

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	264	234	- 11.4%	264	234	- 11.4%
Closed Sales	309	216	- 30.1%	309	216	- 30.1%
Median Sales Price*	\$650,000	\$660,000	+ 1.5%	\$650,000	\$660,000	+ 1.5%
Inventory of Homes for Sale	402	416	+ 3.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	37	46	+ 24.3%	37	46	+ 24.3%
Percent of Original List Price Received*	99.0%	94.2%	- 4.8%	99.0%	94.2%	- 4.8%
New Listings	251	194	- 22.7%	251	194	- 22.7%

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

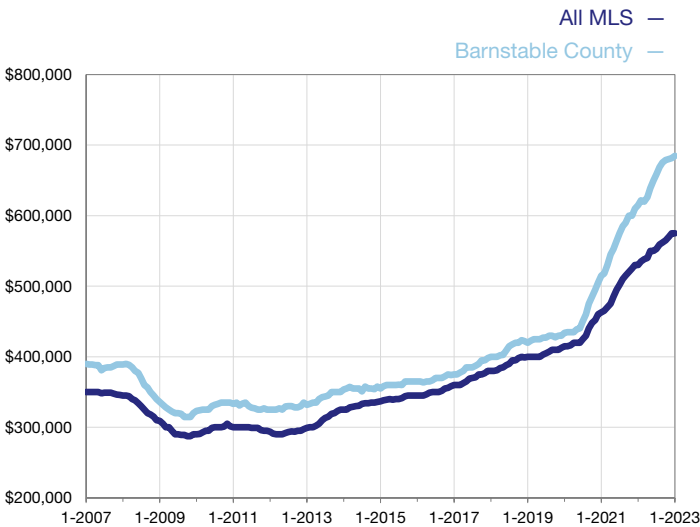
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	71	58	- 18.3%	71	58	- 18.3%
Closed Sales	90	62	- 31.1%	90	62	- 31.1%
Median Sales Price*	\$402,500	\$465,000	+ 15.5%	\$402,500	\$465,000	+ 15.5%
Inventory of Homes for Sale	136	137	+ 0.7%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	54	48	- 11.1%	54	48	- 11.1%
Percent of Original List Price Received*	100.4%	95.8%	- 4.6%	100.4%	95.8%	- 4.6%
New Listings	78	62	- 20.5%	78	62	- 20.5%

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

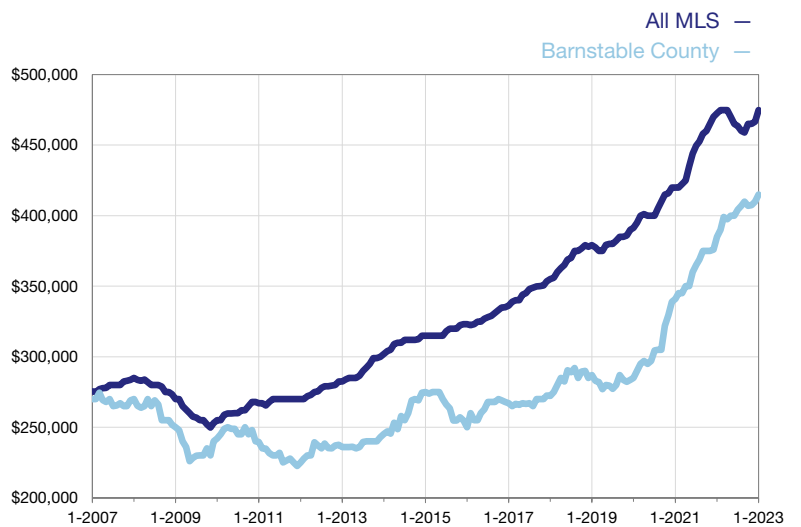
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	381	392	+ 2.9%	381	392	+ 2.9%
Closed Sales	501	356	- 28.9%	501	356	- 28.9%
Median Sales Price*	\$393,000	\$410,000	+ 4.3%	\$393,000	\$410,000	+ 4.3%
Inventory of Homes for Sale	603	489	- 18.9%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	44	+ 33.3%	33	44	+ 33.3%
Percent of Original List Price Received*	100.8%	97.7%	- 3.1%	100.8%	97.7%	- 3.1%
New Listings	365	386	+ 5.8%	365	386	+ 5.8%

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

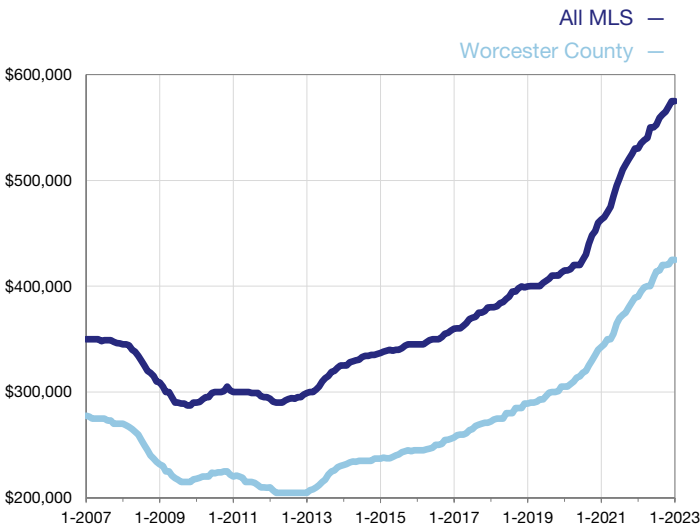
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	96	106	+ 10.4%	96	106	+ 10.4%
Closed Sales	96	92	- 4.2%	96	92	- 4.2%
Median Sales Price*	\$300,000	\$317,500	+ 5.8%	\$300,000	\$317,500	+ 5.8%
Inventory of Homes for Sale	165	143	- 13.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 22.2%	27	33	+ 22.2%
Percent of Original List Price Received*	101.0%	101.0%	0.0%	101.0%	101.0%	0.0%
New Listings	113	115	+ 1.8%	113	115	+ 1.8%

