

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	510	546	+ 7.1%	510	546	+ 7.1%
Closed Sales	755	493	- 34.7%	755	493	- 34.7%
Median Sales Price*	\$725,000	\$710,000	- 2.1%	\$725,000	\$710,000	- 2.1%
Inventory of Homes for Sale	802	863	+ 7.6%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	37	48	+ 29.7%	37	48	+ 29.7%
Percent of Original List Price Received*	101.1%	96.5%	- 4.5%	101.1%	96.5%	- 4.5%
New Listings	638	648	+ 1.6%	638	648	+ 1.6%

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

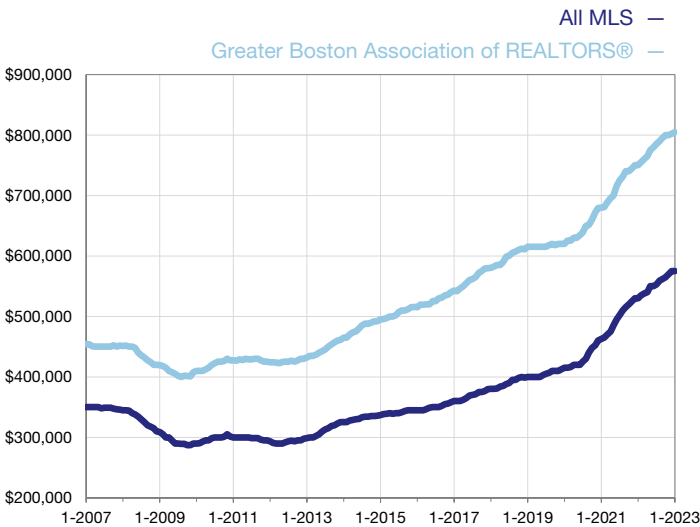
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	643	592	- 7.9%	643	592	- 7.9%
Closed Sales	728	552	- 24.2%	728	552	- 24.2%
Median Sales Price*	\$596,367	\$686,250	+ 15.1%	\$596,367	\$686,250	+ 15.1%
Inventory of Homes for Sale	1,403	1,193	- 15.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	54	53	- 1.9%	54	53	- 1.9%
Percent of Original List Price Received*	98.0%	97.8%	- 0.2%	98.0%	97.8%	- 0.2%
New Listings	904	820	- 9.3%	904	820	- 9.3%

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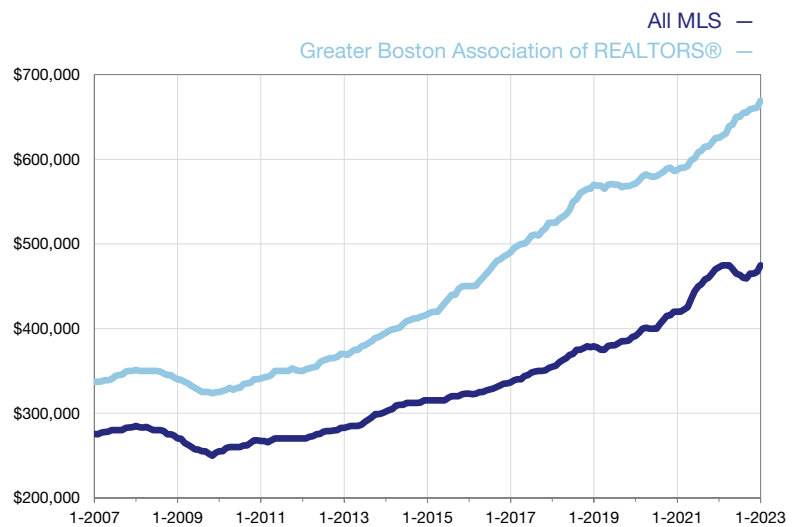
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Resources. Relationships. Results.

South Shore REALTORS®

- 29.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.7%

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

- 13.1%

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

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	222	270	+ 21.6%	222	270	+ 21.6%
Closed Sales	337	237	- 29.7%	337	237	- 29.7%
Median Sales Price*	\$579,000	\$560,000	- 3.3%	\$579,000	\$560,000	- 3.3%
Inventory of Homes for Sale	402	374	- 7.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 15.7%	--	--	--
Cumulative Days on Market Until Sale	35	43	+ 22.9%	35	43	+ 22.9%
Percent of Original List Price Received*	101.5%	96.1%	- 5.3%	101.5%	96.1%	- 5.3%
New Listings	276	252	- 8.7%	276	252	- 8.7%

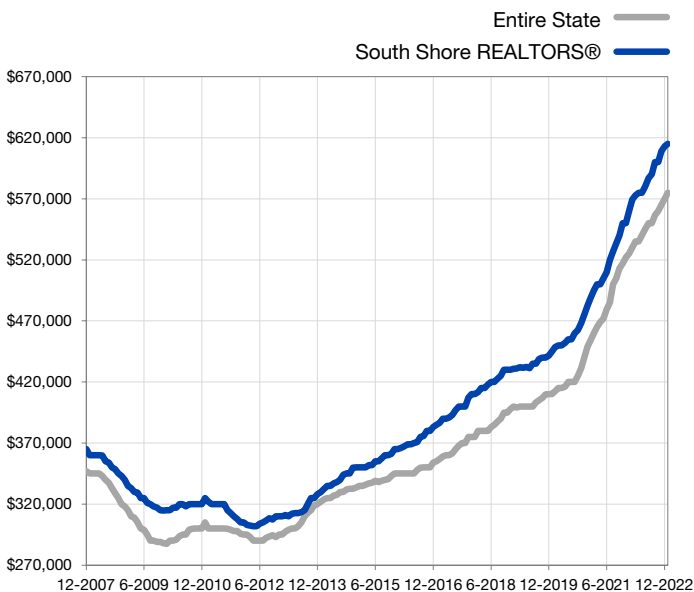
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	85	87	+ 2.4%	85	87	+ 2.4%
Closed Sales	115	82	- 28.7%	115	82	- 28.7%
Median Sales Price*	\$419,000	\$419,950	+ 0.2%	\$419,000	\$419,950	+ 0.2%
Inventory of Homes for Sale	155	110	- 29.0%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 0.1%	--	--	--
Cumulative Days on Market Until Sale	41	45	+ 10.6%	41	45	+ 10.6%
Percent of Original List Price Received*	100.2%	100.0%	- 0.2%	100.2%	100.0%	- 0.2%
New Listings	102	97	- 4.9%	102	97	- 4.9%

