

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

- 33.9%

- 0.5%

- 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	398	386	-3.0%	398	386	-3.0%
Closed Sales	500	336	-32.8%	500	336	-32.8%
Median Sales Price*	\$285,700	\$288,250	+ 0.9%	\$285,700	\$288,250	+ 0.9%
Inventory of Homes for Sale	814	642	-21.1%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	59	+ 11.3%	53	59	+ 11.3%
Percent of Original List Price Received*	99.6%	96.6%	-3.0%	99.6%	96.6%	-3.0%
New Listings	410	367	-10.5%	410	367	-10.5%

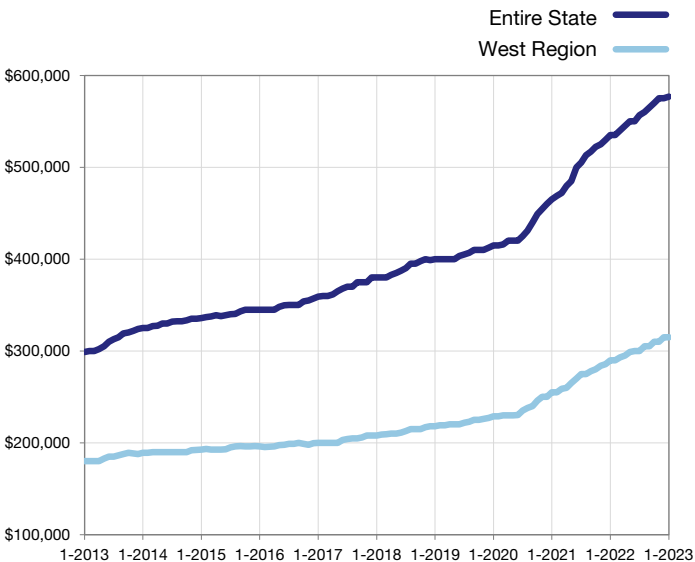
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	64	61	-4.7%	64	61	-4.7%
Closed Sales	83	56	-32.5%	83	56	-32.5%
Median Sales Price*	\$235,000	\$237,500	+ 1.1%	\$235,000	\$237,500	+ 1.1%
Inventory of Homes for Sale	124	126	+ 1.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	53	41	-22.6%	53	41	-22.6%
Percent of Original List Price Received*	100.8%	98.5%	-2.3%	100.8%	98.5%	-2.3%
New Listings	71	64	-9.9%	71	64	-9.9%

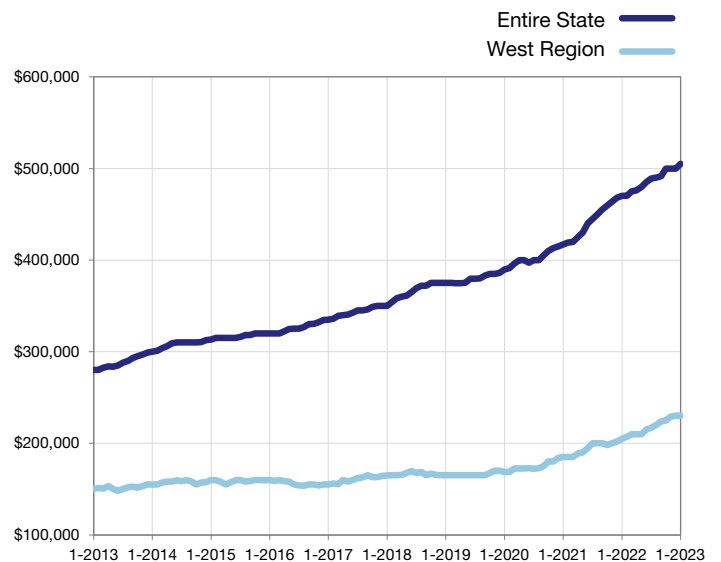
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Southeast Region