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

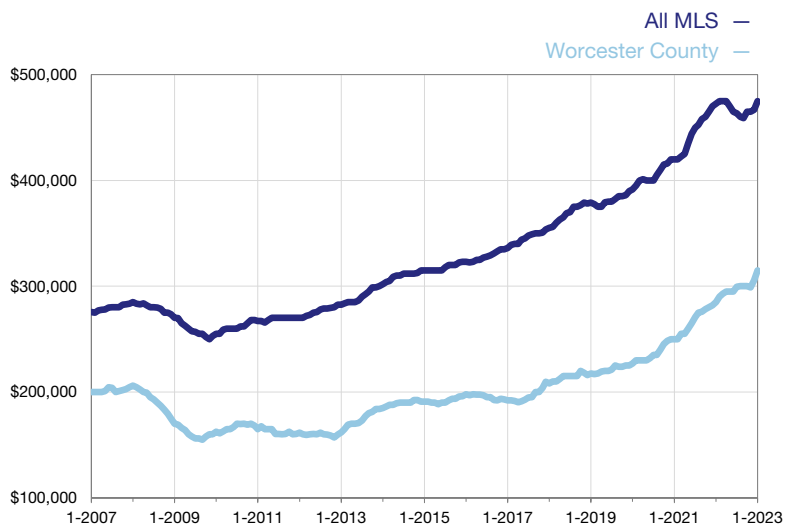
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	64	56	- 12.5%	64	56	- 12.5%
Closed Sales	83	50	- 39.8%	83	50	- 39.8%
Median Sales Price*	\$679,000	\$670,000	- 1.3%	\$679,000	\$670,000	- 1.3%
Inventory of Homes for Sale	142	135	- 4.9%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	48	47	- 2.1%	48	47	- 2.1%
Percent of Original List Price Received*	98.3%	94.3%	- 4.1%	98.3%	94.3%	- 4.1%
New Listings	71	81	+ 14.1%	71	81	+ 14.1%

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

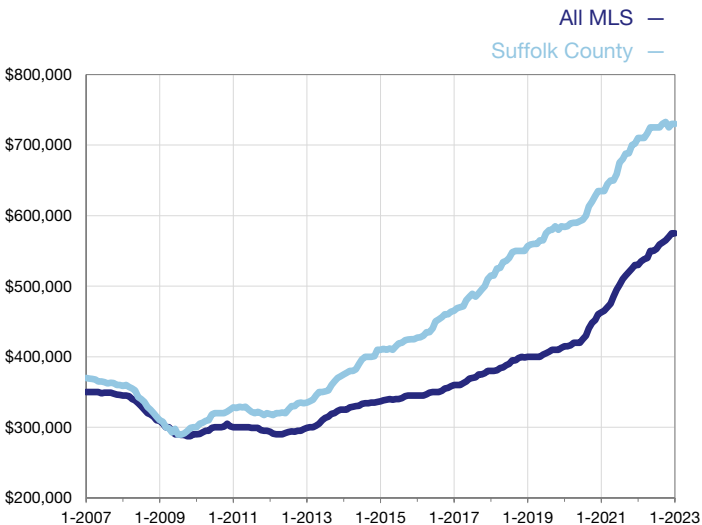
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	318	253	- 20.4%	318	253	- 20.4%
Closed Sales	345	251	- 27.2%	345	251	- 27.2%
Median Sales Price*	\$600,000	\$710,000	+ 18.3%	\$600,000	\$710,000	+ 18.3%
Inventory of Homes for Sale	872	657	- 24.7%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	65	52	- 20.0%	65	52	- 20.0%
Percent of Original List Price Received*	96.4%	97.6%	+ 1.2%	96.4%	97.6%	+ 1.2%
New Listings	481	381	- 20.8%	481	381	- 20.8%

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

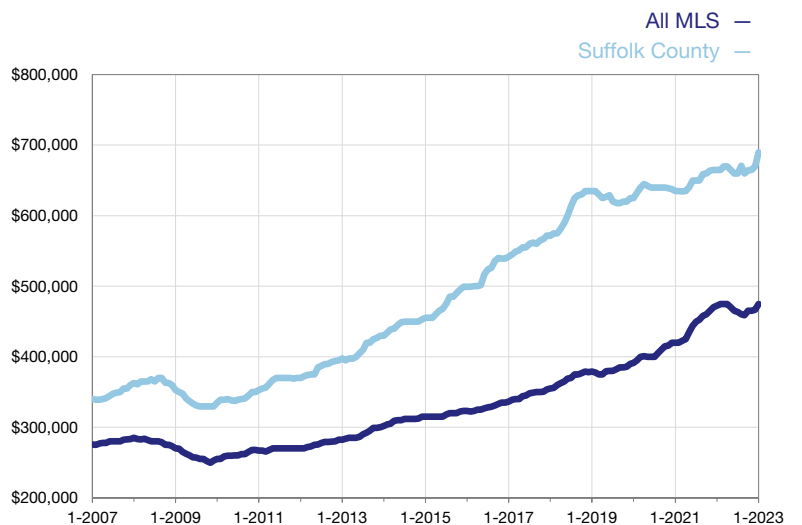
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	269	272	+ 1.1%	269	272	+ 1.1%
Closed Sales	352	251	- 28.7%	352	251	- 28.7%
Median Sales Price*	\$518,000	\$525,000	+ 1.4%	\$518,000	\$525,000	+ 1.4%
Inventory of Homes for Sale	479	431	- 10.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	35	44	+ 25.7%
Percent of Original List Price Received*	101.4%	96.3%	- 5.0%	101.4%	96.3%	- 5.0%
New Listings	312	257	- 17.6%	312	257	- 17.6%