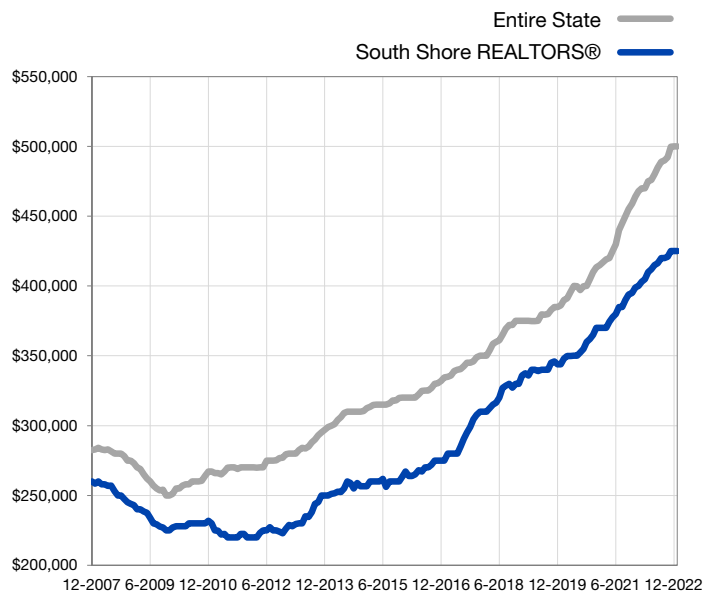
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 29.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.0%

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

- 11.0%

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

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	224	225	+ 0.4%	224	225	+ 0.4%
Closed Sales	303	213	- 29.7%	303	213	- 29.7%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$450,000	\$465,000	+ 3.3%
Inventory of Homes for Sale	463	406	- 12.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 7.0%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 20.7%	36	43	+ 20.7%
Percent of Original List Price Received*	101.2%	97.3%	- 3.8%	101.2%	97.3%	- 3.8%
New Listings	296	241	- 18.6%	296	241	- 18.6%

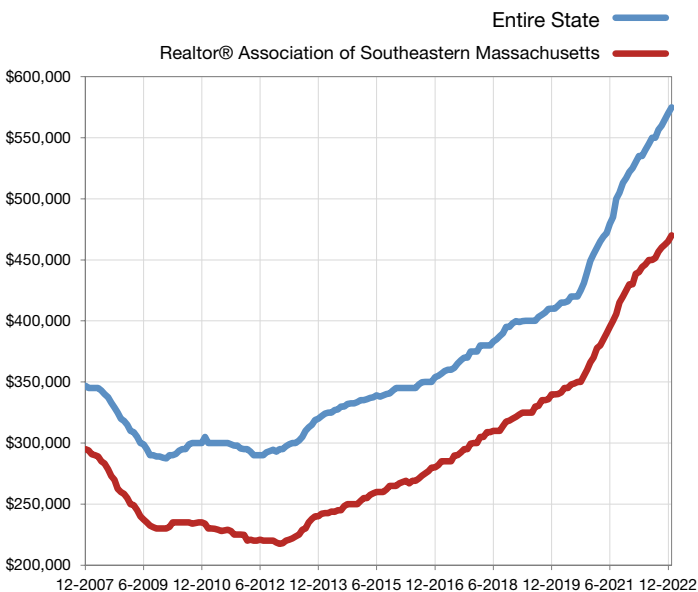
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	61	62	+ 1.6%	61	62	+ 1.6%
Closed Sales	51	38	- 25.5%	51	38	- 25.5%
Median Sales Price*	\$270,000	\$357,500	+ 32.4%	\$270,000	\$357,500	+ 32.4%
Inventory of Homes for Sale	80	77	- 3.8%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 0.6%	--	--	--
Cumulative Days on Market Until Sale	26	41	+ 57.8%	26	41	+ 57.8%
Percent of Original List Price Received*	102.7%	99.3%	- 3.3%	102.7%	99.3%	- 3.3%
New Listings	70	52	- 25.7%	70	52	- 25.7%

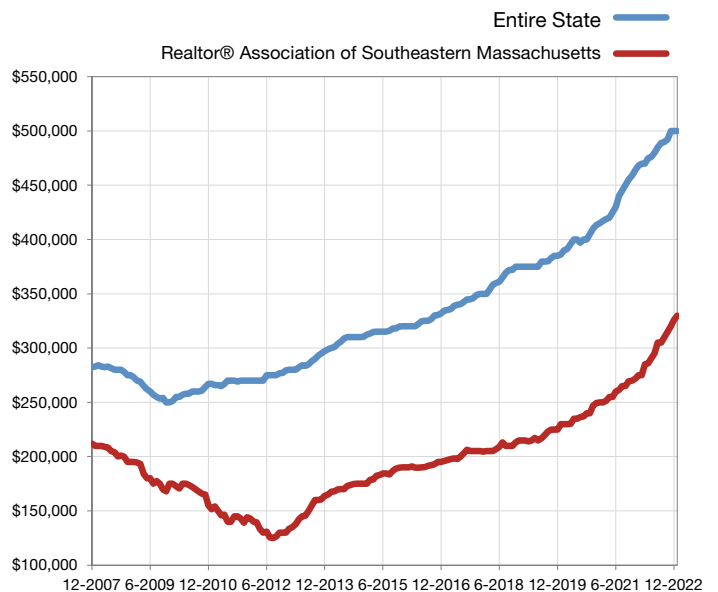
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 33.3%

