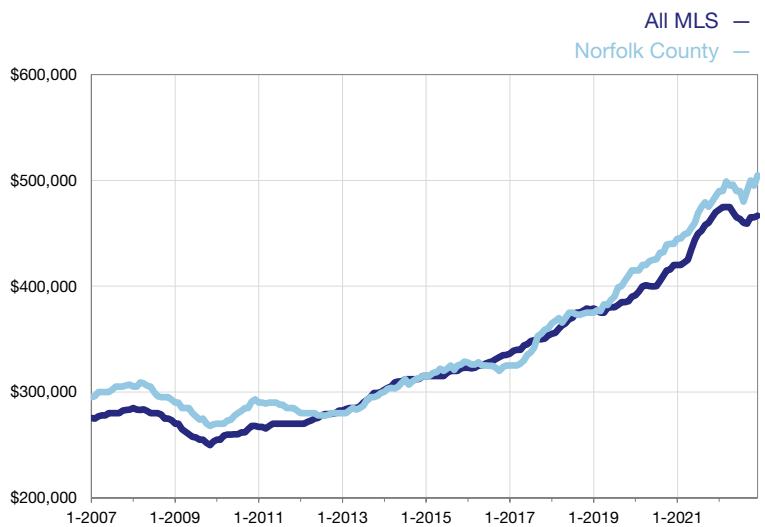
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

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## Nantucket County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	39	20	- 48.7%
Closed Sales	3	3	0.0%	43	26	- 39.5%
Median Sales Price*	\$3,460,000	<b>\$3,175,000</b>	- 8.2%	\$2,850,000	<b>\$3,350,000</b>	+ 17.5%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.2	4.1	+ 241.7%	--	--	--
Cumulative Days on Market Until Sale	25	121	+ 384.0%	102	85	- 16.7%
Percent of Original List Price Received*	98.7%	85.3%	- 13.6%	94.0%	93.4%	- 0.6%
New Listings	0	0	--	43	38	- 11.6%

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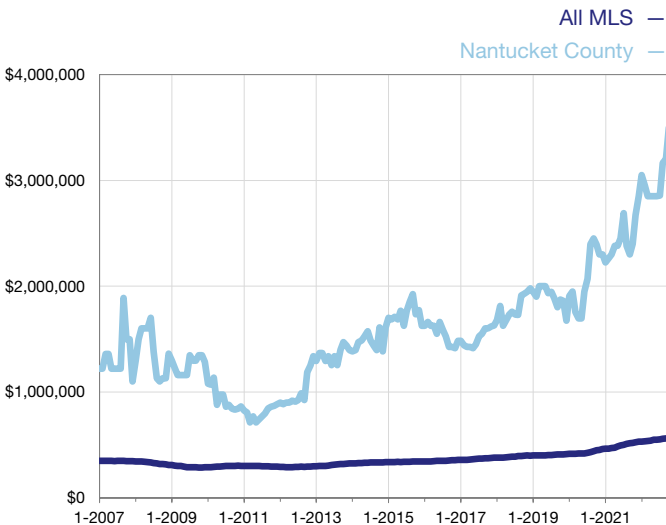
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	4	0	- 100.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$1,525,000	<b>\$0</b>	- 100.0%	\$852,000	<b>\$1,545,000</b>	+ 81.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	129	0	- 100.0%	121	104	- 14.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	94.5%	100.0%	+ 5.8%
New Listings	0	0	--	4	1	- 75.0%