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

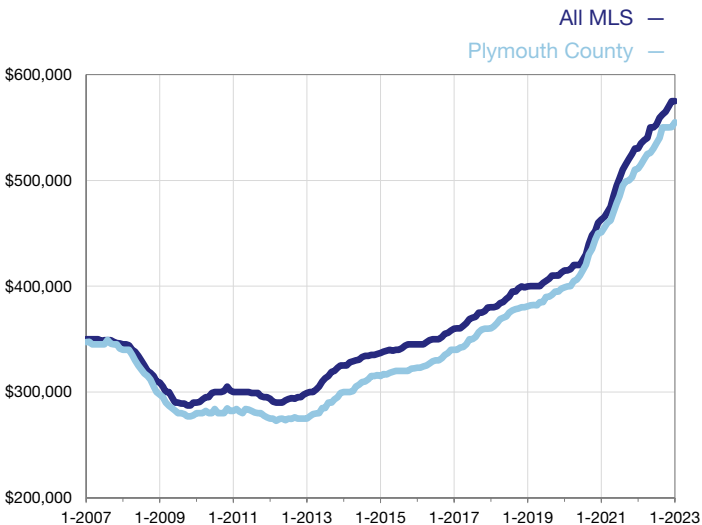
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	62	71	+ 14.5%	62	71	+ 14.5%
Closed Sales	70	71	+ 1.4%	70	71	+ 1.4%
Median Sales Price*	\$393,500	\$419,900	+ 6.7%	\$393,500	\$419,900	+ 6.7%
Inventory of Homes for Sale	129	98	- 24.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	33	48	+ 45.5%	33	48	+ 45.5%
Percent of Original List Price Received*	101.2%	99.8%	- 1.4%	101.2%	99.8%	- 1.4%
New Listings	73	60	- 17.8%	73	60	- 17.8%

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

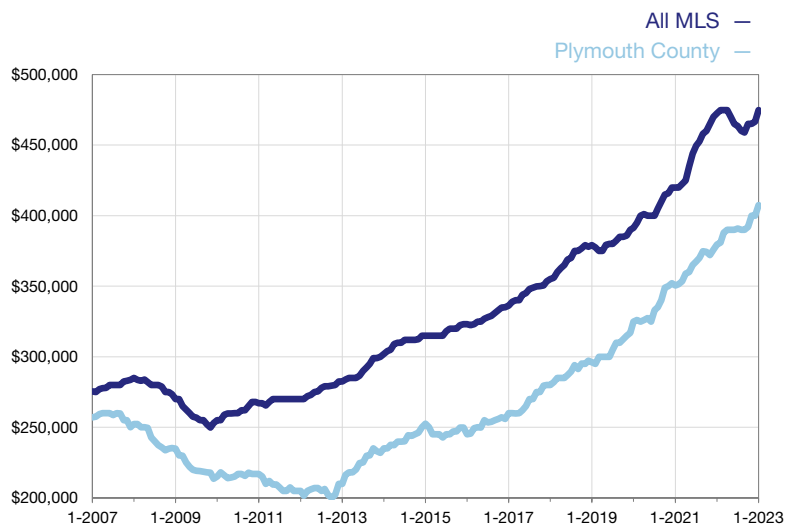
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	212	279	+ 31.6%	212	279	+ 31.6%
Closed Sales	358	216	- 39.7%	358	216	- 39.7%
Median Sales Price*	\$663,250	\$629,500	- 5.1%	\$663,250	\$629,500	- 5.1%
Inventory of Homes for Sale	344	356	+ 3.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	36	42	+ 16.7%
Percent of Original List Price Received*	101.0%	97.0%	- 4.0%	101.0%	97.0%	- 4.0%
New Listings	272	283	+ 4.0%	272	283	+ 4.0%

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

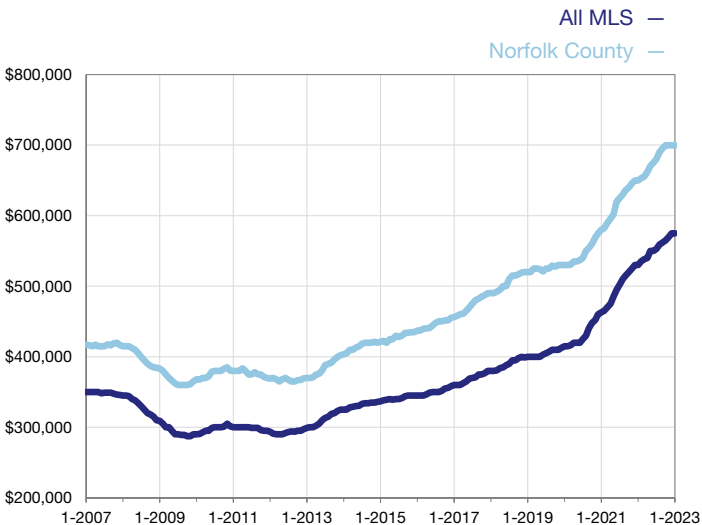
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	144	122	- 15.3%	144	122	- 15.3%
Closed Sales	160	110	- 31.3%	160	110	- 31.3%
Median Sales Price*	\$509,000	\$498,172	- 2.1%	\$509,000	\$498,172	- 2.1%
Inventory of Homes for Sale	228	206	- 9.6%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	48	47	- 2.1%	48	47	- 2.1%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	99.0%	99.6%	+ 0.6%
New Listings	169	158	- 6.5%	169	158	- 6.5%