+ 1.5%

- 15.6%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	305	309	+ 1.3%	305	309	+ 1.3%
Closed Sales	375	253	- 32.5%	375	253	- 32.5%
Median Sales Price*	\$280,000	\$290,000	+ 3.6%	\$280,000	\$290,000	+ 3.6%
Inventory of Homes for Sale	543	458	- 15.7%	--	--	--
Months Supply of Inventory	1.1	1.0	- 1.6%	--	--	--
Cumulative Days on Market Until Sale	36	49	+ 36.2%	36	49	+ 36.2%
Percent of Original List Price Received*	100.9%	97.3%	- 3.6%	100.9%	97.3%	- 3.6%
New Listings	326	302	- 7.4%	326	302	- 7.4%

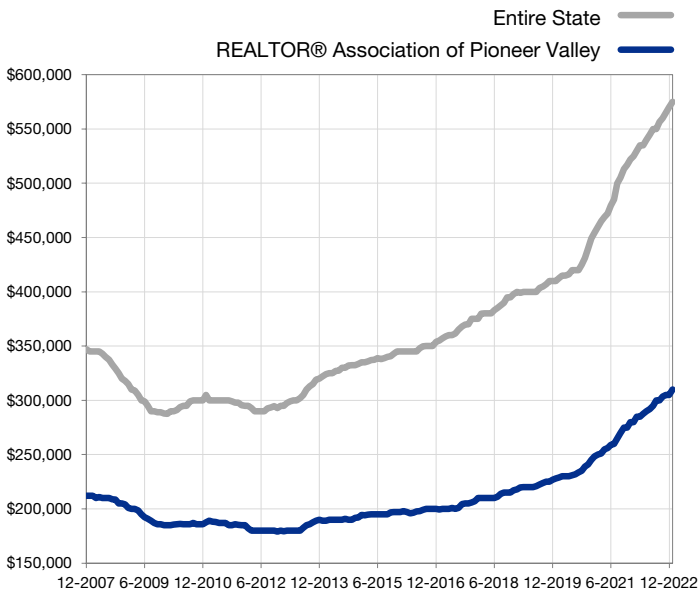
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	51	57	+ 11.8%	51	57	+ 11.8%
Closed Sales	67	42	- 37.3%	67	42	- 37.3%
Median Sales Price*	\$225,000	\$217,000	- 3.6%	\$225,000	\$217,000	- 3.6%
Inventory of Homes for Sale	100	85	- 15.0%	--	--	--
Months Supply of Inventory	1.2	1.2	- 1.4%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 1.4%	33	32	- 1.4%
Percent of Original List Price Received*	101.8%	99.2%	- 2.5%	101.8%	99.2%	- 2.5%
New Listings	59	51	- 13.6%	59	51	- 13.6%

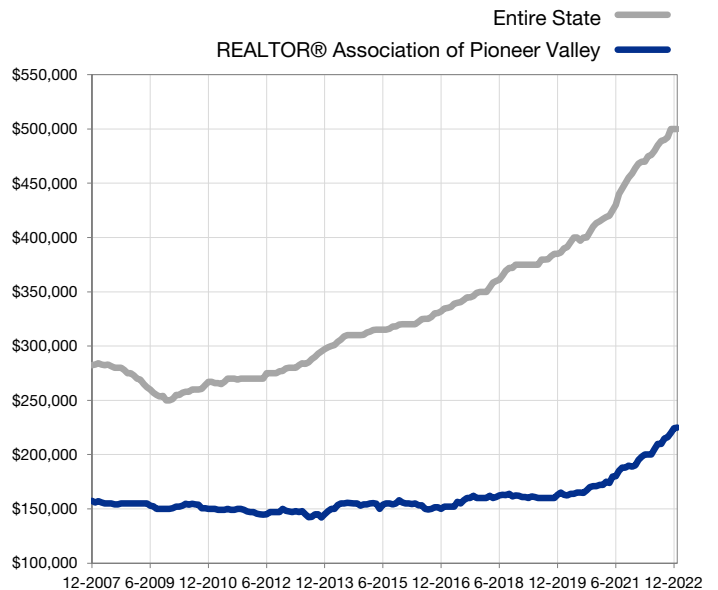
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 37.9%

+ 0.5%

- 10.2%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	148	171	+ 15.5%	148	171	+ 15.5%
Closed Sales	225	131	- 41.8%	225	131	- 41.8%
Median Sales Price*	\$585,000	\$592,500	+ 1.3%	\$585,000	\$592,500	+ 1.3%
Inventory of Homes for Sale	197	209	+ 6.1%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 28.4%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 24.4%	29	36	+ 24.4%
Percent of Original List Price Received*	101.8%	98.1%	- 3.6%	101.8%	98.1%	- 3.6%
New Listings	163	194	+ 19.0%	163	194	+ 19.0%

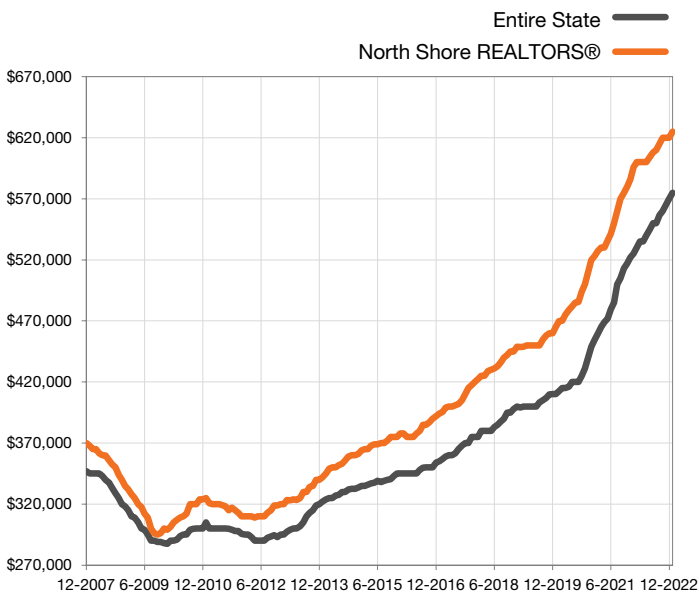
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	108	95	- 12.0%	108	95	- 12.0%
Closed Sales	115	80	- 30.4%	115	80	- 30.4%
Median Sales Price*	\$400,000	\$440,400	+ 10.1%	\$400,000	\$440,400	+ 10.1%
Inventory of Homes for Sale	128	83	- 35.2%	--	--	--
Months Supply of Inventory	0.8	0.7	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	38	44	+ 14.7%	38	44	+ 14.7%
Percent of Original List Price Received*	101.5%	97.5%	- 4.0%	101.5%	97.5%	- 4.0%
New Listings	102	85	- 16.7%	102	85	- 16.7%

