

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 51.4%

+ 15.4%

- 21.0%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	82	63	- 23.2%	175	141	- 19.4%
Closed Sales	94	47	- 50.0%	219	133	- 39.3%
Median Sales Price*	\$257,700	\$300,000	+ 16.4%	\$295,000	\$280,000	- 5.1%
Inventory of Homes for Sale	253	178	- 29.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 12.4%	--	--	--
Cumulative Days on Market Until Sale	111	108	- 2.8%	107	96	- 10.0%
Percent of Original List Price Received*	93.9%	92.2%	- 1.7%	94.8%	93.6%	- 1.3%
New Listings	86	70	- 18.6%	170	135	- 20.6%

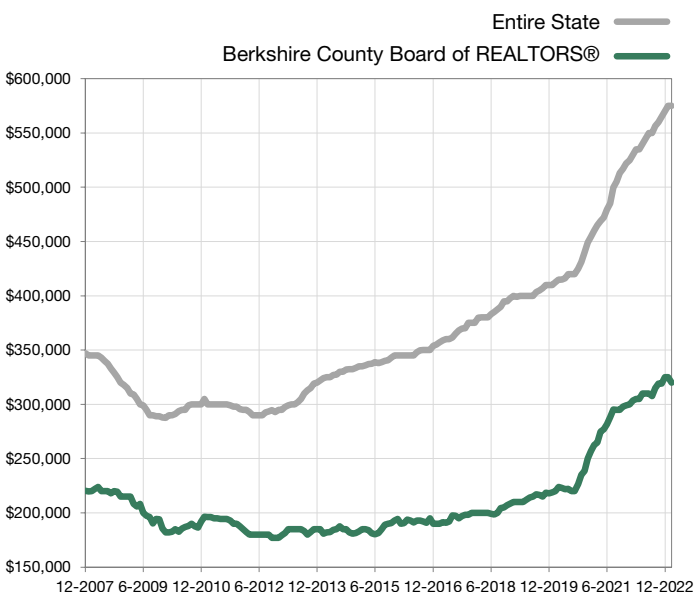
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	29	19	- 34.5%
Closed Sales	17	7	- 58.8%	33	21	- 36.4%
Median Sales Price*	\$295,000	\$650,000	+ 120.3%	\$290,000	\$575,000	+ 98.3%
Inventory of Homes for Sale	23	40	+ 73.9%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 147.8%	--	--	--
Cumulative Days on Market Until Sale	90	189	+ 110.9%	114	108	- 5.3%
Percent of Original List Price Received*	94.5%	97.9%	+ 3.6%	95.6%	96.9%	+ 1.4%
New Listings	17	16	- 5.9%	29	29	0.0%

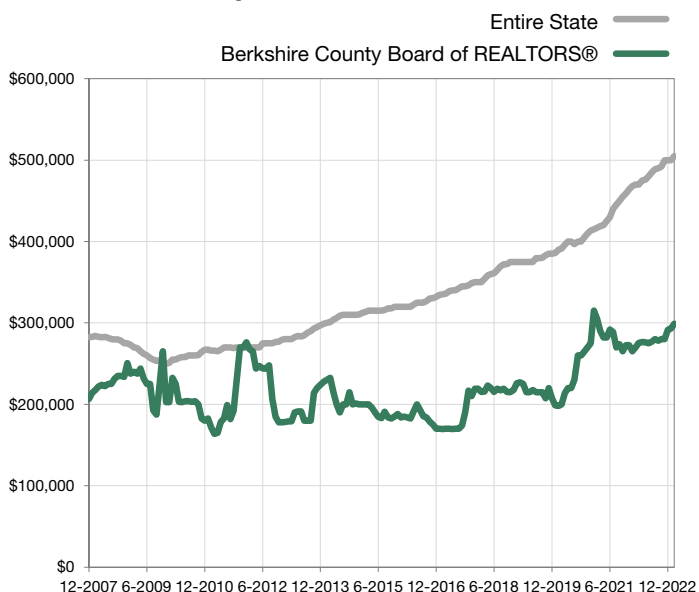
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 11.8%

+ 11.3%

+ 5.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	410	437	+ 6.6%	814	803	- 1.4%
Closed Sales	337	312	- 7.4%	848	655	- 22.8%
Median Sales Price*	\$607,000	\$660,000	+ 8.7%	\$615,000	\$660,000	+ 7.3%
Inventory of Homes for Sale	595	625	+ 5.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 32.0%	--	--	--
Cumulative Days on Market Until Sale	39	63	+ 61.2%	39	54	+ 38.3%
Percent of Original List Price Received*	100.3%	94.3%	- 6.0%	99.5%	94.4%	- 5.2%
New Listings	439	388	- 11.6%	839	710	- 15.4%

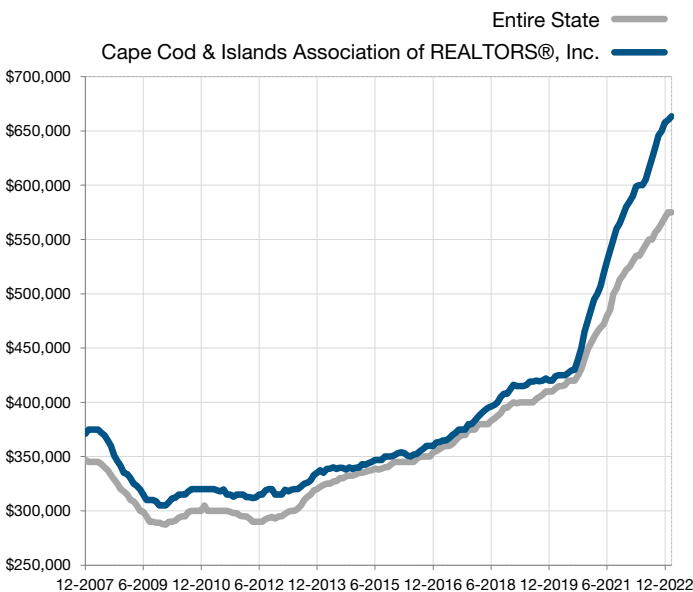
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	128	121	- 5.5%	230	198	- 13.9%
Closed Sales	80	56	- 30.0%	203	142	- 30.0%
Median Sales Price*	\$456,500	\$397,778	- 12.9%	\$410,000	\$425,000	+ 3.7%
Inventory of Homes for Sale	173	186	+ 7.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	34	64	+ 86.5%	47	57	+ 19.7%
Percent of Original List Price Received*	98.8%	95.4%	- 3.5%	99.3%	95.9%	- 3.5%
New Listings	106	93	- 12.3%	214	179	- 16.4%

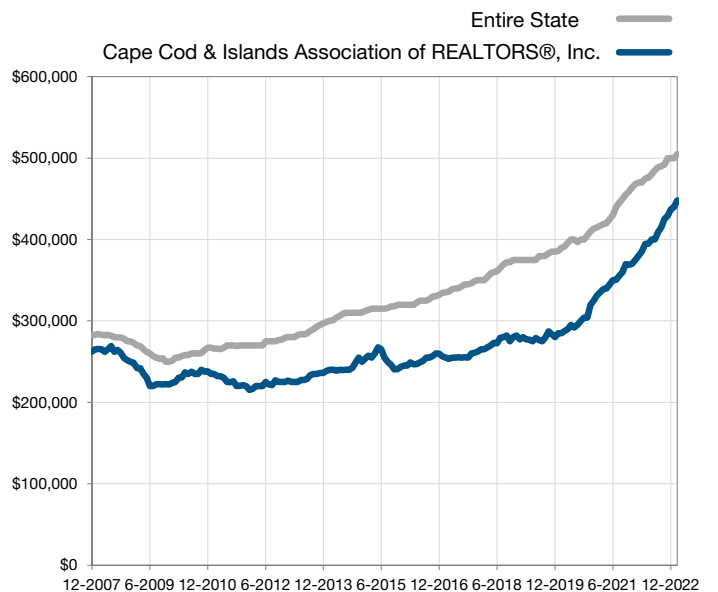
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	715	730	+ 2.1%	1,225	1,193	- 2.6%
Closed Sales	492	413	- 16.1%	1,247	916	- 26.5%
Median Sales Price*	\$757,500	\$700,000	- 7.6%	\$735,000	\$701,750	- 4.5%
Inventory of Homes for Sale	854	766	- 10.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.0%	38	50	+ 31.6%
Percent of Original List Price Received*	103.0%	96.8%	- 6.0%	101.8%	96.7%	- 5.0%
New Listings	861	646	- 25.0%	1,500	1,294	- 13.7%

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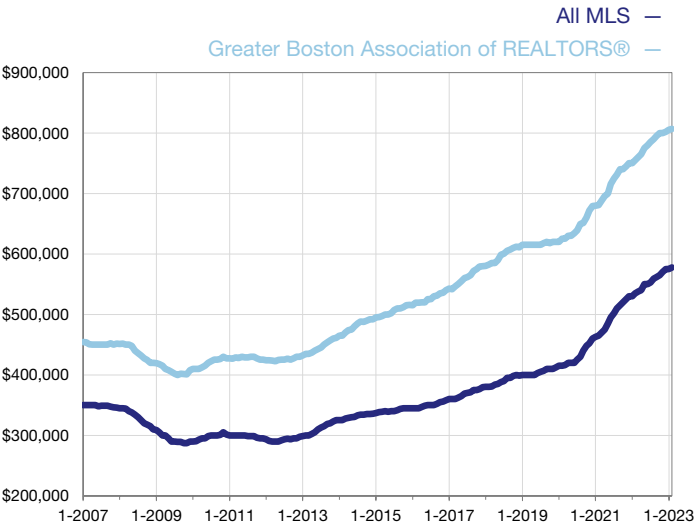
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	860	752	- 12.6%	1,503	1,252	- 16.7%
Closed Sales	558	420	- 24.7%	1,286	980	- 23.8%
Median Sales Price*	\$655,000	\$639,900	- 2.3%	\$630,000	\$675,000	+ 7.1%
Inventory of Homes for Sale	1,507	1,251	- 17.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	60	63	+ 5.0%	57	58	+ 1.8%
Percent of Original List Price Received*	99.3%	97.3%	- 2.0%	98.6%	97.6%	- 1.0%
New Listings	1,151	857	- 25.5%	2,055	1,676	- 18.4%

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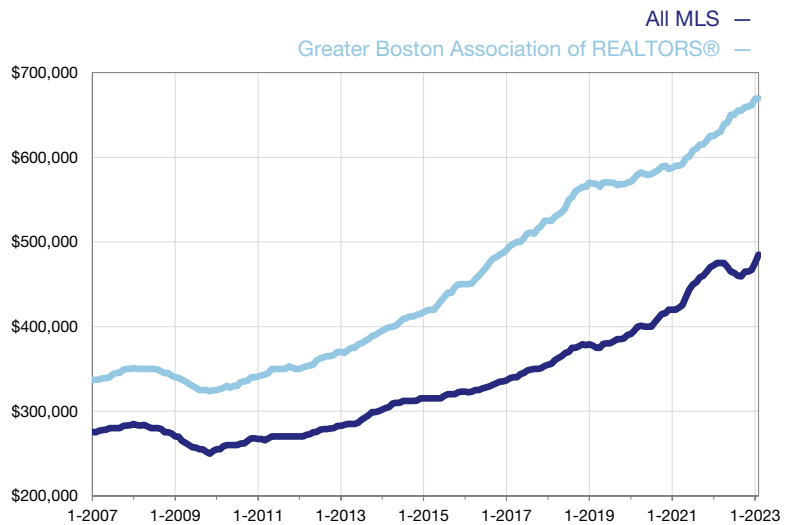
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Resources. Relationships. Results.