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

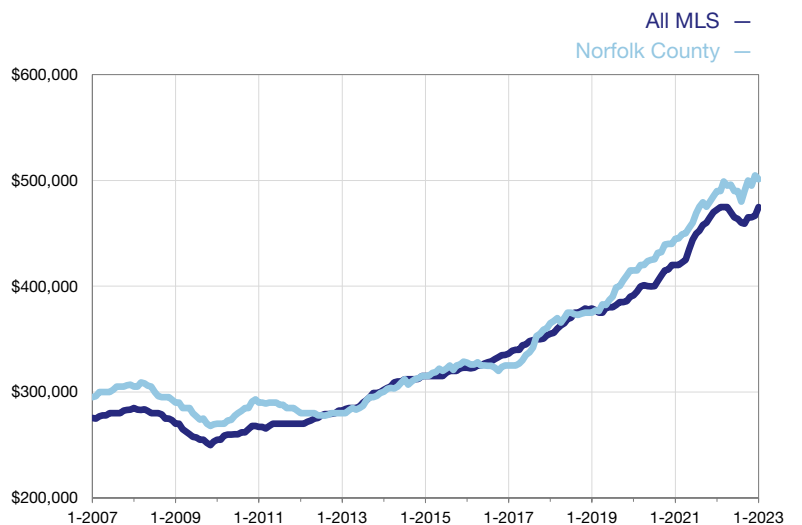
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,750,000	\$0	- 100.0%	\$1,750,000	\$0	- 100.0%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	1.5	4.1	+ 173.3%	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	63	0	- 100.0%
Percent of Original List Price Received*	94.6%	0.0%	- 100.0%	94.6%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	2	1	- 50.0%

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

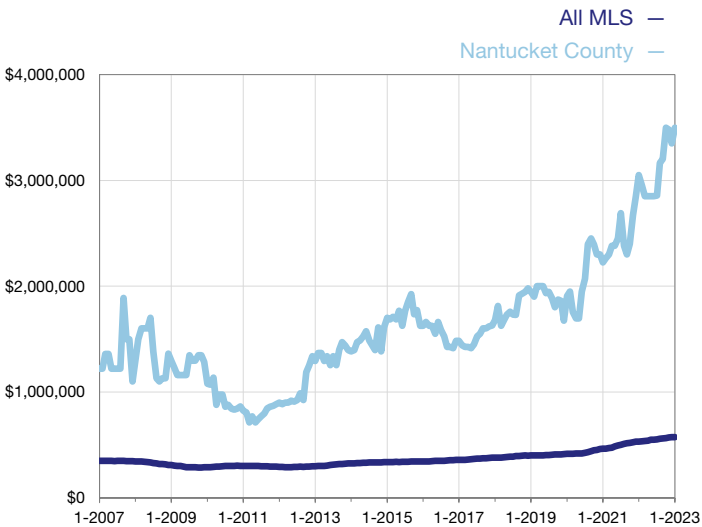
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,545,000	\$0	- 100.0%	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	104	0	- 100.0%	104	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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

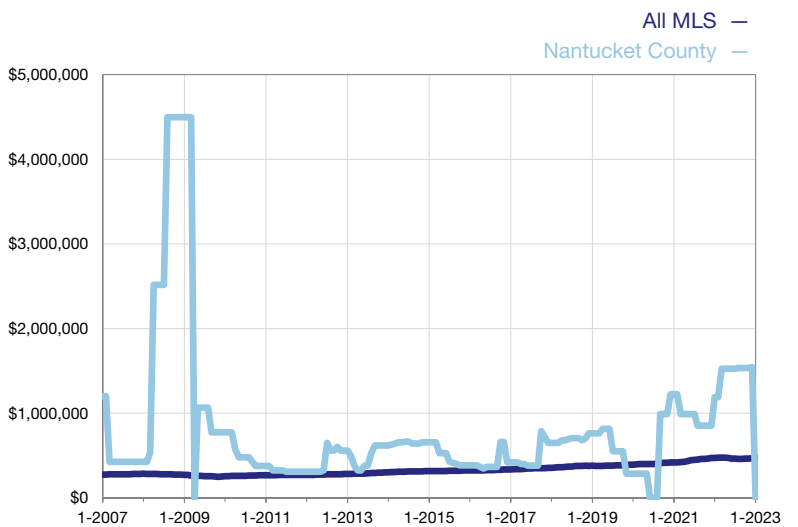
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlesex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	418	429	+ 2.6%	418	429	+ 2.6%
Closed Sales	601	412	- 31.4%	601	412	- 31.4%
Median Sales Price*	\$663,000	\$675,000	+ 1.8%	\$663,000	\$675,000	+ 1.8%
Inventory of Homes for Sale	588	600	+ 2.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	34	46	+ 35.3%	34	46	+ 35.3%
Percent of Original List Price Received*	101.6%	97.2%	- 4.3%	101.6%	97.2%	- 4.3%
New Listings	517	475	- 8.1%	517	475	- 8.1%