- 28.2%

+ 7.1%

- 18.8%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	276	289	+ 4.7%	276	289	+ 4.7%
Closed Sales	373	265	-29.0%	373	265	-29.0%
Median Sales Price*	\$439,900	\$450,000	+ 2.3%	\$439,900	\$450,000	+ 2.3%
Inventory of Homes for Sale	571	497	-13.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	45	+ 18.4%	38	45	+ 18.4%
Percent of Original List Price Received*	100.4%	97.0%	-3.4%	100.4%	97.0%	-3.4%
New Listings	354	304	-14.1%	354	304	-14.1%

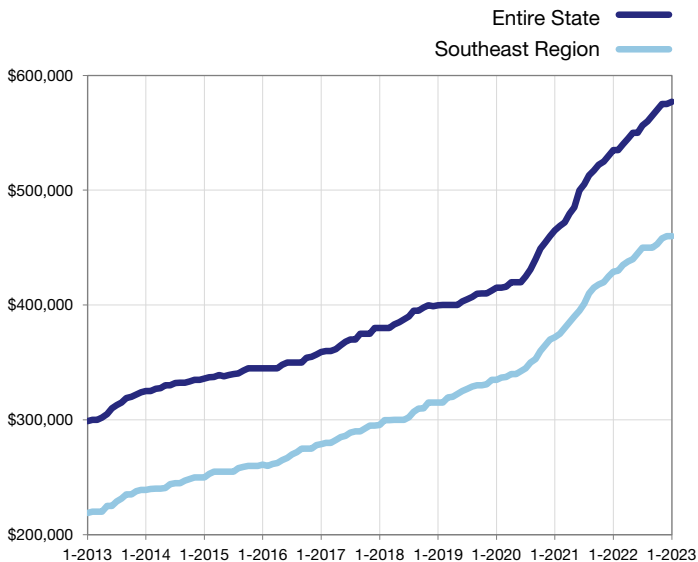
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	64	70	+ 9.4%	64	70	+ 9.4%
Closed Sales	60	46	-23.3%	60	46	-23.3%
Median Sales Price*	\$240,500	\$334,950	+ 39.3%	\$240,500	\$334,950	+ 39.3%
Inventory of Homes for Sale	101	94	-6.9%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	43	+ 79.2%	24	43	+ 79.2%
Percent of Original List Price Received*	102.4%	99.3%	-3.0%	102.4%	99.3%	-3.0%
New Listings	71	64	-9.9%	71	64	-9.9%

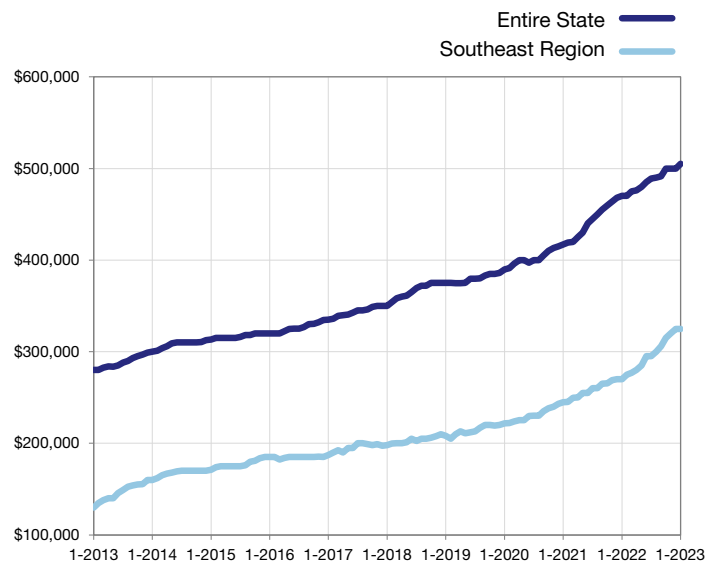
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Northern Region