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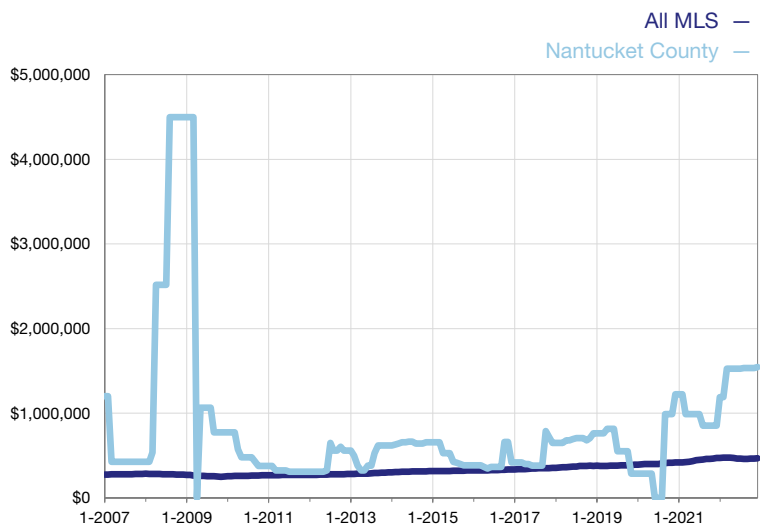
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Middlesex County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	557	478	- 14.2%	11,622	9,854	- 15.2%
Closed Sales	1,080	749	- 30.6%	11,747	10,052	- 14.4%
Median Sales Price*	\$713,500	\$690,000	- 3.3%	\$702,000	\$755,000	+ 7.5%
Inventory of Homes for Sale	560	605	+ 8.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	28	35	+ 25.0%	26	25	- 3.8%
Percent of Original List Price Received*	102.4%	98.2%	- 4.1%	104.4%	104.1%	- 0.3%
New Listings	343	280	- 18.4%	12,896	11,777	- 8.7%

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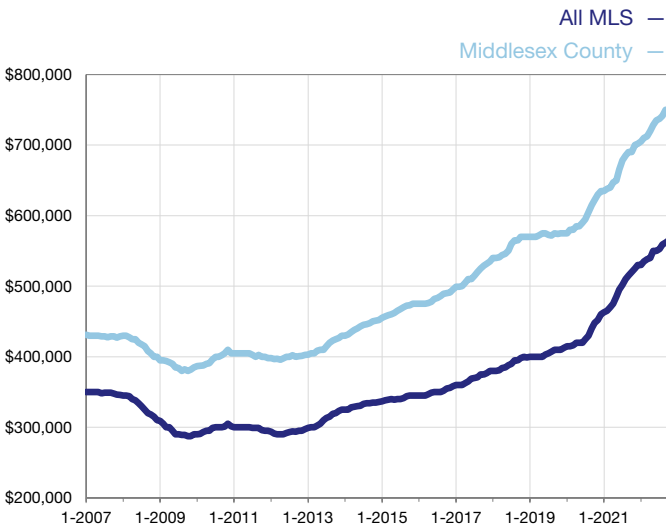
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	372	289	- 22.3%	6,891	5,311	- 22.9%
Closed Sales	575	381	- 33.7%	6,994	5,463	- 21.9%
Median Sales Price*	\$536,000	\$549,535	+ 2.5%	\$536,000	\$585,360	+ 9.2%
Inventory of Homes for Sale	407	408	+ 0.2%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	39	+ 2.6%	35	31	- 11.4%
Percent of Original List Price Received*	100.2%	98.5%	- 1.7%	101.5%	102.4%	+ 0.9%
New Listings	239	188	- 21.3%	7,731	6,547	- 15.3%

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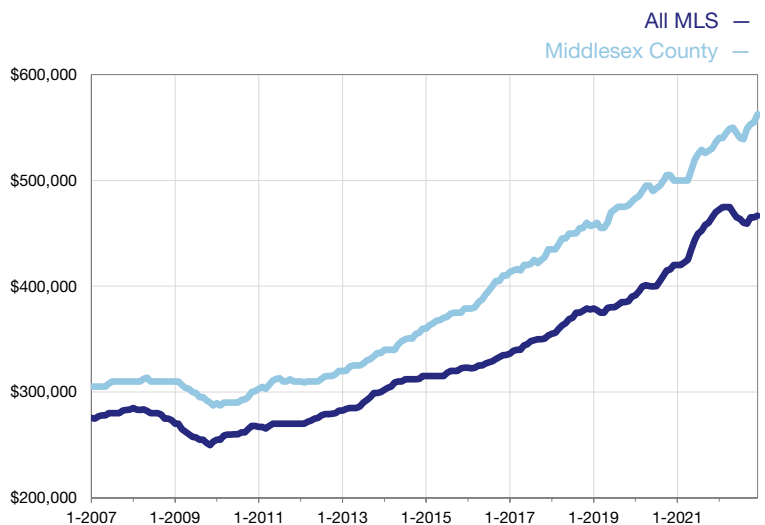
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	71	58	- 18.3%	1,252	1,127	- 10.0%
Closed Sales	98	73	- 25.5%	1,271	1,167	- 8.2%
Median Sales Price*	\$338,500	\$360,000	+ 6.4%	\$365,777	\$400,000	+ 9.4%
Inventory of Homes for Sale	118	106	- 10.2%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	40	+ 29.0%	40	34	- 15.0%
Percent of Original List Price Received*	103.0%	99.9%	- 3.0%	102.2%	102.9%	+ 0.7%
New Listings	45	37	- 17.8%	1,381	1,303	- 5.6%