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

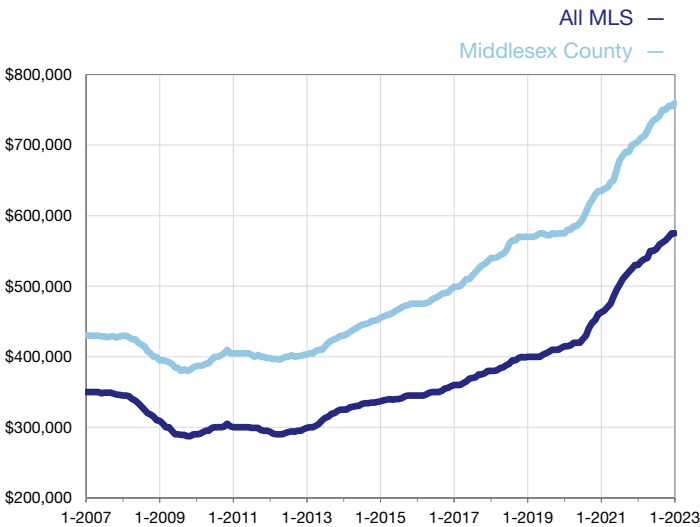
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	283	333	+ 17.7%	283	333	+ 17.7%
Closed Sales	358	257	- 28.2%	358	257	- 28.2%
Median Sales Price*	\$525,000	\$590,000	+ 12.4%	\$525,000	\$590,000	+ 12.4%
Inventory of Homes for Sale	446	422	- 5.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	42	50	+ 19.0%	42	50	+ 19.0%
Percent of Original List Price Received*	100.4%	97.8%	- 2.6%	100.4%	97.8%	- 2.6%
New Listings	369	398	+ 7.9%	369	398	+ 7.9%

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

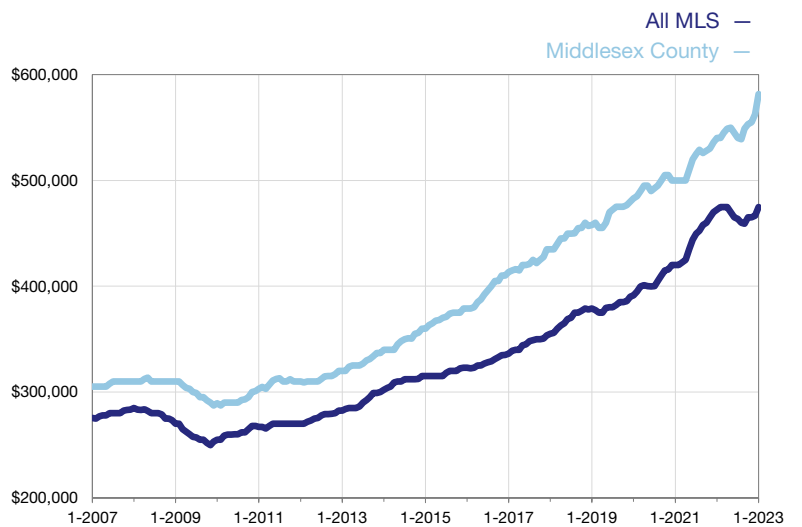
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	61	52	- 14.8%	61	52	- 14.8%
Closed Sales	87	44	- 49.4%	87	44	- 49.4%
Median Sales Price*	\$365,000	\$391,500	+ 7.3%	\$365,000	\$391,500	+ 7.3%
Inventory of Homes for Sale	104	102	- 1.9%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	42	48	+ 14.3%	42	48	+ 14.3%
Percent of Original List Price Received*	101.8%	97.4%	- 4.3%	101.8%	97.4%	- 4.3%
New Listings	66	50	- 24.2%	66	50	- 24.2%

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

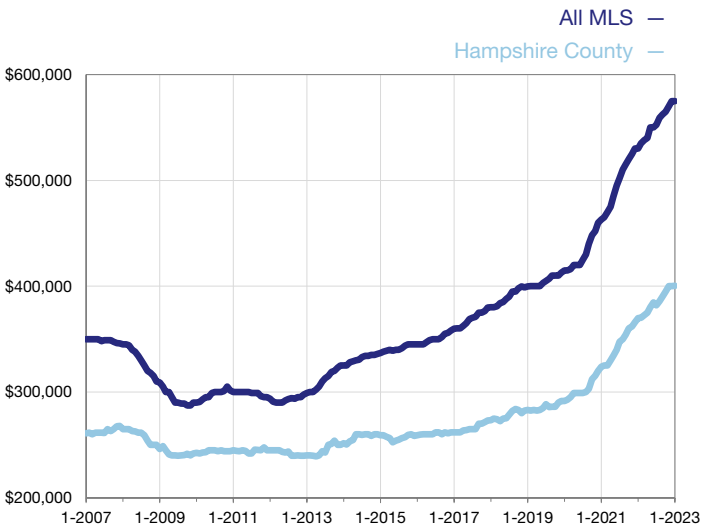
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	23	+ 187.5%	8	23	+ 187.5%
Closed Sales	17	11	- 35.3%	17	11	- 35.3%
Median Sales Price*	\$271,000	\$300,000	+ 10.7%	\$271,000	\$300,000	+ 10.7%
Inventory of Homes for Sale	37	33	- 10.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	68	35	- 48.5%	68	35	- 48.5%
Percent of Original List Price Received*	101.4%	98.9%	- 2.5%	101.4%	98.9%	- 2.5%
New Listings	13	14	+ 7.7%	13	14	+ 7.7%