South Shore REALTORS®

- 13.7%

+ 1.6%

- 13.9%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	276	319	+ 15.6%	498	535	+ 7.4%
Closed Sales	212	203	- 4.2%	549	444	- 19.1%
Median Sales Price*	\$575,000	\$579,000	+ 0.7%	\$575,000	\$569,950	- 0.9%
Inventory of Homes for Sale	371	330	- 11.1%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	31	54	+ 71.5%	34	48	+ 43.5%
Percent of Original List Price Received*	101.8%	96.4%	- 5.3%	101.6%	96.2%	- 5.3%
New Listings	295	252	- 14.6%	571	505	- 11.6%

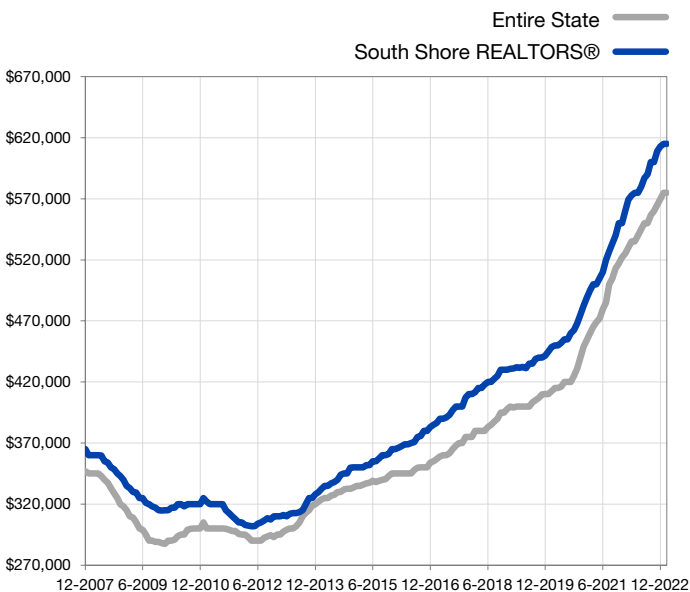
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	100	129	+ 29.0%	185	196	+ 5.9%
Closed Sales	101	67	- 33.7%	216	152	- 29.6%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$411,250	\$405,500	- 1.4%
Inventory of Homes for Sale	155	123	- 20.6%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 14.1%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.8%	40	40	+ 1.2%
Percent of Original List Price Received*	102.3%	99.3%	- 2.9%	101.1%	99.7%	- 1.4%
New Listings	121	126	+ 4.1%	223	223	0.0%

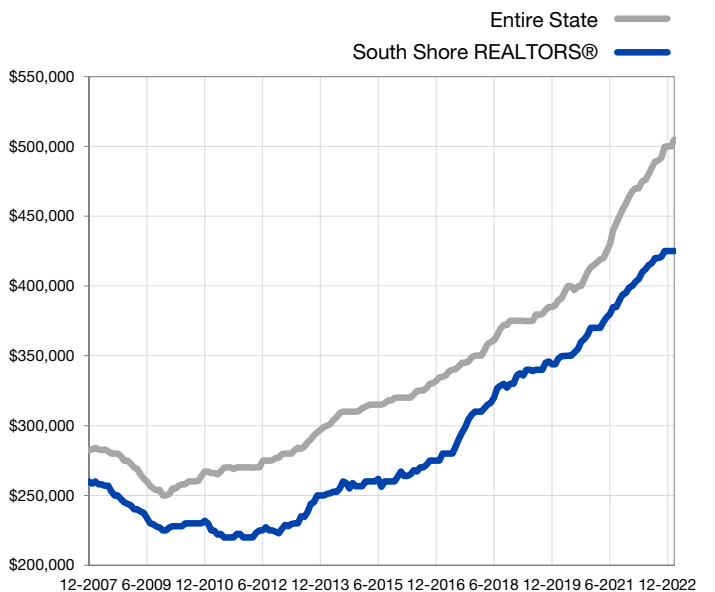
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 24.4%

+ 3.4%

- 11.2%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	257	273	+ 6.2%	481	456	- 5.2%
Closed Sales	230	178	- 22.6%	533	391	- 26.6%
Median Sales Price*	\$442,000	\$450,000	+ 1.8%	\$450,000	\$455,000	+ 1.1%
Inventory of Homes for Sale	436	373	- 14.4%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	37	50	+ 34.9%	36	46	+ 27.2%
Percent of Original List Price Received*	101.3%	97.2%	- 4.0%	101.2%	97.3%	- 3.9%
New Listings	288	256	- 11.1%	584	497	- 14.9%

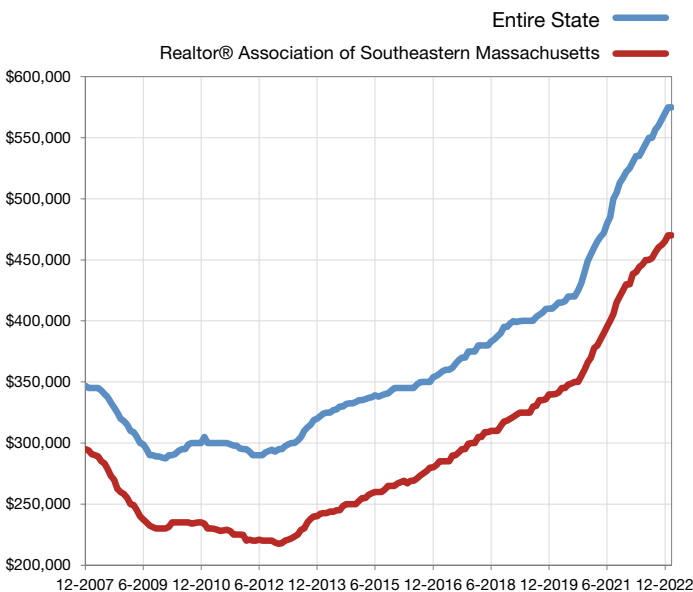
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	66	- 12.0%	136	117	- 14.0%
Closed Sales	61	42	- 31.1%	112	81	- 27.7%
Median Sales Price*	\$335,000	\$322,450	- 3.7%	\$320,000	\$354,900	+ 10.9%
Inventory of Homes for Sale	72	78	+ 8.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 17.5%	--	--	--
Cumulative Days on Market Until Sale	36	46	+ 30.0%	31	45	+ 42.5%
Percent of Original List Price Received*	102.5%	99.0%	- 3.4%	102.6%	99.1%	- 3.4%
New Listings	74	56	- 24.3%	144	108	- 25.0%

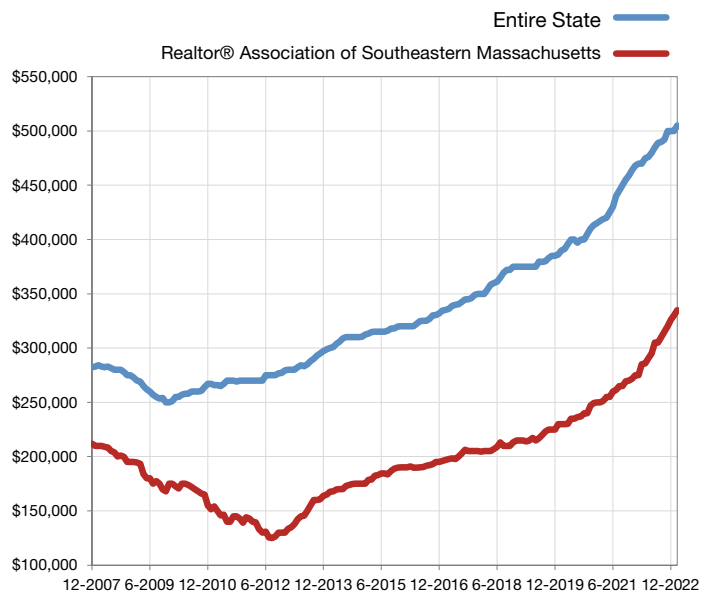
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 29.8%

+ 0.9%

- 24.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	349	347	- 0.6%	654	595	- 9.0%
Closed Sales	309	215	- 30.4%	684	476	- 30.4%
Median Sales Price*	\$285,000	\$295,500	+ 3.7%	\$280,450	\$290,575	+ 3.6%
Inventory of Homes for Sale	533	418	- 21.6%	--	--	--
Months Supply of Inventory	1.0	1.0	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.8%	39	50	+ 27.6%
Percent of Original List Price Received*	100.5%	96.7%	- 3.7%	100.7%	97.0%	- 3.7%
New Listings	394	286	- 27.4%	720	589	- 18.2%