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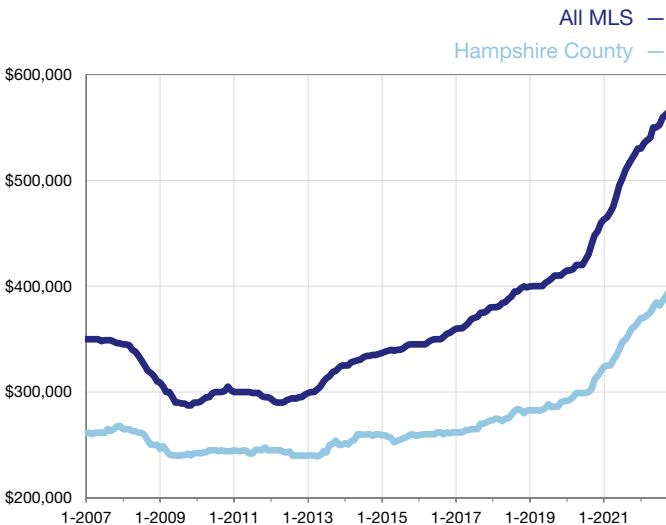
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	11	- 42.1%	339	252	- 25.7%
Closed Sales	23	19	- 17.4%	339	257	- 24.2%
Median Sales Price*	\$230,000	\$270,000	+ 17.4%	\$245,000	\$281,800	+ 15.0%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	47	19	- 59.6%	55	32	- 41.8%
Percent of Original List Price Received*	100.5%	103.8%	+ 3.3%	100.9%	105.1%	+ 4.2%
New Listings	13	15	+ 15.4%	372	312	- 16.1%

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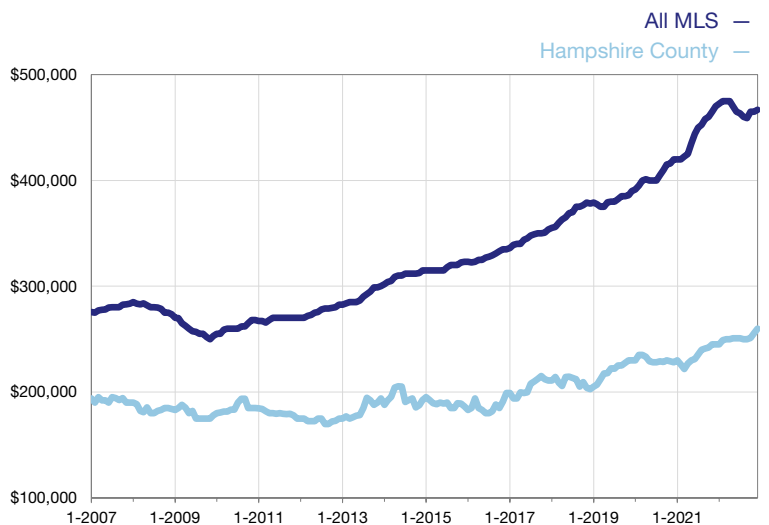
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	249	<b>239</b>	- 4.0%	4,295	<b>3,649</b>	- 15.0%
Closed Sales	439	<b>275</b>	- 37.4%	4,324	<b>3,714</b>	- 14.1%
Median Sales Price*	\$267,600	<b>\$295,000</b>	+ 10.2%	\$266,395	<b>\$290,000</b>	+ 8.9%
Inventory of Homes for Sale	396	<b>295</b>	- 25.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	37	<b>42</b>	+ 13.5%	32	<b>32</b>	0.0%
Percent of Original List Price Received*	100.7%	<b>98.1%</b>	- 2.6%	102.3%	<b>101.7%</b>	- 0.6%
New Listings	223	<b>158</b>	- 29.1%	4,750	<b>4,187</b>	- 11.9%