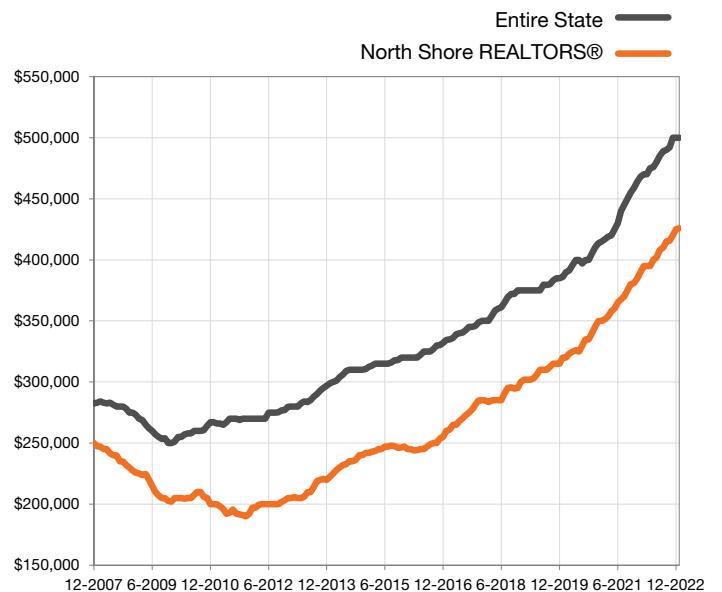
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Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 31.5%

+ 2.1%

- 32.8%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	150	149	- 0.7%	150	149	- 0.7%
Closed Sales	206	142	- 31.1%	206	142	- 31.1%
Median Sales Price*	\$550,000	\$542,500	- 1.4%	\$550,000	\$542,500	- 1.4%
Inventory of Homes for Sale	210	134	- 36.2%	--	--	--
Months Supply of Inventory	0.7	0.5	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.7%	31	36	+ 16.7%
Percent of Original List Price Received*	102.4%	98.5%	- 3.9%	102.4%	98.5%	- 3.9%
New Listings	191	139	- 27.2%	191	139	- 27.2%

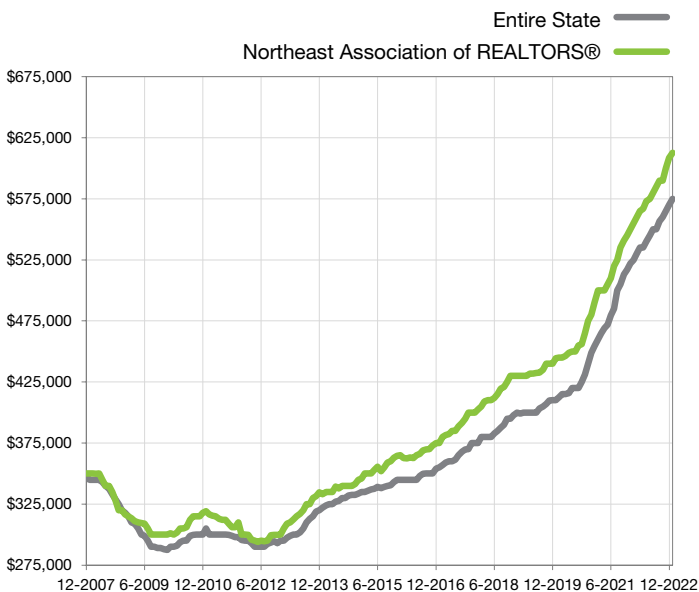
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	80	105	+ 31.3%	80	105	+ 31.3%
Closed Sales	89	60	- 32.6%	89	60	- 32.6%
Median Sales Price*	\$330,000	\$382,750	+ 16.0%	\$330,000	\$382,750	+ 16.0%
Inventory of Homes for Sale	95	71	- 25.3%	--	--	--
Months Supply of Inventory	0.7	0.7	- 5.5%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.0%	31	49	+ 58.0%
Percent of Original List Price Received*	103.2%	99.3%	- 3.8%	103.2%	99.3%	- 3.8%
New Listings	91	104	+ 14.3%	91	104	+ 14.3%

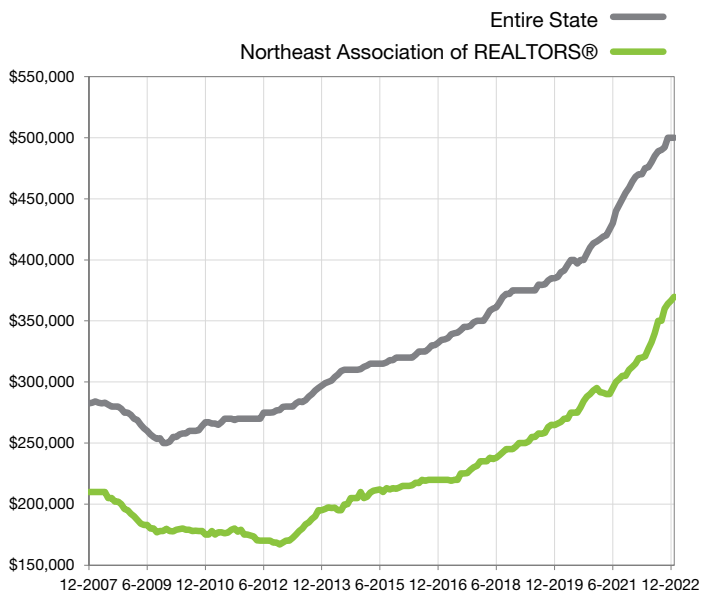
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 23.6%