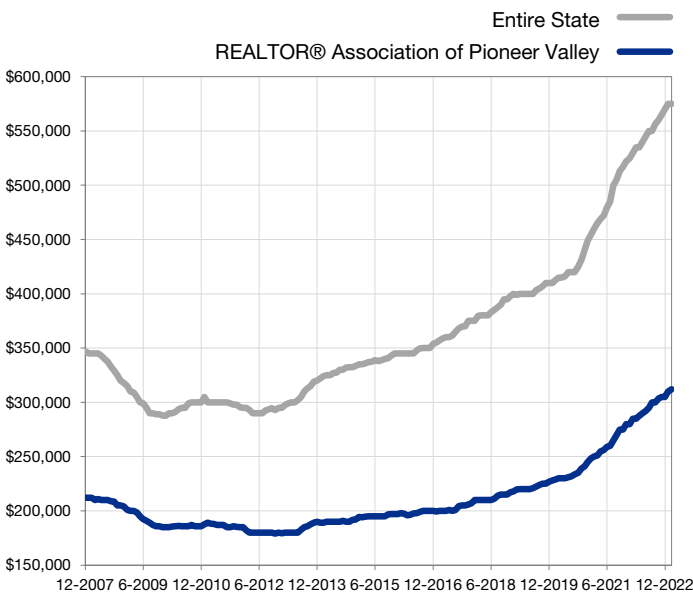
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	74	+ 12.1%	117	120	+ 2.6%
Closed Sales	54	40	- 25.9%	121	83	- 31.4%
Median Sales Price*	\$209,900	\$220,825	+ 5.2%	\$210,000	\$216,650	+ 3.2%
Inventory of Homes for Sale	102	61	- 40.2%	--	--	--
Months Supply of Inventory	1.2	0.9	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 12.9%	31	32	+ 3.6%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	101.4%	99.2%	- 2.1%
New Listings	74	46	- 37.8%	133	97	- 27.1%

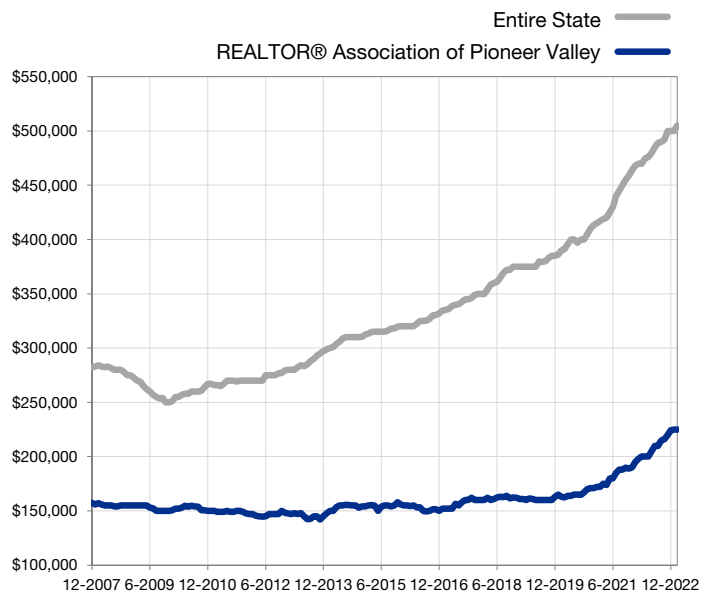
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 16.4%

+ 1.3%

- 25.4%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	162	186	+ 14.8%	310	332	+ 7.1%
Closed Sales	162	128	- 21.0%	387	261	- 32.6%
Median Sales Price*	\$557,500	\$585,000	+ 4.9%	\$575,000	\$588,000	+ 2.3%
Inventory of Homes for Sale	214	176	- 17.8%	--	--	--
Months Supply of Inventory	0.7	0.7	+ 0.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 13.2%	31	37	+ 19.2%
Percent of Original List Price Received*	102.2%	98.7%	- 3.4%	102.0%	98.4%	- 3.5%
New Listings	206	154	- 25.2%	369	347	- 6.0%

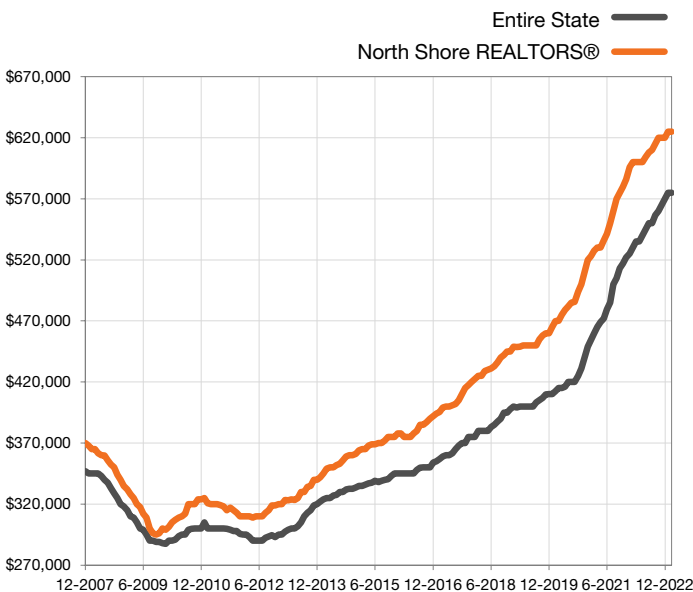
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	110	90	- 18.2%	218	178	- 18.3%
Closed Sales	88	81	- 8.0%	203	161	- 20.7%
Median Sales Price*	\$367,000	\$410,000	+ 11.7%	\$390,000	\$426,500	+ 9.4%
Inventory of Homes for Sale	121	74	- 38.8%	--	--	--
Months Supply of Inventory	0.8	0.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 3.8%	38	40	+ 5.4%
Percent of Original List Price Received*	101.8%	98.6%	- 3.2%	101.7%	98.1%	- 3.5%
New Listings	115	81	- 29.6%	217	167	- 23.0%

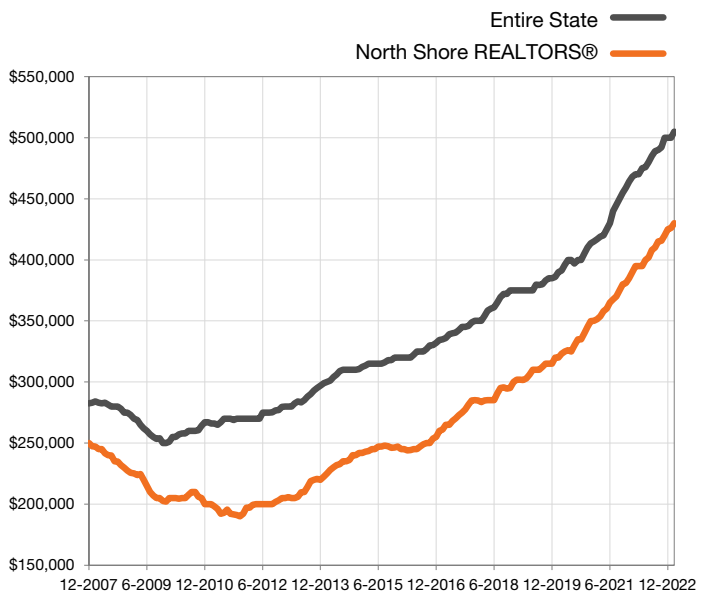
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 26.4%

+ 1.3%

- 33.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	185	145	- 21.6%	335	264	- 21.2%
Closed Sales	161	106	- 34.2%	367	252	- 31.3%
Median Sales Price*	\$552,000	\$548,500	- 0.6%	\$550,000	\$550,000	0.0%
Inventory of Homes for Sale	202	133	- 34.2%	--	--	--
Months Supply of Inventory	0.6	0.5	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	28	51	+ 85.4%	29	43	+ 46.0%
Percent of Original List Price Received*	104.7%	98.8%	- 5.6%	103.4%	98.6%	- 4.7%
New Listings	193	126	- 34.7%	384	265	- 31.0%

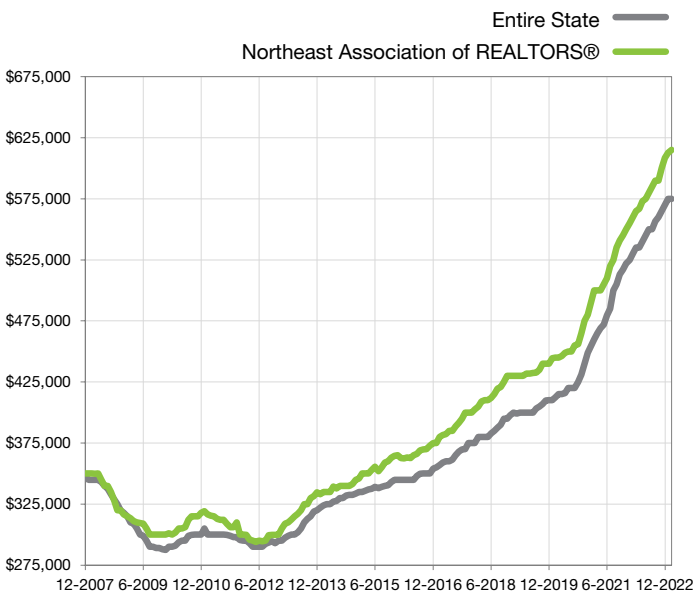
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	98	95	- 3.1%	178	187	+ 5.1%
Closed Sales	78	70	- 10.3%	167	132	- 21.0%
Median Sales Price*	\$329,000	\$318,863	- 3.1%	\$330,000	\$352,500	+ 6.8%
Inventory of Homes for Sale	99	67	- 32.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 12.0%	31	37	+ 20.7%
Percent of Original List Price Received*	103.4%	103.0%	- 0.3%	103.3%	101.3%	- 1.9%
New Listings	109	79	- 27.5%	200	183	- 8.5%

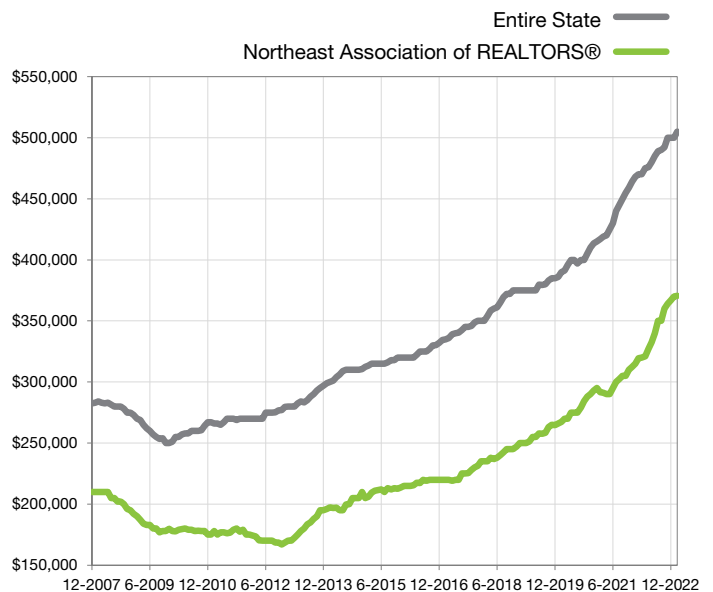
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 8.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.3%