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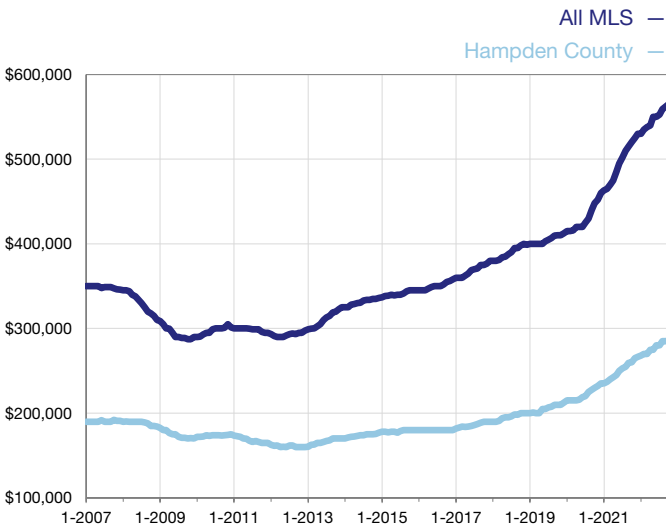
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	37	<b>31</b>	- 16.2%	637	<b>574</b>	- 9.9%
Closed Sales	50	<b>41</b>	- 18.0%	619	<b>587</b>	- 5.2%
Median Sales Price*	\$188,000	<b>\$190,000</b>	+ 1.1%	\$174,400	<b>\$200,000</b>	+ 14.7%
Inventory of Homes for Sale	60	<b>45</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</b>	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	30	<b>25</b>	- 16.7%	31	<b>26</b>	- 16.1%
Percent of Original List Price Received*	100.9%	<b>100.8%</b>	- 0.1%	101.3%	<b>102.0%</b>	+ 0.7%
New Listings	43	<b>24</b>	- 44.2%	678	<b>624</b>	- 8.0%

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

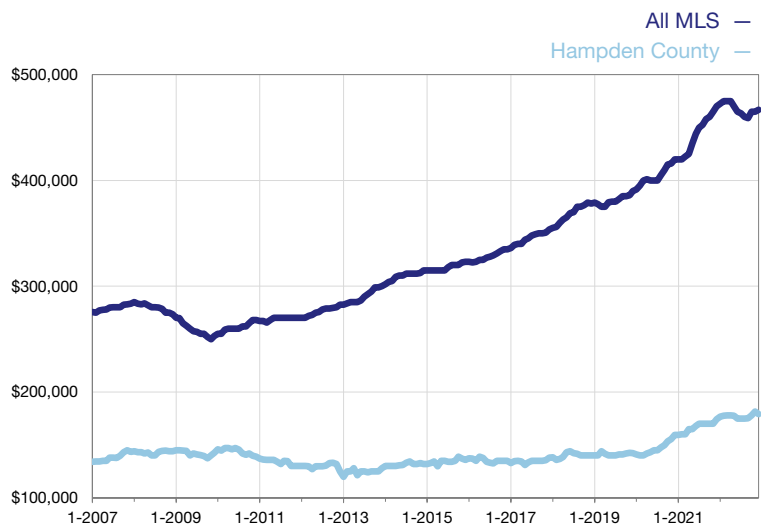
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	41	42	+ 2.4%	622	516	- 17.0%
Closed Sales	65	31	- 52.3%	617	535	- 13.3%
Median Sales Price*	\$282,900	\$290,000	+ 2.5%	\$282,000	\$310,000	+ 9.9%
Inventory of Homes for Sale	69	75	+ 8.7%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	40	39	- 2.5%	39	38	- 2.6%
Percent of Original List Price Received*	99.7%	98.4%	- 1.3%	101.7%	101.3%	- 0.4%
New Listings	29	28	- 3.4%	712	641	- 10.0%