+ 4.2%

- 0.4%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	135	132	- 2.2%	135	132	- 2.2%
Closed Sales	173	127	- 26.6%	173	127	- 26.6%
Median Sales Price*	\$375,500	\$400,000	+ 6.5%	\$375,500	\$400,000	+ 6.5%
Inventory of Homes for Sale	223	219	- 1.8%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 20.5%	--	--	--
Cumulative Days on Market Until Sale	33	45	+ 39.2%	33	45	+ 39.2%
Percent of Original List Price Received*	100.4%	97.8%	- 2.5%	100.4%	97.8%	- 2.5%
New Listings	137	135	- 1.5%	137	135	- 1.5%

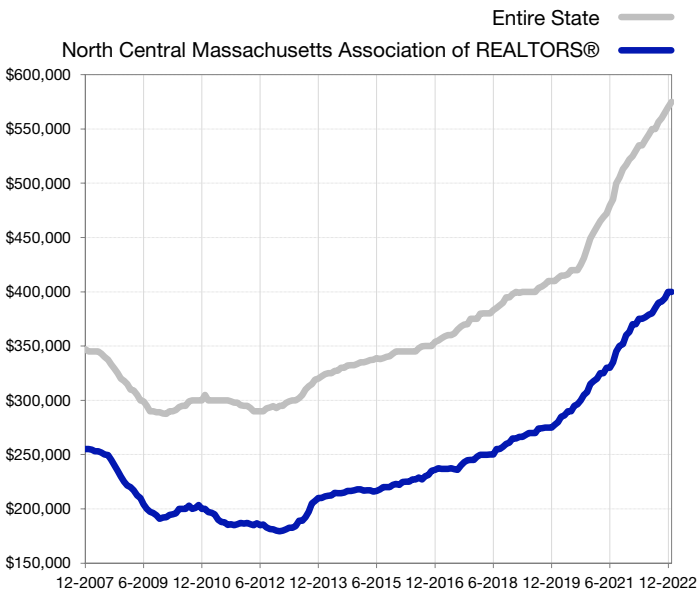
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	24	+ 26.3%	19	24	+ 26.3%
Closed Sales	26	25	- 3.8%	26	25	- 3.8%
Median Sales Price*	\$290,000	\$300,000	+ 3.4%	\$290,000	\$300,000	+ 3.4%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 11.0%	31	35	+ 11.0%
Percent of Original List Price Received*	100.0%	100.9%	+ 1.0%	100.0%	100.9%	+ 1.0%
New Listings	21	20	- 4.8%	21	20	- 4.8%

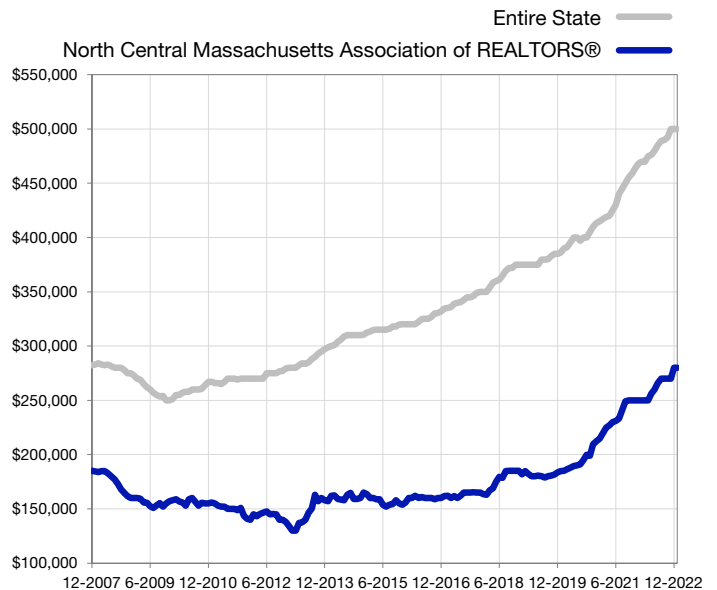
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Single-Family Properties



Condominium Properties



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Greater Newburyport REALTORS®

- 20.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 12.7%

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

- 14.6%

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

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	33	+ 83.3%	18	33	+ 83.3%
Closed Sales	28	18	- 35.7%	28	18	- 35.7%
Median Sales Price*	\$608,500	\$585,000	- 3.9%	\$608,500	\$585,000	- 3.9%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 14.2%	--	--	--
Cumulative Days on Market Until Sale	41	60	+ 48.2%	41	60	+ 48.2%
Percent of Original List Price Received*	101.6%	92.3%	- 9.1%	101.6%	92.3%	- 9.1%
New Listings	28	37	+ 32.1%	28	37	+ 32.1%

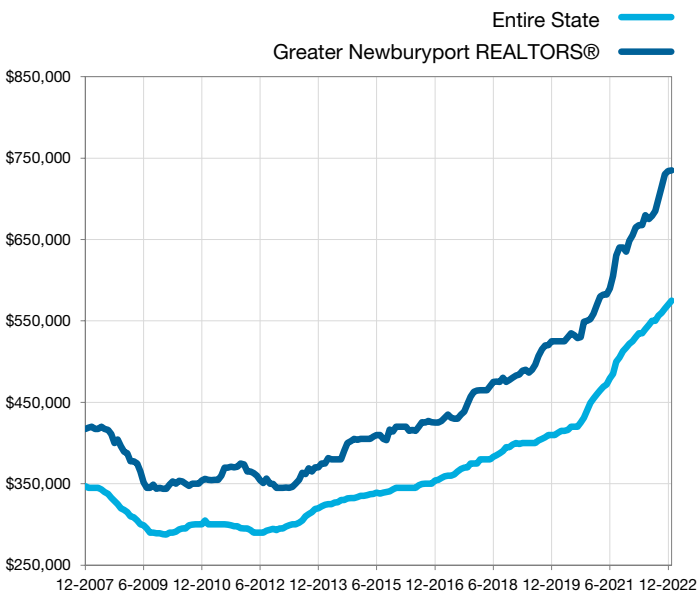
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	22	+ 37.5%	16	22	+ 37.5%
Closed Sales	21	21	0.0%	21	21	0.0%
Median Sales Price*	\$465,000	\$350,000	- 24.7%	\$465,000	\$350,000	- 24.7%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 20.2%	--	--	--
Cumulative Days on Market Until Sale	30	89	+ 193.1%	30	89	+ 193.1%
Percent of Original List Price Received*	102.5%	98.0%	- 4.4%	102.5%	98.0%	- 4.4%
New Listings	26	25	- 3.8%	26	25	- 3.8%