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

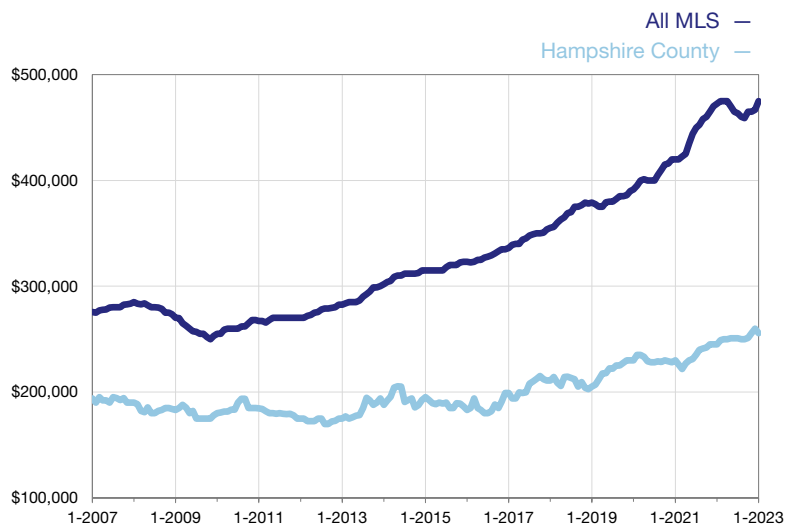
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	223	231	+ 3.6%	223	231	+ 3.6%
Closed Sales	248	174	- 29.8%	248	174	- 29.8%
Median Sales Price*	\$255,000	\$272,250	+ 6.8%	\$255,000	\$272,250	+ 6.8%
Inventory of Homes for Sale	367	296	- 19.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	43	+ 34.4%	32	43	+ 34.4%
Percent of Original List Price Received*	100.7%	97.9%	- 2.8%	100.7%	97.9%	- 2.8%
New Listings	238	239	+ 0.4%	238	239	+ 0.4%

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

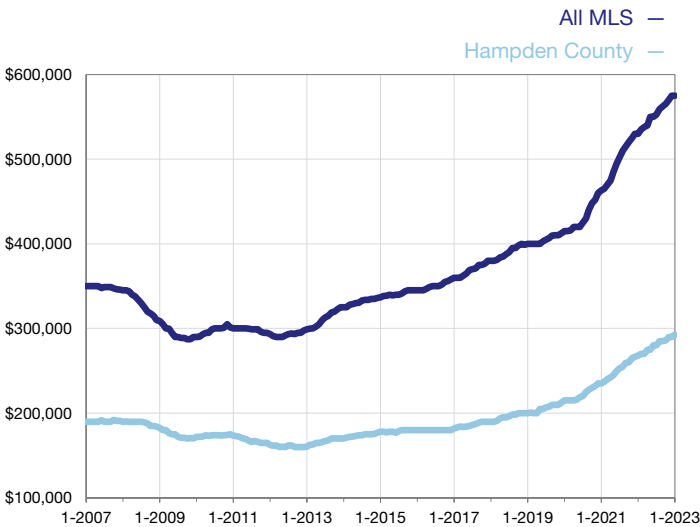
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	34	- 19.0%	42	34	- 19.0%
Closed Sales	47	30	- 36.2%	47	30	- 36.2%
Median Sales Price*	\$194,000	\$199,950	+ 3.1%	\$194,000	\$199,950	+ 3.1%
Inventory of Homes for Sale	58	49	- 15.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	21	31	+ 47.6%	21	31	+ 47.6%
Percent of Original List Price Received*	102.1%	99.4%	- 2.6%	102.1%	99.4%	- 2.6%
New Listings	42	35	- 16.7%	42	35	- 16.7%

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

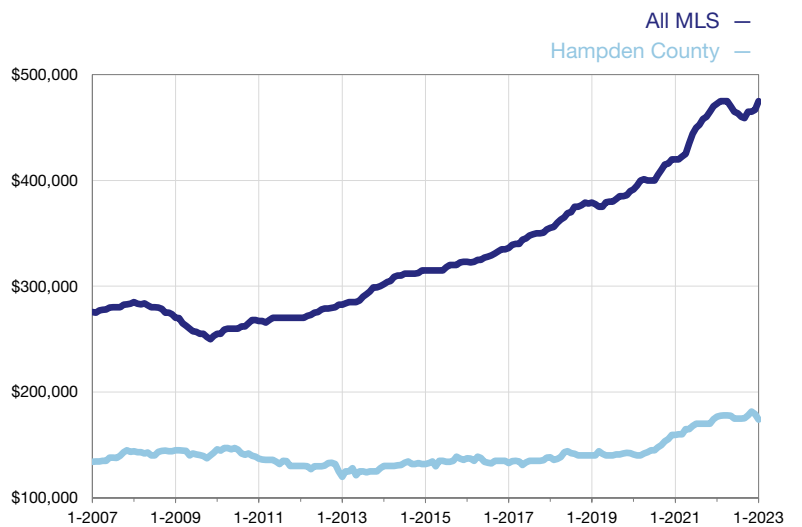
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	35	+ 40.0%	25	35	+ 40.0%
Closed Sales	41	36	- 12.2%	41	36	- 12.2%
Median Sales Price*	\$349,900	\$269,950	- 22.8%	\$349,900	\$269,950	- 22.8%
Inventory of Homes for Sale	68	57	- 16.2%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	82	+ 86.4%	44	82	+ 86.4%
Percent of Original List Price Received*	101.4%	93.1%	- 8.2%	101.4%	93.1%	- 8.2%
New Listings	29	18	- 37.9%	29	18	- 37.9%

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

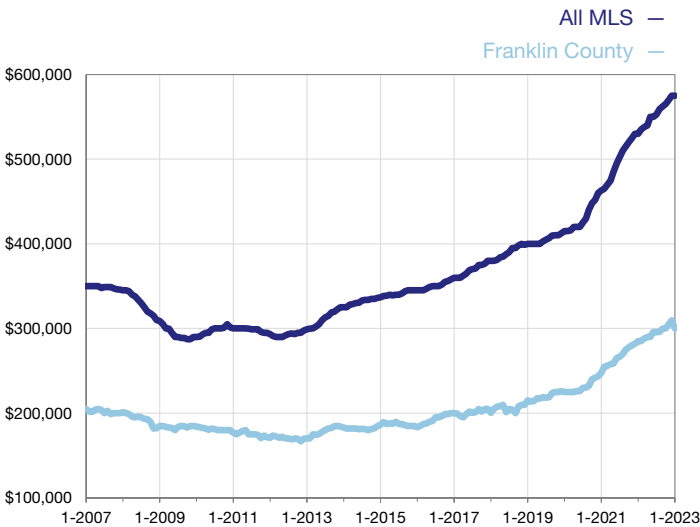
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$249,900	\$280,000	+ 12.0%	\$249,900	\$280,000	+ 12.0%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.8	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 30.8%	26	34	+ 30.8%
Percent of Original List Price Received*	98.7%	96.6%	- 2.1%	98.7%	96.6%	- 2.1%
New Listings	4	1	- 75.0%	4	1	- 75.0%