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

- 18.0%

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

Single-Family Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	125	163	+ 30.4%	260	274	+ 5.4%
Closed Sales	117	111	- 5.1%	290	238	- 17.9%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$360,000	\$381,700	+ 6.0%
Inventory of Homes for Sale	221	190	- 14.0%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	33	56	+ 68.3%	33	50	+ 53.2%
Percent of Original List Price Received*	100.8%	97.0%	- 3.7%	100.5%	97.5%	- 3.1%
New Listings	143	134	- 6.3%	280	269	- 3.9%

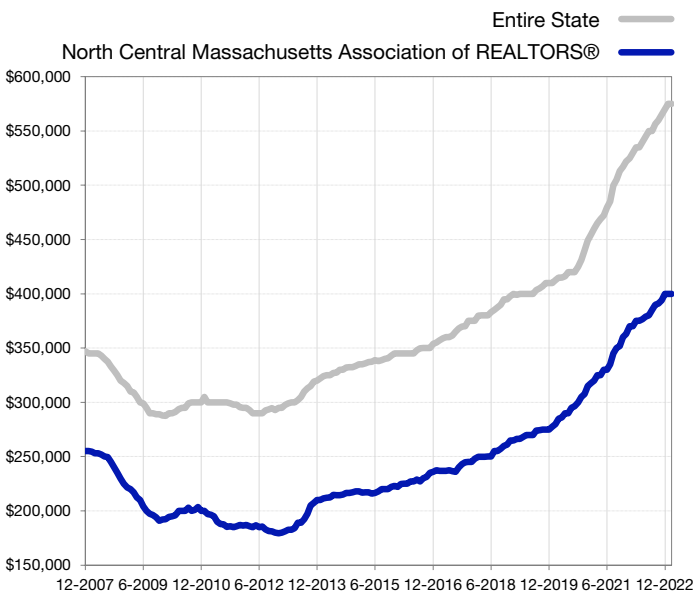
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	38	+ 90.0%	39	54	+ 38.5%
Closed Sales	21	15	- 28.6%	47	40	- 14.9%
Median Sales Price*	\$270,000	\$305,000	+ 13.0%	\$275,000	\$302,250	+ 9.9%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	49	+ 90.9%	29	40	+ 39.2%
Percent of Original List Price Received*	103.9%	100.5%	- 3.2%	101.7%	100.8%	- 0.9%
New Listings	39	31	- 20.5%	61	51	- 16.4%

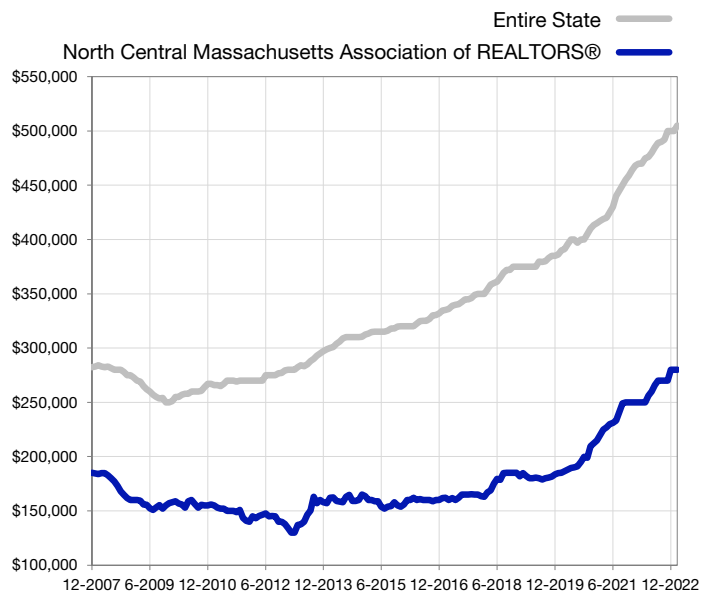
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 13.9%

+ 31.7%

- 10.4%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	37	+ 5.7%	53	62	+ 17.0%
Closed Sales	16	22	+ 37.5%	44	40	- 9.1%
Median Sales Price*	\$609,500	\$762,500	+ 25.1%	\$608,500	\$717,500	+ 17.9%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 15.1%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 36.2%	37	49	+ 34.6%
Percent of Original List Price Received*	103.6%	100.8%	- 2.6%	102.3%	97.0%	- 5.2%
New Listings	41	37	- 9.8%	69	75	+ 8.7%

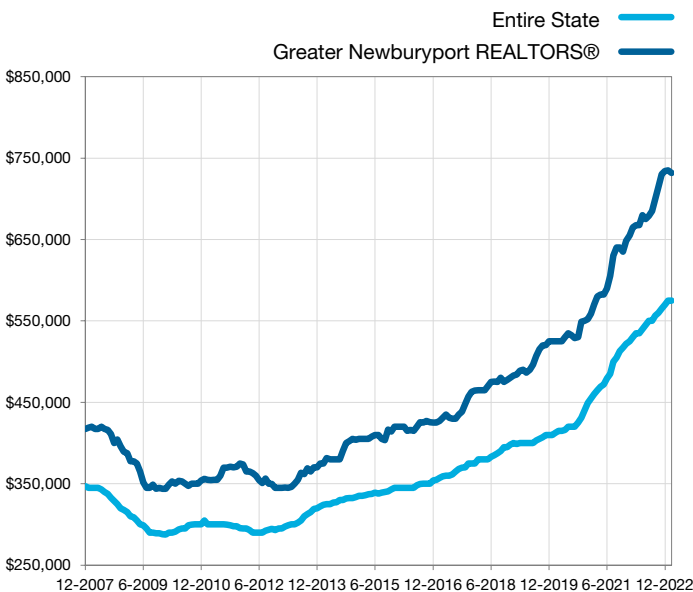
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	31	+ 47.6%	37	50	+ 35.1%
Closed Sales	20	19	- 5.0%	41	40	- 2.4%
Median Sales Price*	\$404,000	\$549,900	+ 36.1%	\$439,900	\$409,950	- 6.8%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 35.9%	30	66	+ 119.4%
Percent of Original List Price Received*	102.7%	99.2%	- 3.4%	102.6%	98.5%	- 4.0%
New Listings	24	32	+ 33.3%	50	56	+ 12.0%

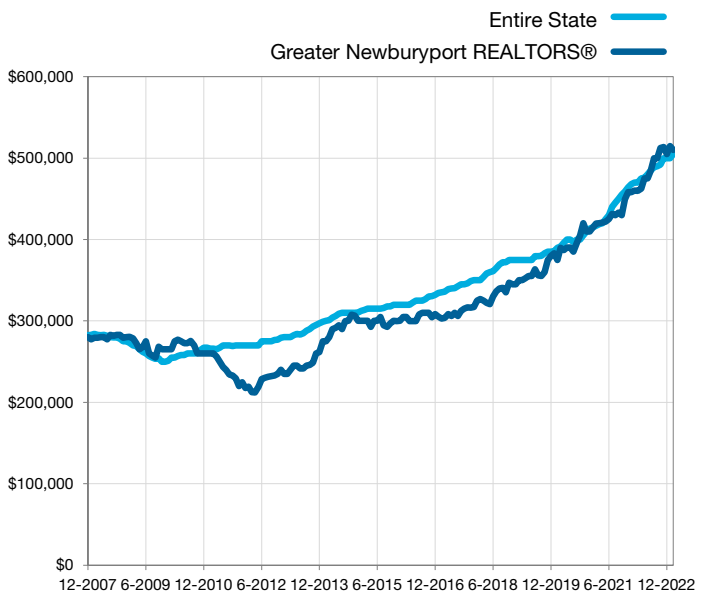
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

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

- 14.1%

+ 5.0%

- 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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	46	- 6.1%	101	103	+ 2.0%
Closed Sales	61	57	- 6.6%	131	111	- 15.3%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$400,000	\$405,000	+ 1.3%
Inventory of Homes for Sale	109	101	- 7.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	45	51	+ 12.6%	46	53	+ 16.9%
Percent of Original List Price Received*	99.8%	96.2%	- 3.6%	98.3%	95.8%	- 2.5%
New Listings	60	56	- 6.7%	118	119	+ 0.8%

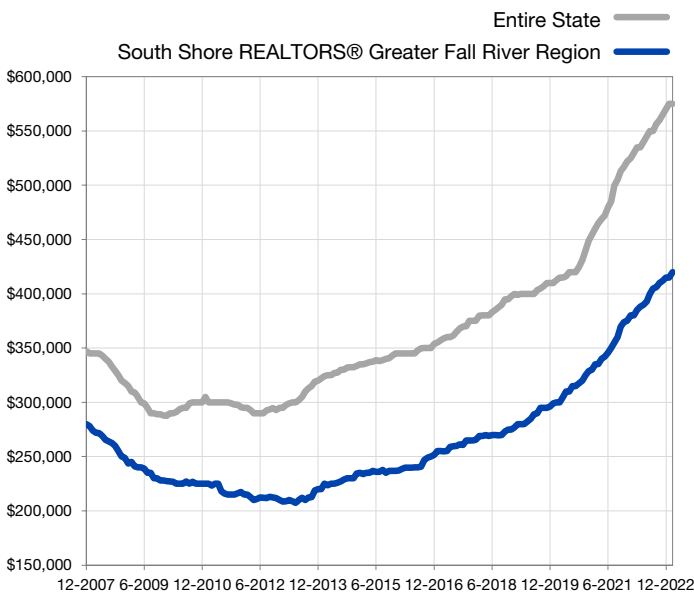
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	14	19	+ 35.7%
Closed Sales	10	4	- 60.0%	19	12	- 36.8%
Median Sales Price*	\$159,500	\$263,750	+ 65.4%	\$163,900	\$235,000	+ 43.4%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 4.7%	--	--	--
Cumulative Days on Market Until Sale	83	35	- 58.2%	49	46	- 7.0%
Percent of Original List Price Received*	93.5%	92.3%	- 1.3%	97.0%	96.9%	- 0.1%
New Listings	10	7	- 30.0%	11	19	+ 72.7%