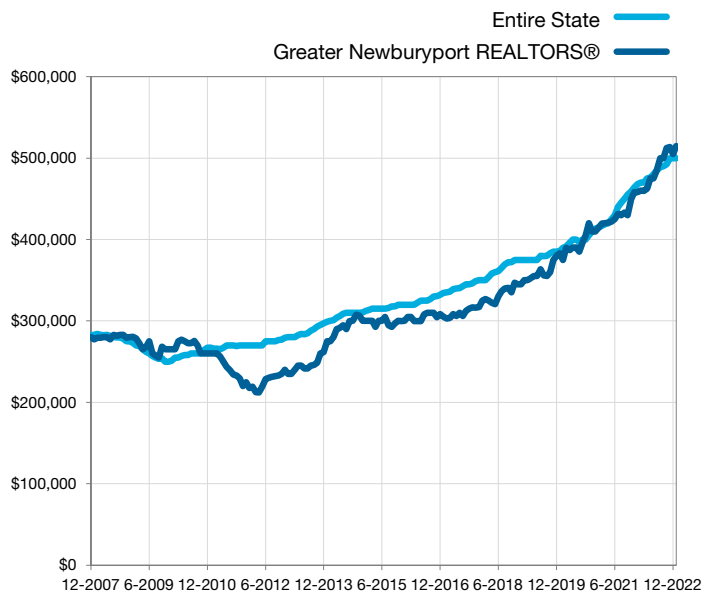
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 24.1%

0.0%

- 16.3%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	52	64	+ 23.1%	52	64	+ 23.1%
Closed Sales	70	52	- 25.7%	70	52	- 25.7%
Median Sales Price*	\$400,000	\$402,450	+ 0.6%	\$400,000	\$402,450	+ 0.6%
Inventory of Homes for Sale	108	91	- 15.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 7.3%	--	--	--
Cumulative Days on Market Until Sale	46	53	+ 15.9%	46	53	+ 15.9%
Percent of Original List Price Received*	97.0%	95.5%	- 1.6%	97.0%	95.5%	- 1.6%
New Listings	58	63	+ 8.6%	58	63	+ 8.6%

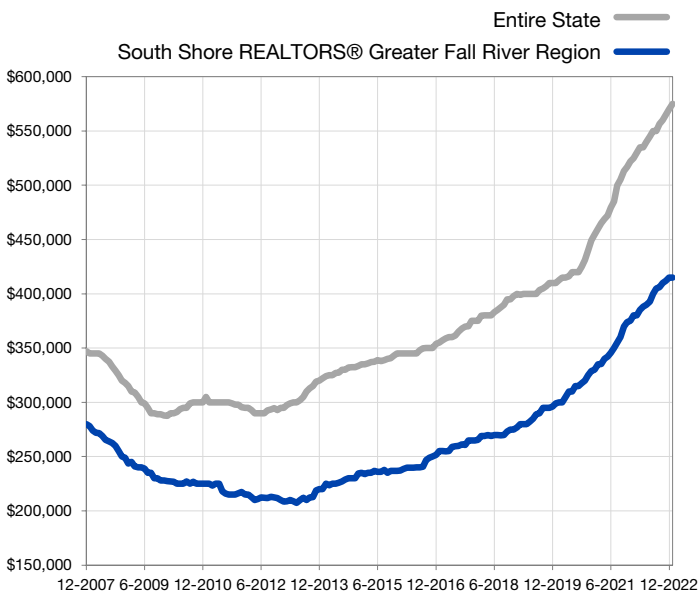
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*	\$163,900	\$204,000	+ 24.5%	\$163,900	\$204,000	+ 24.5%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	1.8	1.8	- 1.4%	--	--	--
Cumulative Days on Market Until Sale	11	51	+ 351.1%	11	51	+ 351.1%
Percent of Original List Price Received*	100.9%	99.2%	- 1.6%	100.9%	99.2%	- 1.6%
New Listings	1	12	+ 1100.0%	1	12	+ 1100.0%

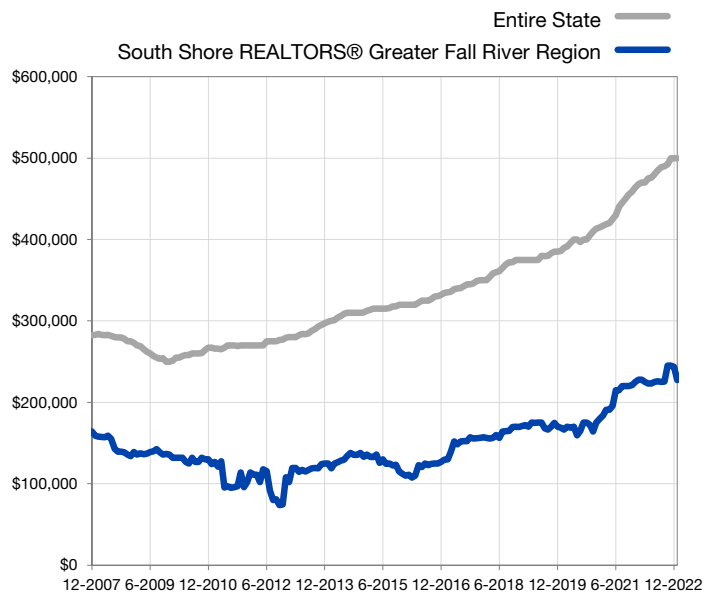
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 27.0%

