

Multi-Family Housing Activity Report

December 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Dec-2021	Dec-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		892	513	- 42.5%	9,090	7,349	- 19.2%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$560,000	\$560,000	0.0%	\$530,000	\$582,250	+ 9.9%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,261	838	- 33.5%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.7	1.4	- 14.7%	--	--	--
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.*		38	42	+ 9.4%	38	37	- 2.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.7%	96.6%	- 3.1%	100.6%	100.2%	- 0.5%
New Listings A count of the properties that have been newly listed on the market in a given month.		448	335	- 25.2%	11,632	9,669	- 16.9%

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