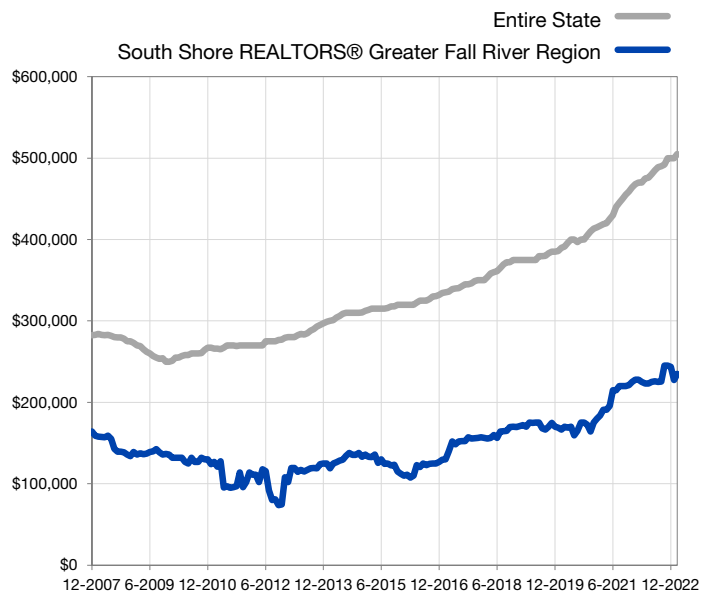
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 22.3%

+ 3.8%

- 38.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	323	331	+ 2.5%	610	589	- 3.4%
Closed Sales	294	212	- 27.9%	682	486	- 28.7%
Median Sales Price*	\$413,500	\$425,000	+ 2.8%	\$410,000	\$420,000	+ 2.4%
Inventory of Homes for Sale	452	270	- 40.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 11.9%	35	44	+ 23.3%
Percent of Original List Price Received*	101.8%	98.6%	- 3.2%	101.4%	98.0%	- 3.3%
New Listings	370	246	- 33.5%	640	539	- 15.8%

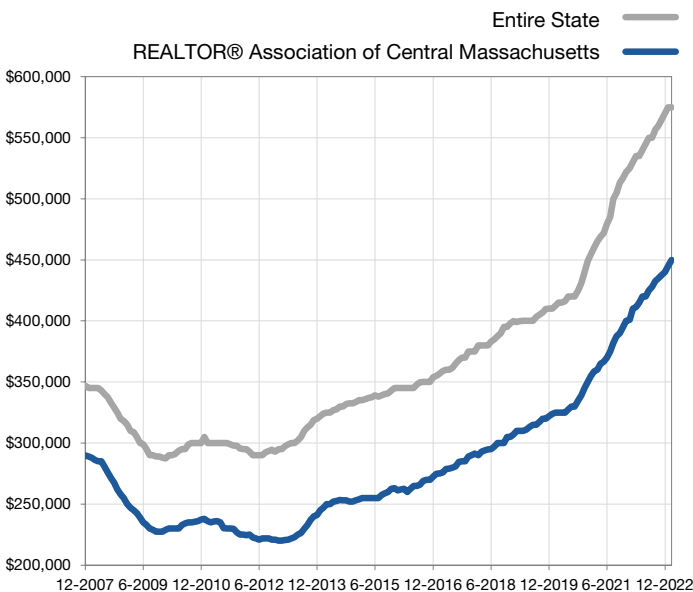
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	103	123	+ 19.4%	186	202	+ 8.6%
Closed Sales	74	74	0.0%	157	148	- 5.7%
Median Sales Price*	\$328,250	\$380,000	+ 15.8%	\$320,000	\$345,000	+ 7.8%
Inventory of Homes for Sale	149	99	- 33.6%	--	--	--
Months Supply of Inventory	1.1	0.8	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	51	48	- 6.9%	37	39	+ 4.7%
Percent of Original List Price Received*	101.9%	101.6%	- 0.3%	101.7%	101.3%	- 0.4%
New Listings	110	78	- 29.1%	208	189	- 9.1%

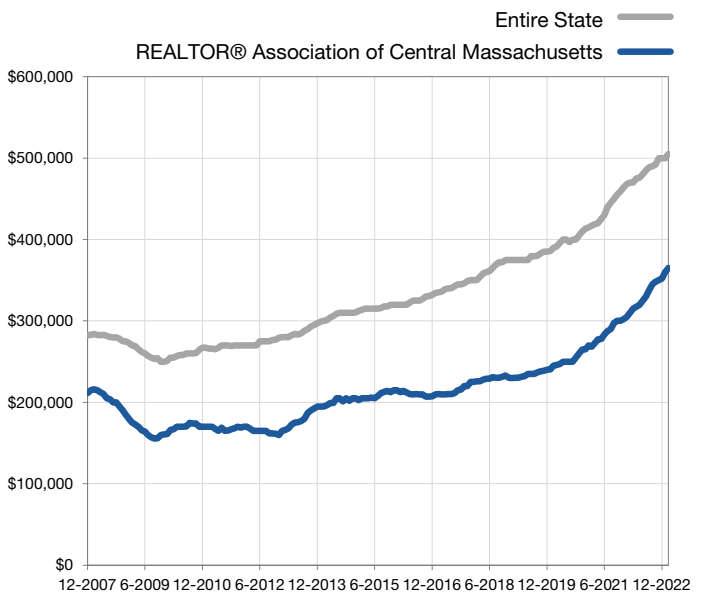
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 11.8%

+ 11.3%

+ 5.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	410	437	+ 6.6%	814	803	- 1.4%
Closed Sales	337	312	- 7.4%	848	655	- 22.8%
Median Sales Price*	\$607,000	\$660,000	+ 8.7%	\$615,000	\$660,000	+ 7.3%
Inventory of Homes for Sale	595	625	+ 5.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 32.0%	--	--	--
Cumulative Days on Market Until Sale	39	63	+ 61.2%	39	54	+ 38.3%
Percent of Original List Price Received*	100.3%	94.3%	- 6.0%	99.5%	94.4%	- 5.2%
New Listings	439	388	- 11.6%	839	710	- 15.4%

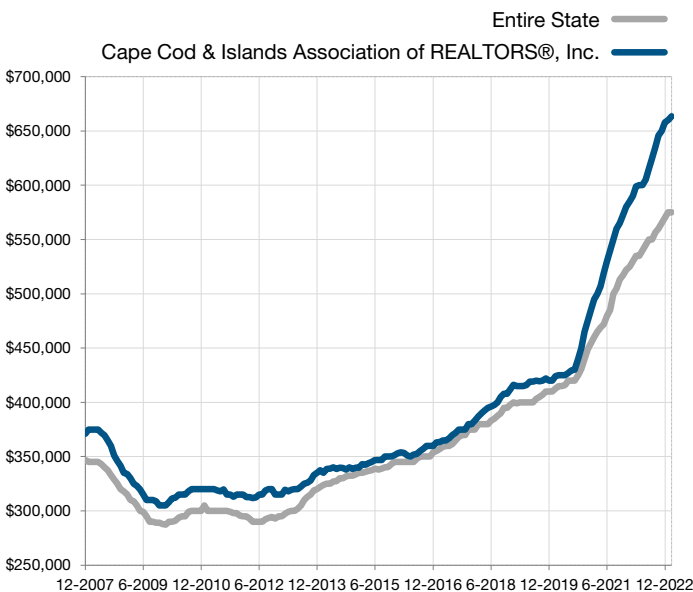
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	128	121	- 5.5%	230	198	- 13.9%
Closed Sales	80	56	- 30.0%	203	142	- 30.0%
Median Sales Price*	\$456,500	\$397,778	- 12.9%	\$410,000	\$425,000	+ 3.7%
Inventory of Homes for Sale	173	186	+ 7.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	34	64	+ 86.5%	47	57	+ 19.7%
Percent of Original List Price Received*	98.8%	95.4%	- 3.5%	99.3%	95.9%	- 3.5%
New Listings	106	93	- 12.3%	214	179	- 16.4%

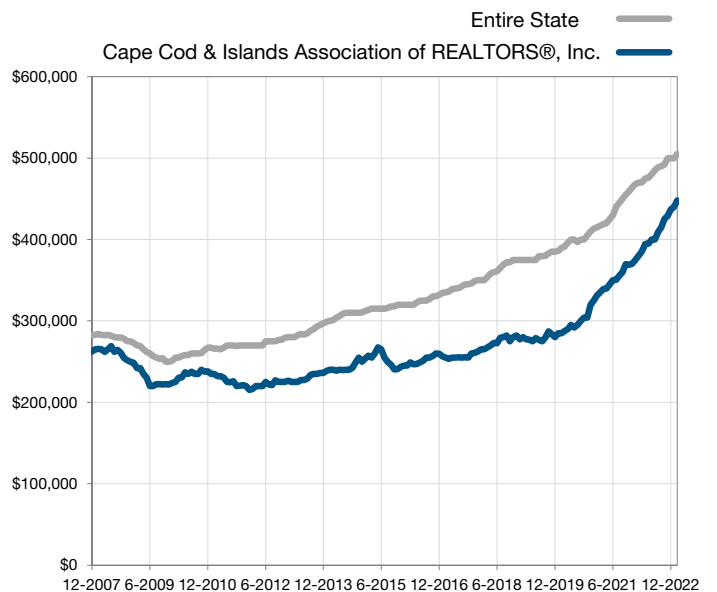
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 51.4%

+ 15.4%

- 21.0%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	82	63	- 23.2%	175	141	- 19.4%
Closed Sales	94	47	- 50.0%	219	133	- 39.3%
Median Sales Price*	\$257,700	\$300,000	+ 16.4%	\$295,000	\$280,000	- 5.1%
Inventory of Homes for Sale	253	178	- 29.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 12.4%	--	--	--
Cumulative Days on Market Until Sale	111	108	- 2.8%	107	96	- 10.0%
Percent of Original List Price Received*	93.9%	92.2%	- 1.7%	94.8%	93.6%	- 1.3%
New Listings	86	70	- 18.6%	170	135	- 20.6%