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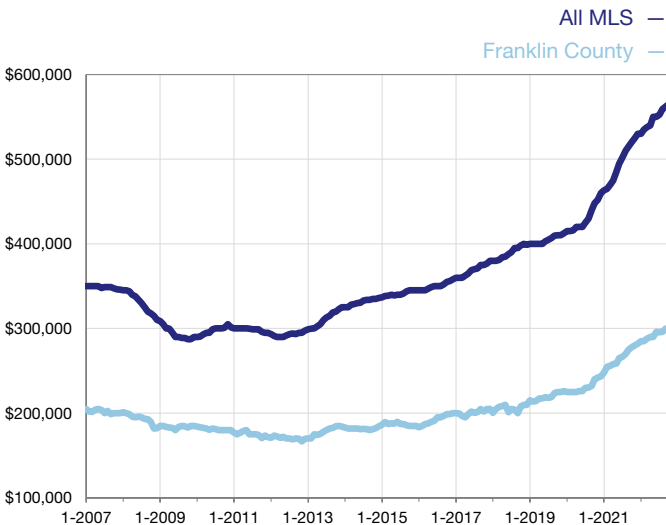
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	35	43	+ 22.9%
Closed Sales	4	6	+ 50.0%	31	47	+ 51.6%
Median Sales Price*	\$247,500	\$217,500	- 12.1%	\$215,000	\$240,000	+ 11.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	24	26	+ 8.3%
Percent of Original List Price Received*	102.8%	97.8%	- 4.9%	101.1%	103.7%	+ 2.6%
New Listings	3	1	- 66.7%	35	50	+ 42.9%

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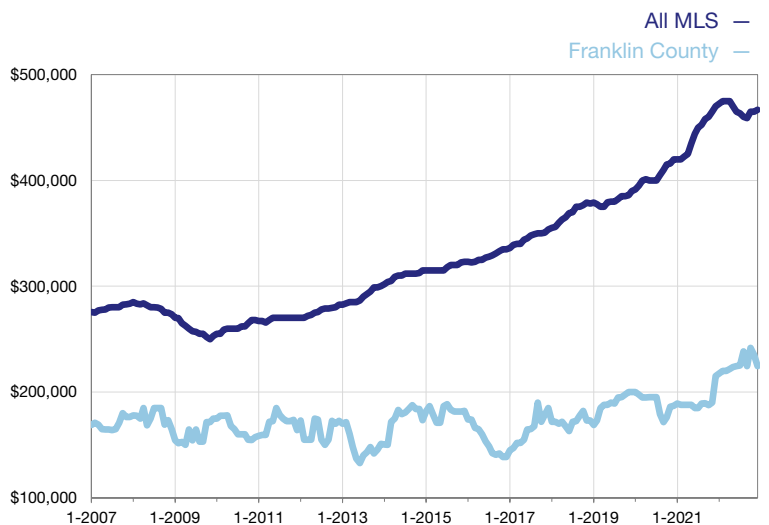
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	329	<b>227</b>	- 31.0%	5,909	<b>4,960</b>	- 16.1%
Closed Sales	524	<b>377</b>	- 28.1%	5,978	<b>5,082</b>	- 15.0%
Median Sales Price*	\$600,000	<b>\$585,000</b>	- 2.5%	\$605,000	<b>\$640,000</b>	+ 5.8%
Inventory of Homes for Sale	314	<b>301</b>	- 4.1%	--	--	--
Months Supply of Inventory	0.6	<b>0.7</b>	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	<b>30</b>	+ 11.1%	27	<b>26</b>	- 3.7%
Percent of Original List Price Received*	102.9%	<b>99.2%</b>	- 3.6%	104.5%	<b>103.5%</b>	- 1.0%
New Listings	199	<b>124</b>	- 37.7%	6,544	<b>5,855</b>	- 10.5%