- 34.4%

+ 0.1%

- 20.8%

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	316	353	+ 11.7%	316	353	+ 11.7%
Closed Sales	459	291	-36.6%	459	291	-36.6%
Median Sales Price*	\$575,000	\$575,000	0.0%	\$575,000	\$575,000	0.0%
Inventory of Homes for Sale	449	384	-14.5%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	31	38	+ 22.6%
Percent of Original List Price Received*	102.1%	98.0%	-4.0%	102.1%	98.0%	-4.0%
New Listings	382	370	-3.1%	382	370	-3.1%

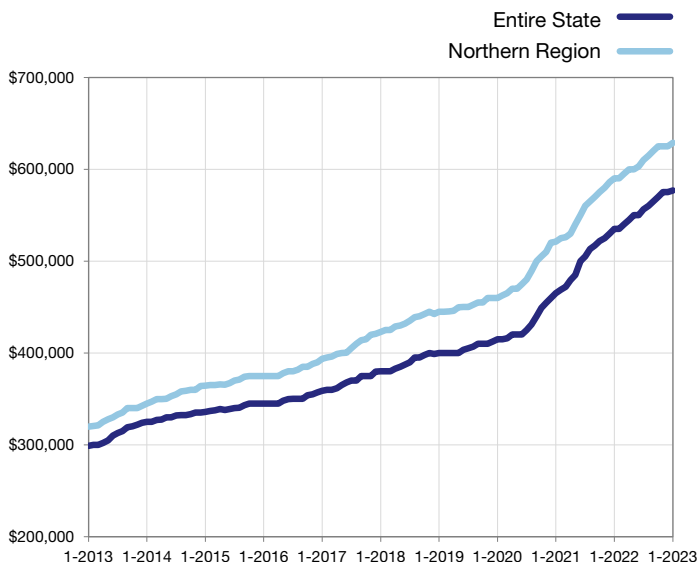
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	204	222	+ 8.8%	204	222	+ 8.8%
Closed Sales	225	161	-28.4%	225	161	-28.4%
Median Sales Price*	\$370,000	\$397,000	+ 7.3%	\$370,000	\$397,000	+ 7.3%
Inventory of Homes for Sale	263	183	-30.4%	--	--	--
Months Supply of Inventory	0.8	0.7	-12.5%	--	--	--
Cumulative Days on Market Until Sale	35	52	+ 48.6%	35	52	+ 48.6%
Percent of Original List Price Received*	102.3%	98.3%	-3.9%	102.3%	98.3%	-3.9%
New Listings	219	214	-2.3%	219	214	-2.3%

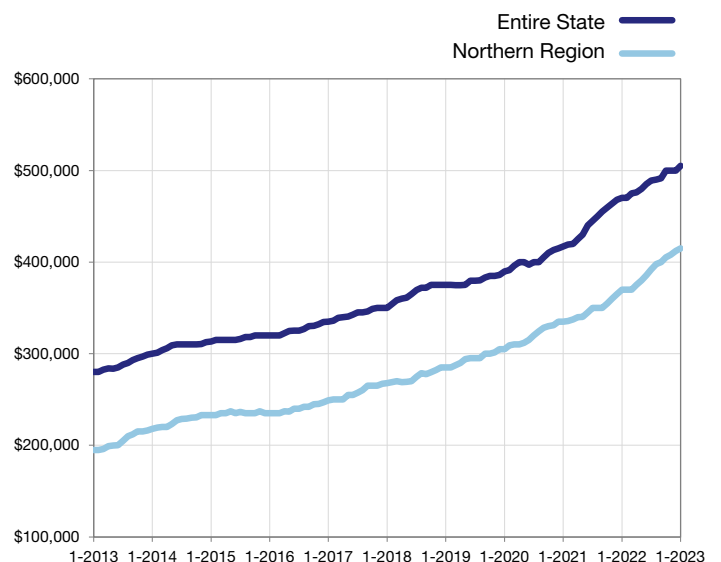
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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®