+ 3.8%

- 23.8%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	287	303	+ 5.6%	287	303	+ 5.6%
Closed Sales	387	271	- 30.0%	387	271	- 30.0%
Median Sales Price*	\$405,000	\$419,900	+ 3.7%	\$405,000	\$419,900	+ 3.7%
Inventory of Homes for Sale	452	336	- 25.7%	--	--	--
Months Supply of Inventory	0.9	0.7	- 14.2%	--	--	--
Cumulative Days on Market Until Sale	32	44	+ 34.4%	32	44	+ 34.4%
Percent of Original List Price Received*	101.2%	97.7%	- 3.5%	101.2%	97.7%	- 3.5%
New Listings	270	294	+ 8.9%	270	294	+ 8.9%

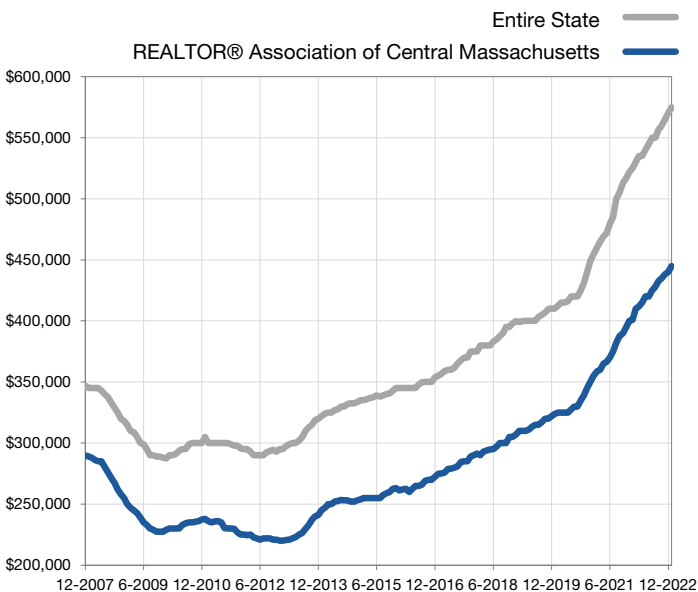
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	100	+ 20.5%	83	100	+ 20.5%
Closed Sales	83	72	- 13.3%	83	72	- 13.3%
Median Sales Price*	\$315,900	\$327,500	+ 3.7%	\$315,900	\$327,500	+ 3.7%
Inventory of Homes for Sale	153	125	- 18.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 25.4%	25	32	+ 25.4%
Percent of Original List Price Received*	101.5%	101.1%	- 0.5%	101.5%	101.1%	- 0.5%
New Listings	98	110	+ 12.2%	98	110	+ 12.2%

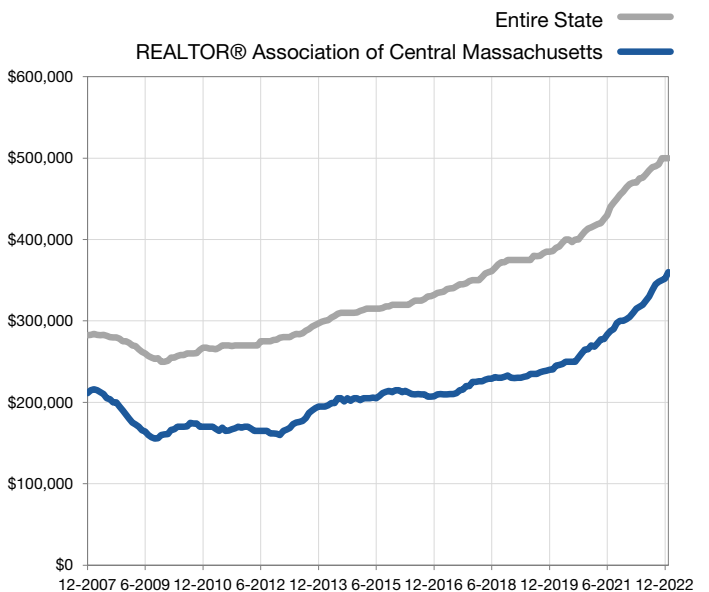
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 32.3%

+ 5.5%

+ 6.5%

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

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	404	402	- 0.5%	404	402	- 0.5%
Closed Sales	511	343	- 32.9%	511	343	- 32.9%
Median Sales Price*	\$625,000	\$659,000	+ 5.4%	\$625,000	\$659,000	+ 5.4%
Inventory of Homes for Sale	623	669	+ 7.4%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 37.3%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.4%	39	46	+ 17.4%
Percent of Original List Price Received*	99.0%	94.5%	- 4.6%	99.0%	94.5%	- 4.6%
New Listings	400	318	- 20.5%	400	318	- 20.5%

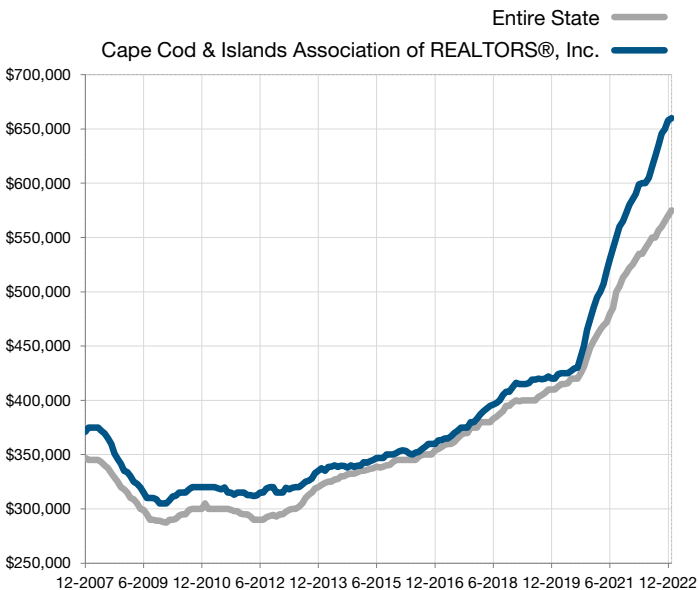
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	102	84	- 17.6%	102	84	- 17.6%
Closed Sales	123	86	- 30.1%	123	86	- 30.1%
Median Sales Price*	\$369,900	\$465,000	+ 25.7%	\$369,900	\$465,000	+ 25.7%
Inventory of Homes for Sale	206	214	+ 3.9%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 27.9%	--	--	--
Cumulative Days on Market Until Sale	56	52	- 6.9%	56	52	- 6.9%
Percent of Original List Price Received*	99.7%	96.2%	- 3.5%	99.7%	96.2%	- 3.5%
New Listings	108	87	- 19.4%	108	87	- 19.4%