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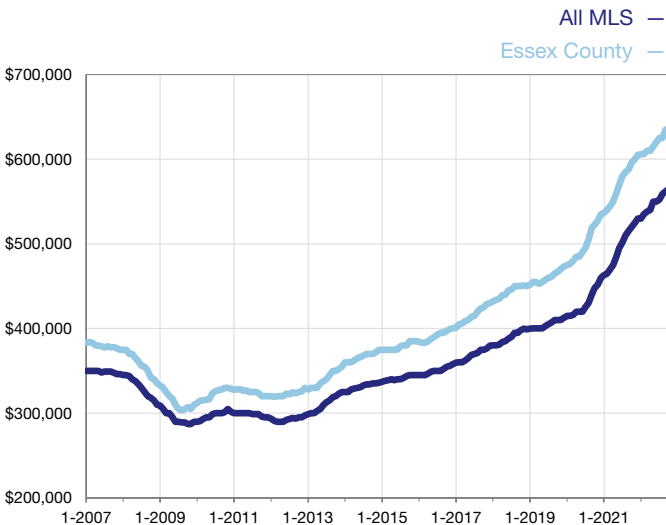
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	151	<b>133</b>	- 11.9%	2,905	<b>2,257</b>	- 22.3%
Closed Sales	257	<b>149</b>	- 42.0%	2,912	<b>2,350</b>	- 19.3%
Median Sales Price*	\$390,000	<b>\$444,000</b>	+ 13.8%	\$385,000	<b>\$426,600</b>	+ 10.8%
Inventory of Homes for Sale	213	<b>148</b>	- 30.5%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	<b>35</b>	+ 2.9%	31	<b>30</b>	- 3.2%
Percent of Original List Price Received*	101.7%	<b>99.1%</b>	- 2.6%	102.0%	<b>102.8%</b>	+ 0.8%
New Listings	109	<b>81</b>	- 25.7%	3,238	<b>2,565</b>	- 20.8%

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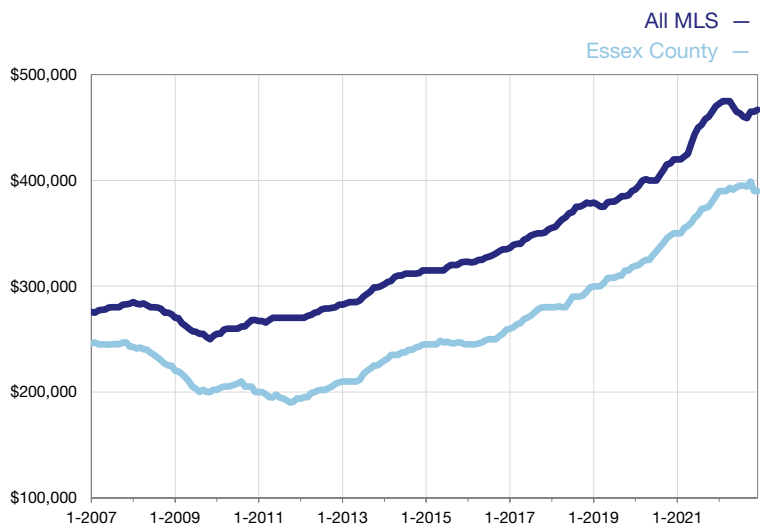
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dukes County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	67	57	- 14.9%
Closed Sales	8	4	- 50.0%	66	53	- 19.7%
Median Sales Price*	\$1,237,500	\$1,710,000	+ 38.2%	\$1,237,500	\$1,520,000	+ 22.8%
Inventory of Homes for Sale	21	29	+ 38.1%	--	--	--
Months Supply of Inventory	3.8	6.1	+ 60.5%	--	--	--
Cumulative Days on Market Until Sale	65	88	+ 35.4%	62	72	+ 16.1%
Percent of Original List Price Received*	99.4%	97.2%	- 2.2%	97.0%	95.5%	- 1.5%
New Listings	3	2	- 33.3%	89	96	+ 7.9%