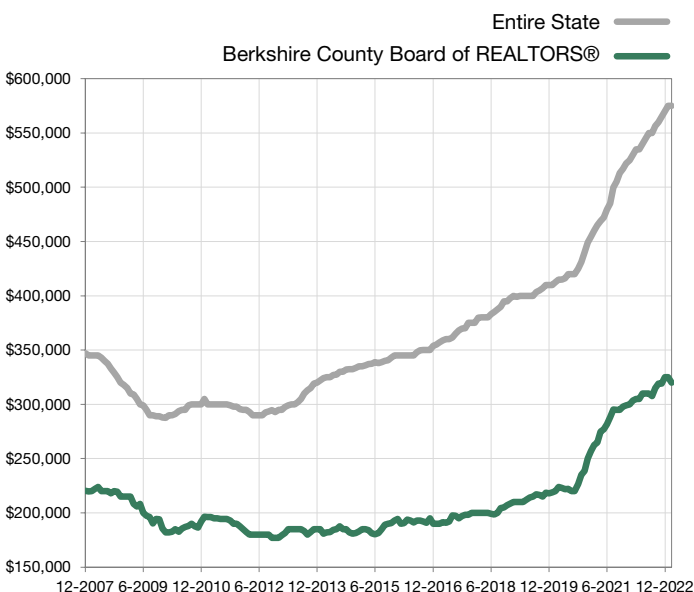
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	14	- 12.5%	29	19	- 34.5%
Closed Sales	17	7	- 58.8%	33	21	- 36.4%
Median Sales Price*	\$295,000	\$650,000	+ 120.3%	\$290,000	\$575,000	+ 98.3%
Inventory of Homes for Sale	23	40	+ 73.9%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 147.8%	--	--	--
Cumulative Days on Market Until Sale	90	189	+ 110.9%	114	108	- 5.3%
Percent of Original List Price Received*	94.5%	97.9%	+ 3.6%	95.6%	96.9%	+ 1.4%
New Listings	17	16	- 5.9%	29	29	0.0%

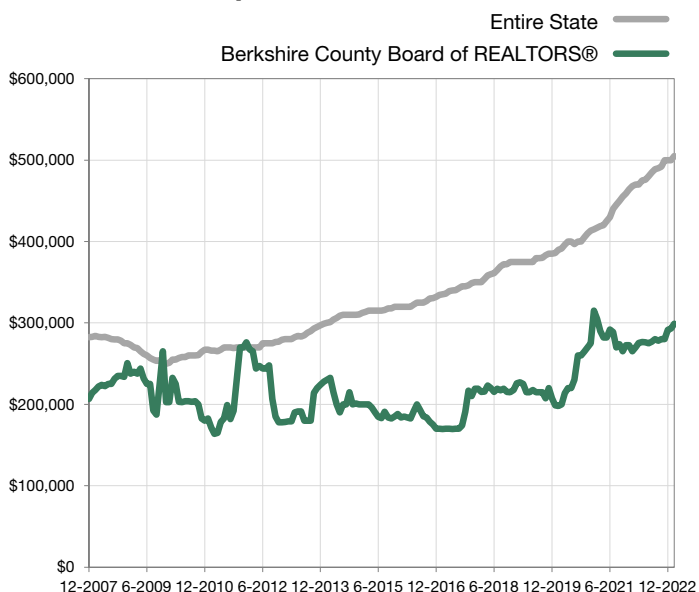
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	715	730	+ 2.1%	1,225	1,193	- 2.6%
Closed Sales	492	413	- 16.1%	1,247	916	- 26.5%
Median Sales Price*	\$757,500	\$700,000	- 7.6%	\$735,000	\$701,750	- 4.5%
Inventory of Homes for Sale	854	766	- 10.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	40	52	+ 30.0%	38	50	+ 31.6%
Percent of Original List Price Received*	103.0%	96.8%	- 6.0%	101.8%	96.7%	- 5.0%
New Listings	861	646	- 25.0%	1,500	1,294	- 13.7%

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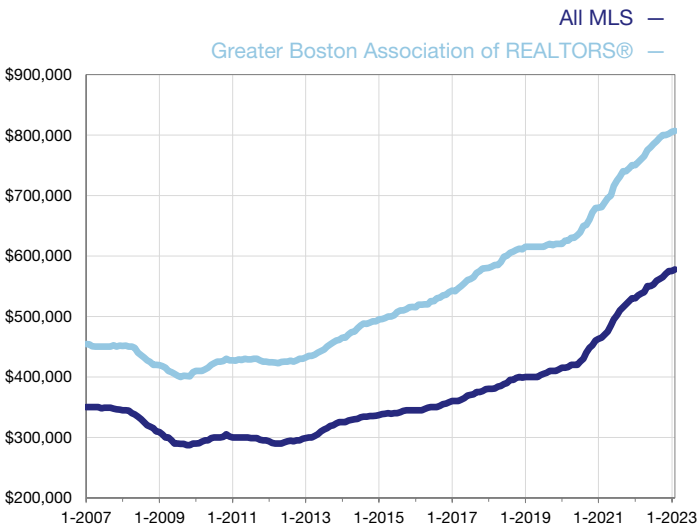
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	860	752	- 12.6%	1,503	1,252	- 16.7%
Closed Sales	558	420	- 24.7%	1,286	980	- 23.8%
Median Sales Price*	\$655,000	\$639,900	- 2.3%	\$630,000	\$675,000	+ 7.1%
Inventory of Homes for Sale	1,507	1,251	- 17.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	60	63	+ 5.0%	57	58	+ 1.8%
Percent of Original List Price Received*	99.3%	97.3%	- 2.0%	98.6%	97.6%	- 1.0%
New Listings	1,151	857	- 25.5%	2,055	1,676	- 18.4%

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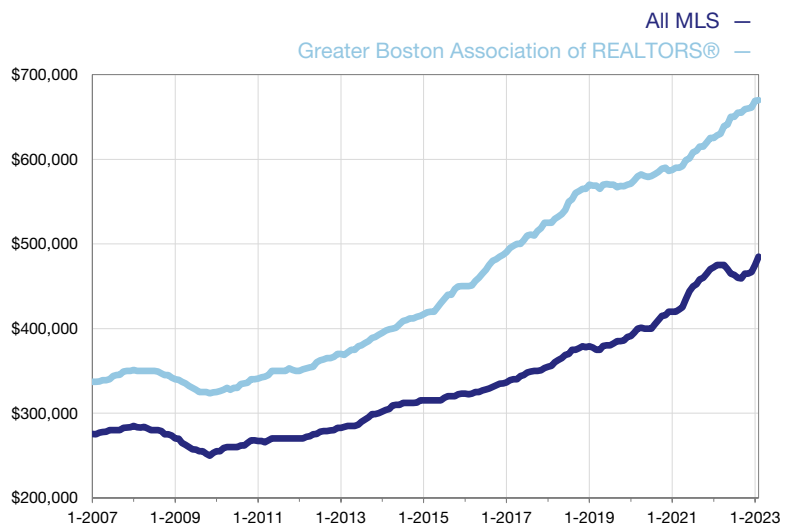
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 13.9%

+ 31.7%

- 10.4%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	37	+ 5.7%	53	62	+ 17.0%
Closed Sales	16	22	+ 37.5%	44	40	- 9.1%
Median Sales Price*	\$609,500	\$762,500	+ 25.1%	\$608,500	\$717,500	+ 17.9%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 15.1%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 36.2%	37	49	+ 34.6%
Percent of Original List Price Received*	103.6%	100.8%	- 2.6%	102.3%	97.0%	- 5.2%
New Listings	41	37	- 9.8%	69	75	+ 8.7%

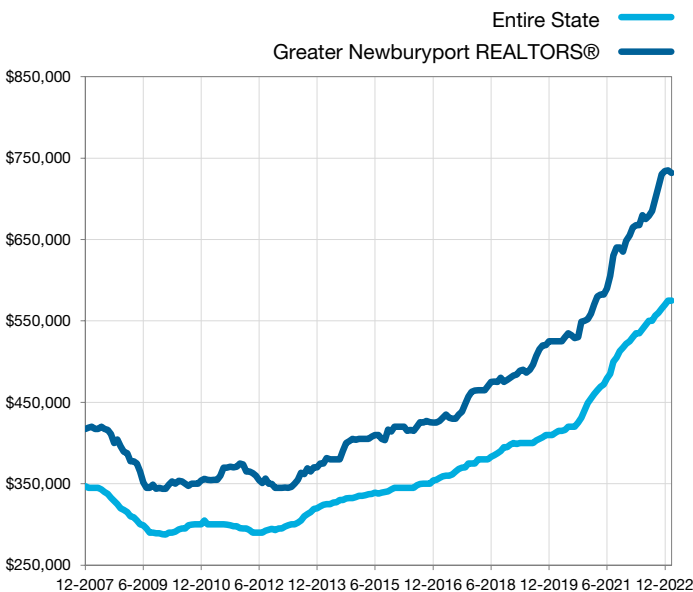
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	31	+ 47.6%	37	50	+ 35.1%
Closed Sales	20	19	- 5.0%	41	40	- 2.4%
Median Sales Price*	\$404,000	\$549,900	+ 36.1%	\$439,900	\$409,950	- 6.8%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 35.9%	30	66	+ 119.4%
Percent of Original List Price Received*	102.7%	99.2%	- 3.4%	102.6%	98.5%	- 4.0%
New Listings	24	32	+ 33.3%	50	56	+ 12.0%

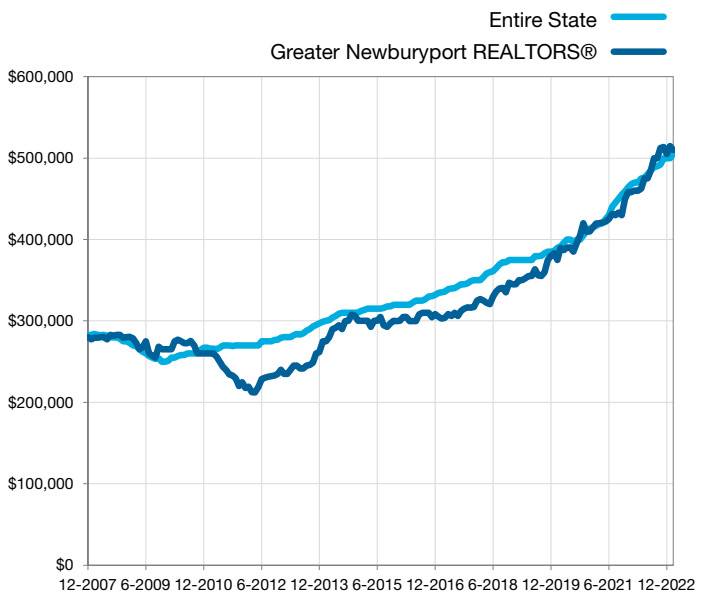
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 8.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.3%