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

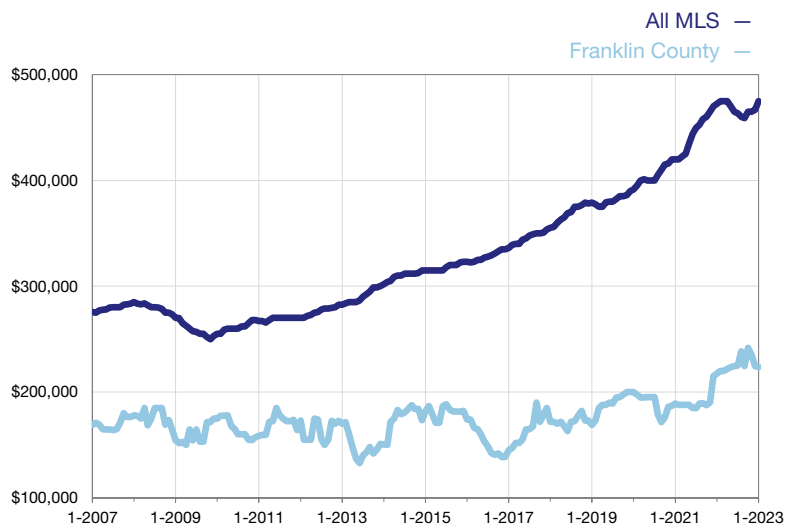
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	203	250	+ 23.2%	203	250	+ 23.2%
Closed Sales	318	198	- 37.7%	318	198	- 37.7%
Median Sales Price*	\$575,000	\$593,750	+ 3.3%	\$575,000	\$593,750	+ 3.3%
Inventory of Homes for Sale	314	299	- 4.8%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	29	39	+ 34.5%
Percent of Original List Price Received*	102.1%	97.8%	- 4.2%	102.1%	97.8%	- 4.2%
New Listings	245	284	+ 15.9%	245	284	+ 15.9%

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

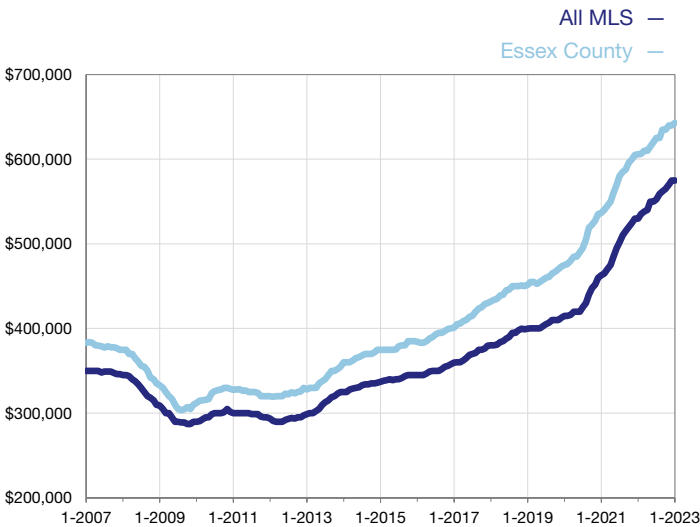
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	151	155	+ 2.6%	151	155	+ 2.6%
Closed Sales	163	122	- 25.2%	163	122	- 25.2%
Median Sales Price*	\$400,000	\$423,250	+ 5.8%	\$400,000	\$423,250	+ 5.8%
Inventory of Homes for Sale	200	143	- 28.5%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	60	+ 71.4%	35	60	+ 71.4%
Percent of Original List Price Received*	101.8%	97.7%	- 4.0%	101.8%	97.7%	- 4.0%
New Listings	163	157	- 3.7%	163	157	- 3.7%

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

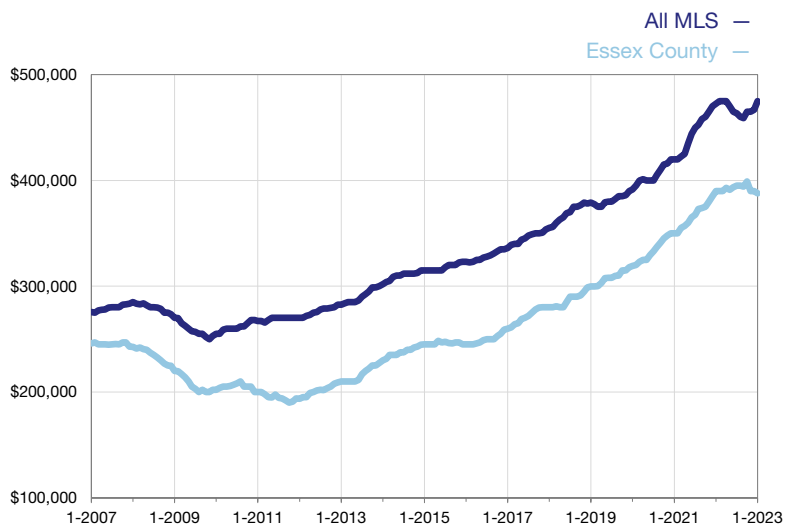
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	212	218	+ 2.8%	212	218	+ 2.8%
Closed Sales	291	200	- 31.3%	291	200	- 31.3%
Median Sales Price*	\$445,000	\$445,000	0.0%	\$445,000	\$445,000	0.0%
Inventory of Homes for Sale	429	377	- 12.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	39	46	+ 17.9%
Percent of Original List Price Received*	100.4%	97.0%	- 3.4%	100.4%	97.0%	- 3.4%
New Listings	277	237	- 14.4%	277	237	- 14.4%