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

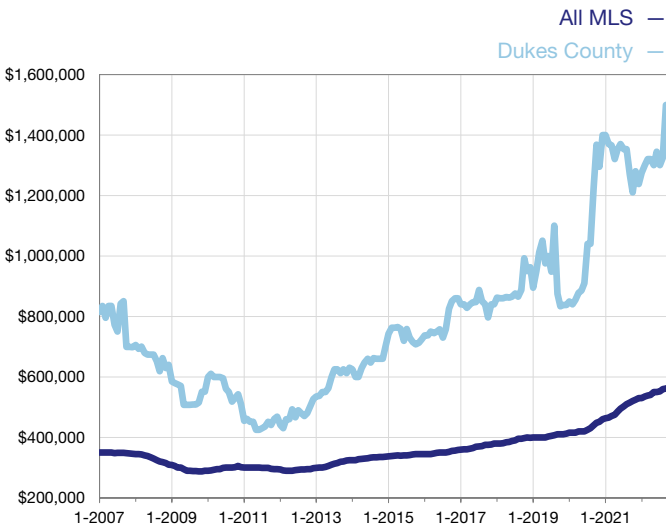
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	9	2	- 77.8%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$650,000	\$890,000	+ 36.9%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	130	14	- 89.2%
Percent of Original List Price Received*	106.0%	0.0%	- 100.0%	91.1%	107.0%	+ 17.5%
New Listings	0	4	--	8	7	- 12.5%

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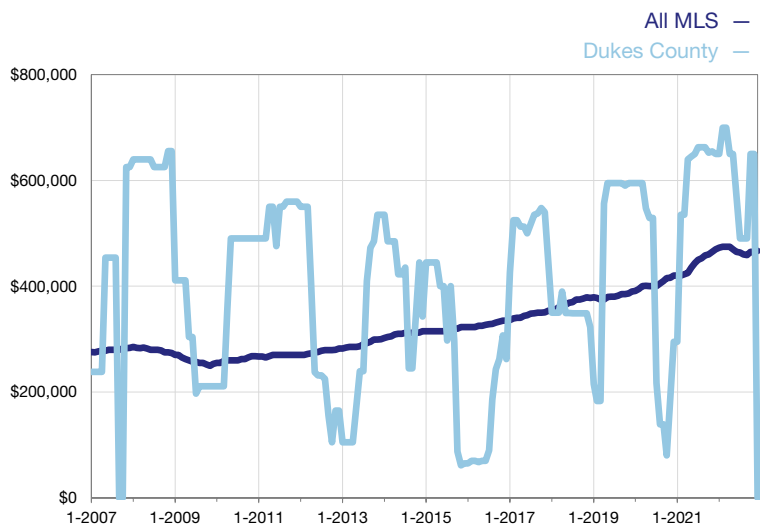
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	280	<b>235</b>	- 16.1%	4,593	<b>3,796</b>	- 17.4%
Closed Sales	430	<b>313</b>	- 27.2%	4,688	<b>3,871</b>	- 17.4%
Median Sales Price*	\$425,000	<b>\$455,000</b>	+ 7.1%	\$425,000	<b>\$460,000</b>	+ 8.2%
Inventory of Homes for Sale	418	<b>388</b>	- 7.2%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	<b>38</b>	+ 18.8%	30	<b>32</b>	+ 6.7%
Percent of Original List Price Received*	100.8%	<b>97.3%</b>	- 3.5%	102.5%	<b>101.0%</b>	- 1.5%
New Listings	203	<b>160</b>	- 21.2%	5,168	<b>4,624</b>	- 10.5%

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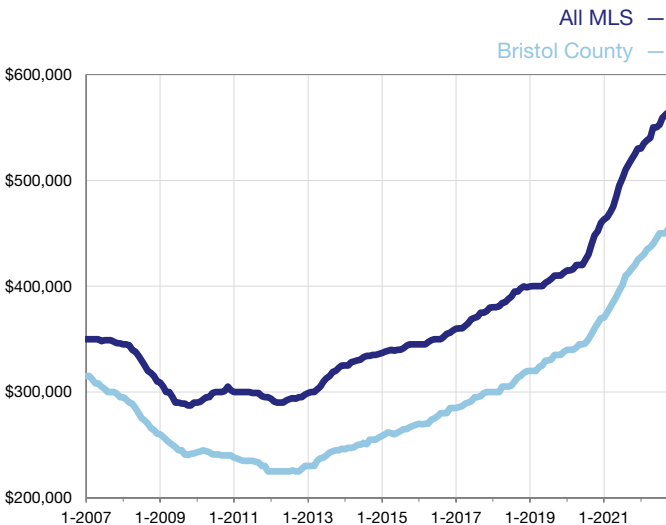
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	62	<b>38</b>	- 38.7%	851	<b>764</b>	- 10.2%
Closed Sales	82	<b>61</b>	- 25.6%	872	<b>789</b>	- 9.5%
Median Sales Price*	\$270,000	<b>\$300,000</b>	+ 11.1%	\$270,500	<b>\$315,000</b>	+ 16.5%
Inventory of Homes for Sale	66	<b>61</b>	- 7.6%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	<b>36</b>	+ 44.0%	28	<b>28</b>	0.0%
Percent of Original List Price Received*	102.2%	<b>98.9%</b>	- 3.2%	101.8%	<b>102.7%</b>	+ 0.9%
New Listings	57	<b>36</b>	- 36.8%	941	<b>865</b>	- 8.1%