Central Region

- 29.1%

+ 3.8%

- 20.6%

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	422	435	+ 3.1%	422	435	+ 3.1%
Closed Sales	560	398	-28.9%	560	398	-28.9%
Median Sales Price*	\$399,900	\$415,000	+ 3.8%	\$399,900	\$415,000	+ 3.8%
Inventory of Homes for Sale	675	555	-17.8%	--	--	--
Months Supply of Inventory	0.9	0.8	-11.1%	--	--	--
Cumulative Days on Market Until Sale	32	44	+ 37.5%	32	44	+ 37.5%
Percent of Original List Price Received*	100.9%	97.7%	-3.2%	100.9%	97.7%	-3.2%
New Listings	407	429	+ 5.4%	407	429	+ 5.4%

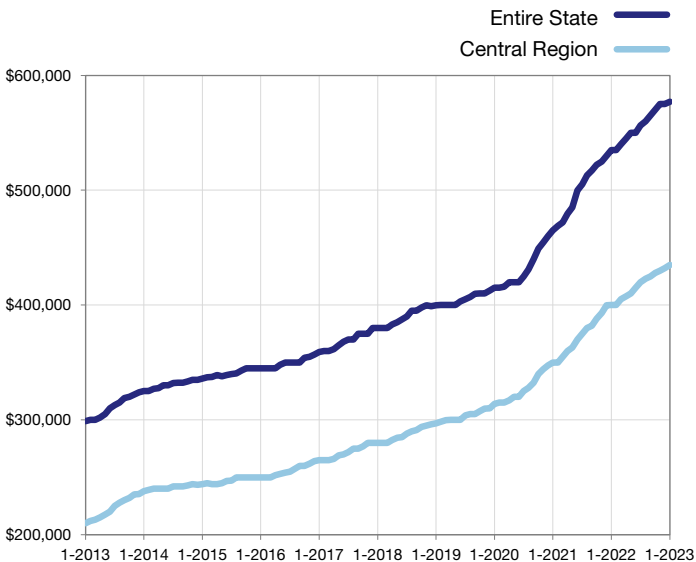
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	102	124	+ 21.6%	102	124	+ 21.6%
Closed Sales	109	97	-11.0%	109	97	-11.0%
Median Sales Price*	\$306,000	\$320,000	+ 4.6%	\$306,000	\$320,000	+ 4.6%
Inventory of Homes for Sale	177	152	-14.1%	--	--	--
Months Supply of Inventory	1.0	0.9	-10.0%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	27	32	+ 18.5%
Percent of Original List Price Received*	101.2%	101.0%	-0.2%	101.2%	101.0%	-0.2%
New Listings	119	130	+ 9.2%	119	130	+ 9.2%

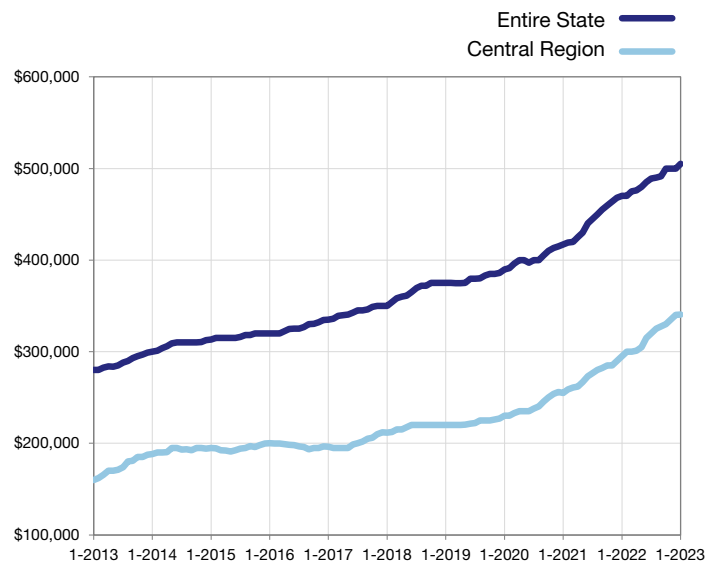
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.