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

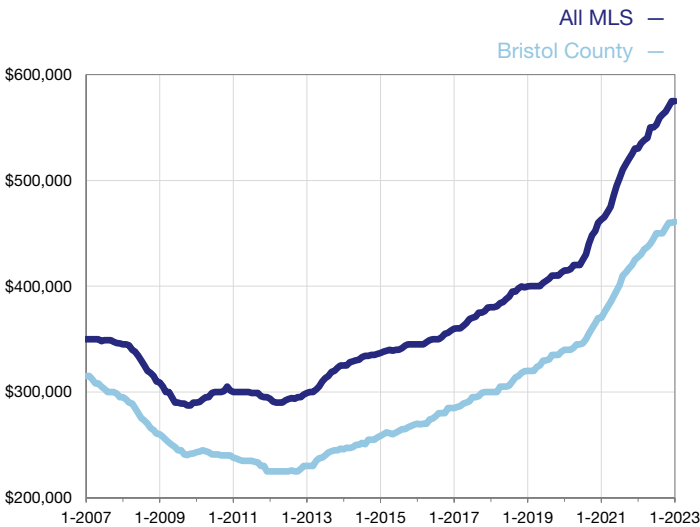
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	56	+ 27.3%	44	56	+ 27.3%
Closed Sales	47	38	- 19.1%	47	38	- 19.1%
Median Sales Price*	\$255,000	\$354,950	+ 39.2%	\$255,000	\$354,950	+ 39.2%
Inventory of Homes for Sale	64	59	- 7.8%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	41	+ 78.3%	23	41	+ 78.3%
Percent of Original List Price Received*	103.2%	99.4%	- 3.7%	103.2%	99.4%	- 3.7%
New Listings	49	57	+ 16.3%	49	57	+ 16.3%

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

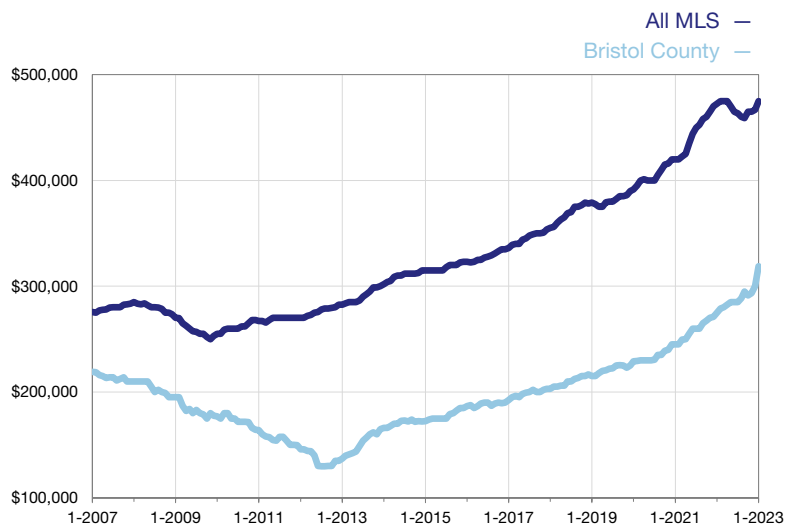
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	7	3	- 57.1%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$272,500	\$140,000	- 48.6%	\$272,500	\$140,000	- 48.6%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	100	63	- 37.0%	100	63	- 37.0%
Percent of Original List Price Received*	86.7%	83.2%	- 4.0%	86.7%	83.2%	- 4.0%
New Listings	4	4	0.0%	4	4	0.0%

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

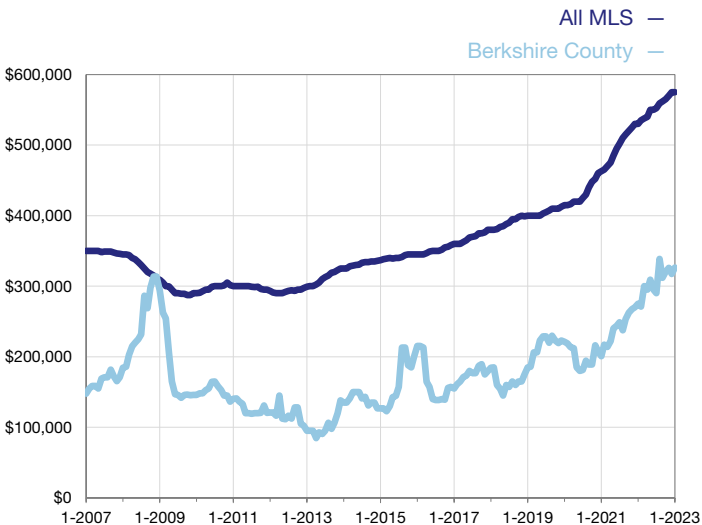
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$154,250	\$875,000	+ 467.3%	\$154,250	\$875,000	+ 467.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	73	35	- 52.1%	73	35	- 52.1%
Percent of Original List Price Received*	90.8%	100.0%	+ 10.1%	90.8%	100.0%	+ 10.1%
New Listings	0	0	--	0	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