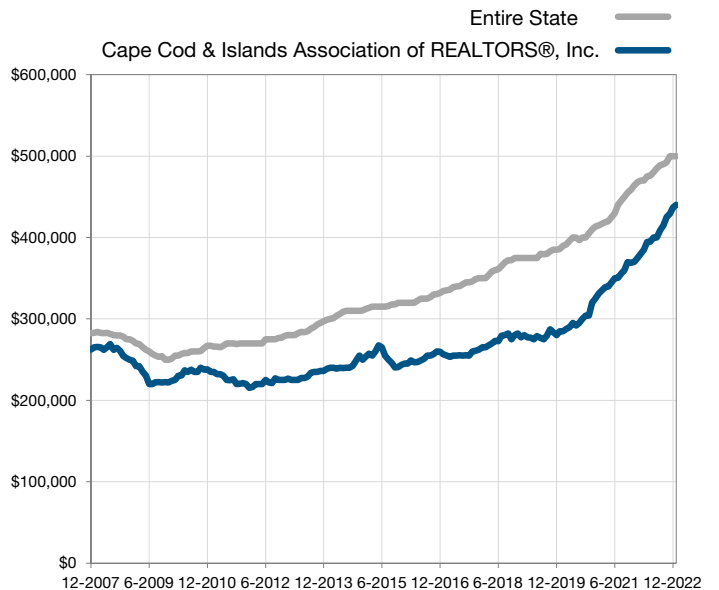
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 31.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 6.9%

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

- 23.7%

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

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	93	77	- 17.2%	93	77	- 17.2%
Closed Sales	125	83	- 33.6%	125	83	- 33.6%
Median Sales Price*	\$329,000	\$275,000	- 16.4%	\$329,000	\$275,000	- 16.4%
Inventory of Homes for Sale	271	184	- 32.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	104	87	- 16.3%	104	87	- 16.3%
Percent of Original List Price Received*	95.6%	94.6%	- 1.0%	95.6%	94.6%	- 1.0%
New Listings	84	65	- 22.6%	84	65	- 22.6%

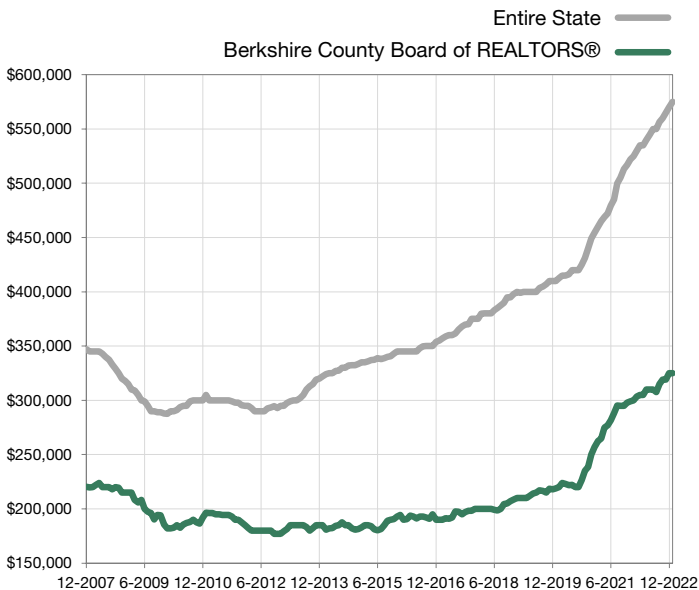
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	4	- 69.2%	13	4	- 69.2%
Closed Sales	16	14	- 12.5%	16	14	- 12.5%
Median Sales Price*	\$266,056	\$532,500	+ 100.1%	\$266,056	\$532,500	+ 100.1%
Inventory of Homes for Sale	24	41	+ 70.8%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 123.2%	--	--	--
Cumulative Days on Market Until Sale	139	67	- 51.9%	139	67	- 51.9%
Percent of Original List Price Received*	96.6%	96.5%	- 0.2%	96.6%	96.5%	- 0.2%
New Listings	12	13	+ 8.3%	12	13	+ 8.3%

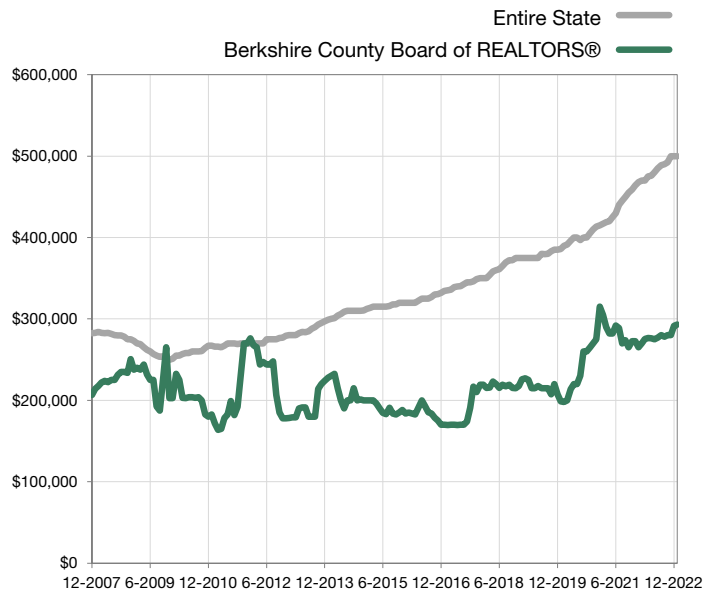
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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