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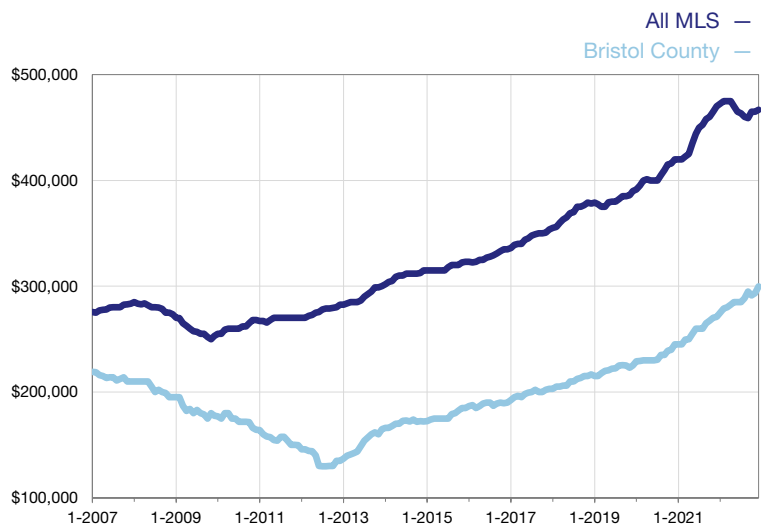
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkshire County

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	57	59	+ 3.5%
Closed Sales	5	8	+ 60.0%	53	60	+ 13.2%
Median Sales Price*	\$295,000	<b>\$265,750</b>	- 9.9%	\$270,000	<b>\$326,000</b>	+ 20.7%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	4.4	3.5	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	130	45	- 65.4%	71	72	+ 1.4%
Percent of Original List Price Received*	90.3%	<b>94.4%</b>	+ 4.5%	96.3%	<b>92.6%</b>	- 3.8%
New Listings	4	2	- 50.0%	93	90	- 3.2%

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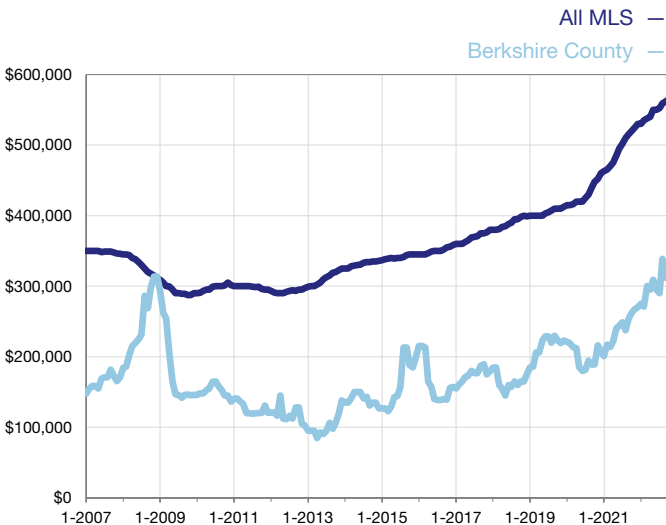
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$157,255	<b>\$0</b>	- 100.0%	\$222,000	<b>\$164,625</b>	- 25.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	4.0	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	65	58	- 10.8%
Percent of Original List Price Received*	100.9%	<b>0.0%</b>	- 100.0%	97.0%	<b>94.0%</b>	- 3.1%
New Listings	0	1	--	5	8	+ 60.0%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