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

- 18.0%

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

Single-Family Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	125	163	+ 30.4%	260	274	+ 5.4%
Closed Sales	117	111	- 5.1%	290	238	- 17.9%
Median Sales Price*	\$340,000	\$380,000	+ 11.8%	\$360,000	\$381,700	+ 6.0%
Inventory of Homes for Sale	221	190	- 14.0%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	33	56	+ 68.3%	33	50	+ 53.2%
Percent of Original List Price Received*	100.8%	97.0%	- 3.7%	100.5%	97.5%	- 3.1%
New Listings	143	134	- 6.3%	280	269	- 3.9%

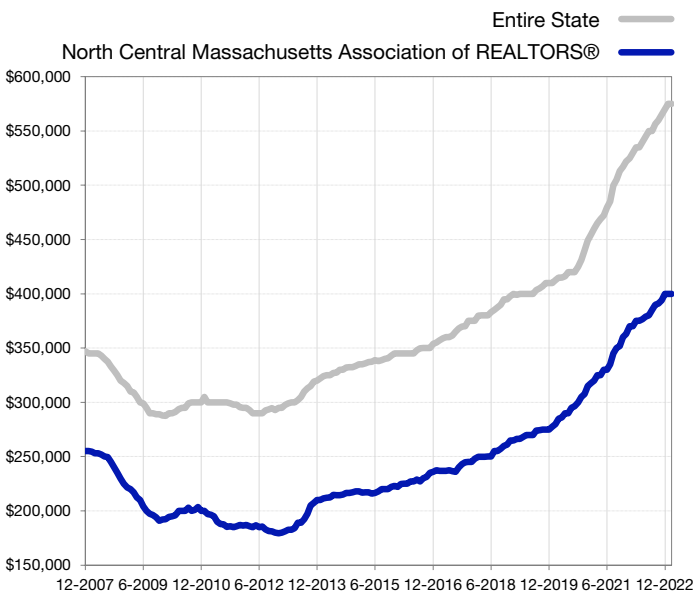
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	38	+ 90.0%	39	54	+ 38.5%
Closed Sales	21	15	- 28.6%	47	40	- 14.9%
Median Sales Price*	\$270,000	\$305,000	+ 13.0%	\$275,000	\$302,250	+ 9.9%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	25	49	+ 90.9%	29	40	+ 39.2%
Percent of Original List Price Received*	103.9%	100.5%	- 3.2%	101.7%	100.8%	- 0.9%
New Listings	39	31	- 20.5%	61	51	- 16.4%

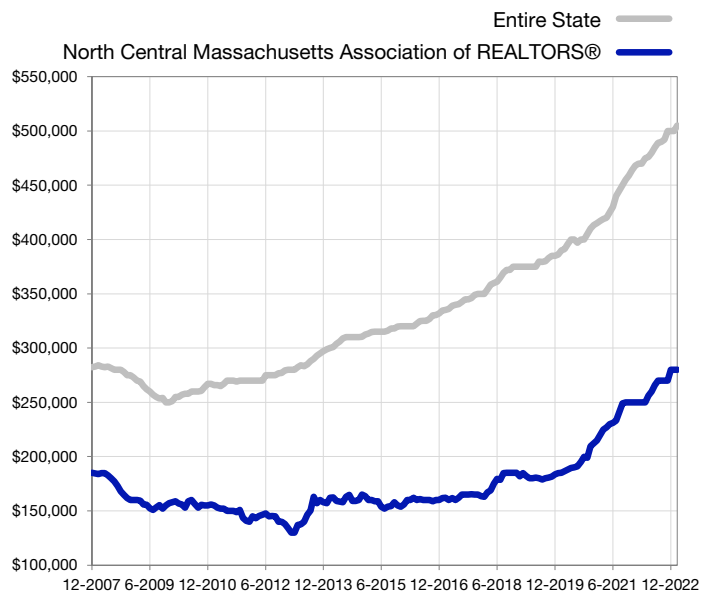
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 16.4%

+ 1.3%

- 25.4%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	162	186	+ 14.8%	310	332	+ 7.1%
Closed Sales	162	128	- 21.0%	387	261	- 32.6%
Median Sales Price*	\$557,500	\$585,000	+ 4.9%	\$575,000	\$588,000	+ 2.3%
Inventory of Homes for Sale	214	176	- 17.8%	--	--	--
Months Supply of Inventory	0.7	0.7	+ 0.0%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 13.2%	31	37	+ 19.2%
Percent of Original List Price Received*	102.2%	98.7%	- 3.4%	102.0%	98.4%	- 3.5%
New Listings	206	154	- 25.2%	369	347	- 6.0%

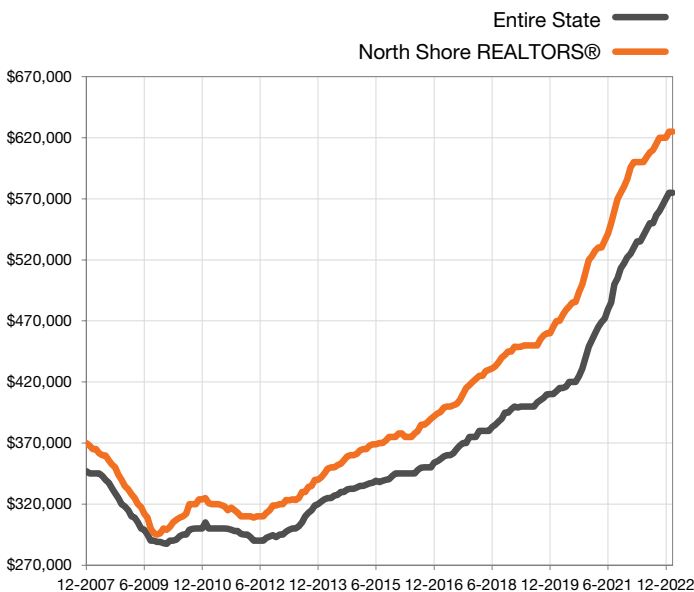
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	110	90	- 18.2%	218	178	- 18.3%
Closed Sales	88	81	- 8.0%	203	161	- 20.7%
Median Sales Price*	\$367,000	\$410,000	+ 11.7%	\$390,000	\$426,500	+ 9.4%
Inventory of Homes for Sale	121	74	- 38.8%	--	--	--
Months Supply of Inventory	0.8	0.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	38	36	- 3.8%	38	40	+ 5.4%
Percent of Original List Price Received*	101.8%	98.6%	- 3.2%	101.7%	98.1%	- 3.5%
New Listings	115	81	- 29.6%	217	167	- 23.0%

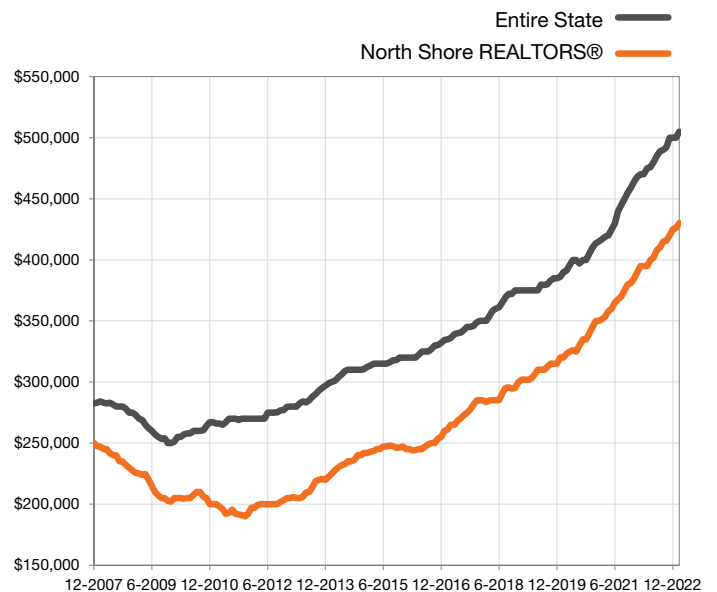
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 26.4%

+ 1.3%

- 33.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	185	145	- 21.6%	335	264	- 21.2%
Closed Sales	161	106	- 34.2%	367	252	- 31.3%
Median Sales Price*	\$552,000	\$548,500	- 0.6%	\$550,000	\$550,000	0.0%
Inventory of Homes for Sale	202	133	- 34.2%	--	--	--
Months Supply of Inventory	0.6	0.5	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	28	51	+ 85.4%	29	43	+ 46.0%
Percent of Original List Price Received*	104.7%	98.8%	- 5.6%	103.4%	98.6%	- 4.7%
New Listings	193	126	- 34.7%	384	265	- 31.0%

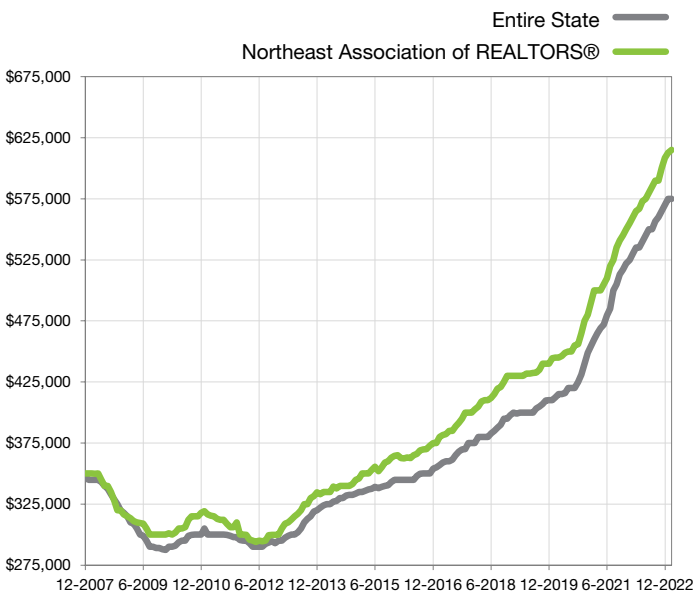
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	98	95	- 3.1%	178	187	+ 5.1%
Closed Sales	78	70	- 10.3%	167	132	- 21.0%
Median Sales Price*	\$329,000	\$318,863	- 3.1%	\$330,000	\$352,500	+ 6.8%
Inventory of Homes for Sale	99	67	- 32.3%	--	--	--
Months Supply of Inventory	0.7	0.6	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 12.0%	31	37	+ 20.7%
Percent of Original List Price Received*	103.4%	103.0%	- 0.3%	103.3%	101.3%	- 1.9%
New Listings	109	79	- 27.5%	200	183	- 8.5%

