

Multi-Family Housing Activity Report

January 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jan-2022	Jan-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		603	359	- 40.5%	603	359	- 40.5%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$530,000	\$555,000	+ 4.7%	\$530,000	\$555,000	+ 4.7%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,209	760	- 37.1%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.6	1.3	- 18.6%	--	--	--
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.*		42	47	+ 11.7%	42	47	+ 11.7%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.8%	96.5%	- 3.3%	99.8%	96.5%	- 3.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		568	467	- 17.8%	568	467	- 17.8%

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