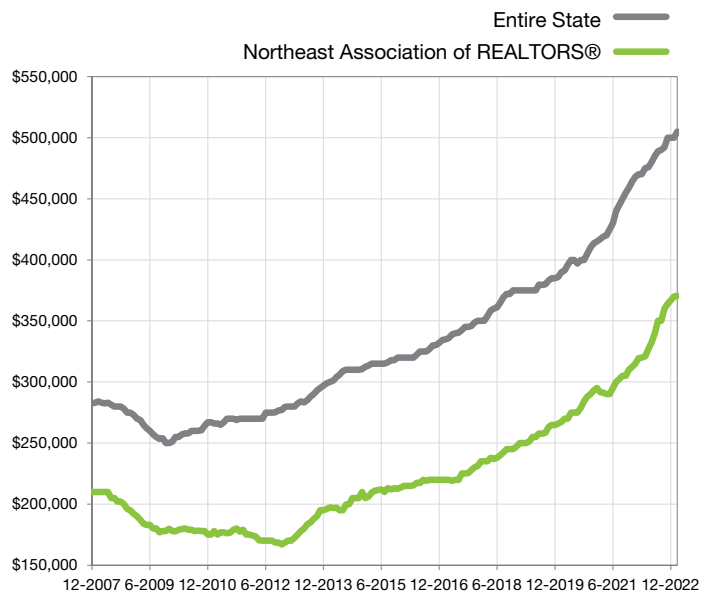
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 22.3%

+ 3.8%

- 38.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	323	331	+ 2.5%	610	589	- 3.4%
Closed Sales	294	212	- 27.9%	682	486	- 28.7%
Median Sales Price*	\$413,500	\$425,000	+ 2.8%	\$410,000	\$420,000	+ 2.4%
Inventory of Homes for Sale	452	270	- 40.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 11.9%	35	44	+ 23.3%
Percent of Original List Price Received*	101.8%	98.6%	- 3.2%	101.4%	98.0%	- 3.3%
New Listings	370	246	- 33.5%	640	539	- 15.8%

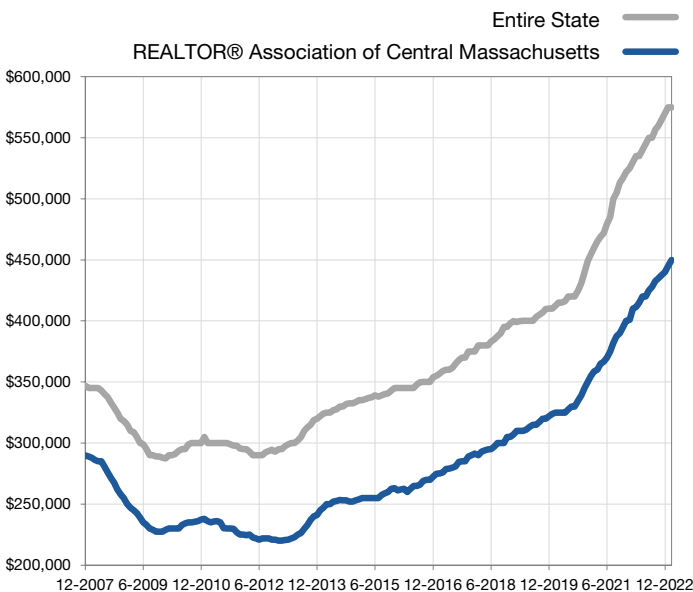
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	103	123	+ 19.4%	186	202	+ 8.6%
Closed Sales	74	74	0.0%	157	148	- 5.7%
Median Sales Price*	\$328,250	\$380,000	+ 15.8%	\$320,000	\$345,000	+ 7.8%
Inventory of Homes for Sale	149	99	- 33.6%	--	--	--
Months Supply of Inventory	1.1	0.8	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	51	48	- 6.9%	37	39	+ 4.7%
Percent of Original List Price Received*	101.9%	101.6%	- 0.3%	101.7%	101.3%	- 0.4%
New Listings	110	78	- 29.1%	208	189	- 9.1%

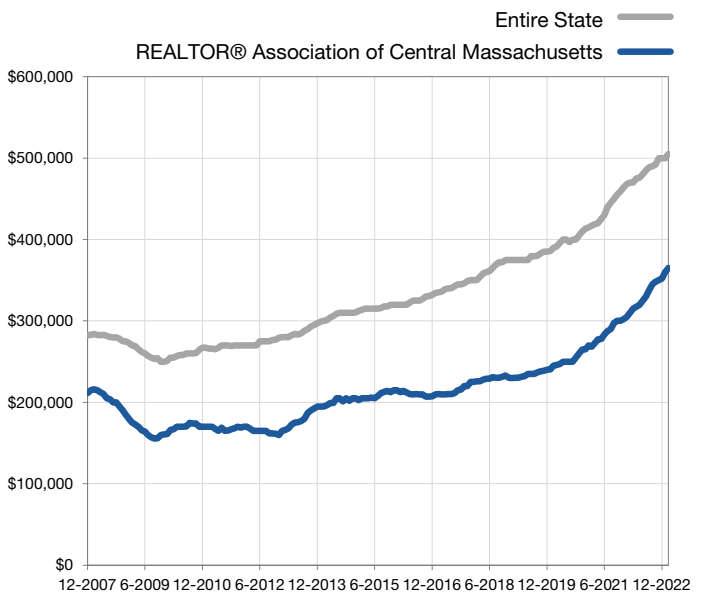
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 29.8%

+ 0.9%

- 24.6%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	349	347	- 0.6%	654	595	- 9.0%
Closed Sales	309	215	- 30.4%	684	476	- 30.4%
Median Sales Price*	\$285,000	\$295,500	+ 3.7%	\$280,450	\$290,575	+ 3.6%
Inventory of Homes for Sale	533	418	- 21.6%	--	--	--
Months Supply of Inventory	1.0	1.0	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.8%	39	50	+ 27.6%
Percent of Original List Price Received*	100.5%	96.7%	- 3.7%	100.7%	97.0%	- 3.7%
New Listings	394	286	- 27.4%	720	589	- 18.2%

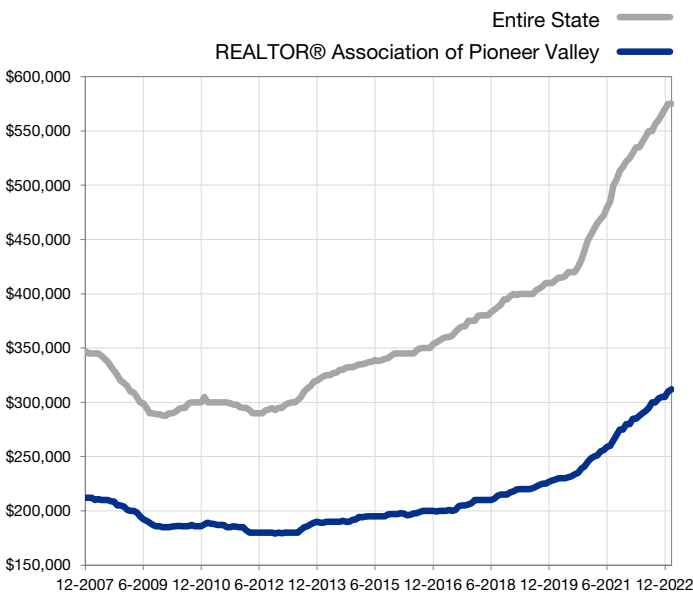
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	74	+ 12.1%	117	120	+ 2.6%
Closed Sales	54	40	- 25.9%	121	83	- 31.4%
Median Sales Price*	\$209,900	\$220,825	+ 5.2%	\$210,000	\$216,650	+ 3.2%
Inventory of Homes for Sale	102	61	- 40.2%	--	--	--
Months Supply of Inventory	1.2	0.9	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 12.9%	31	32	+ 3.6%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	101.4%	99.2%	- 2.1%
New Listings	74	46	- 37.8%	133	97	- 27.1%

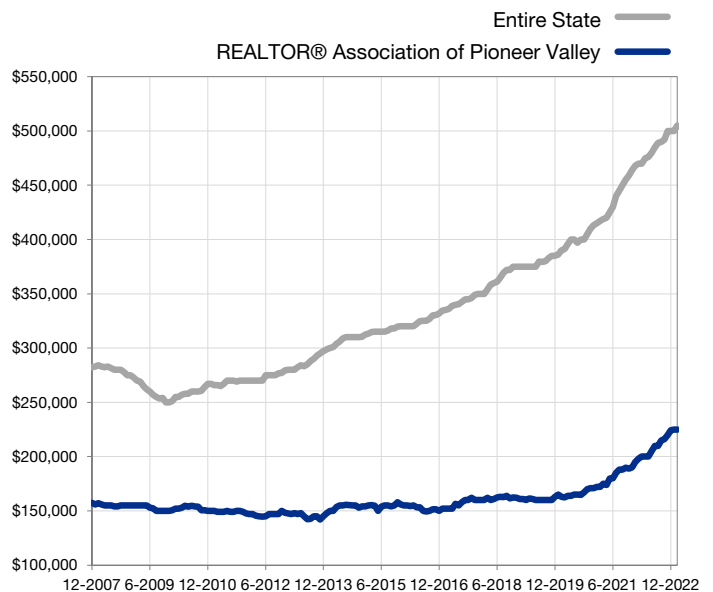
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 24.4%

+ 3.4%

- 11.2%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	257	273	+ 6.2%	481	456	- 5.2%
Closed Sales	230	178	- 22.6%	533	391	- 26.6%
Median Sales Price*	\$442,000	\$450,000	+ 1.8%	\$450,000	\$455,000	+ 1.1%
Inventory of Homes for Sale	436	373	- 14.4%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	37	50	+ 34.9%	36	46	+ 27.2%
Percent of Original List Price Received*	101.3%	97.2%	- 4.0%	101.2%	97.3%	- 3.9%
New Listings	288	256	- 11.1%	584	497	- 14.9%

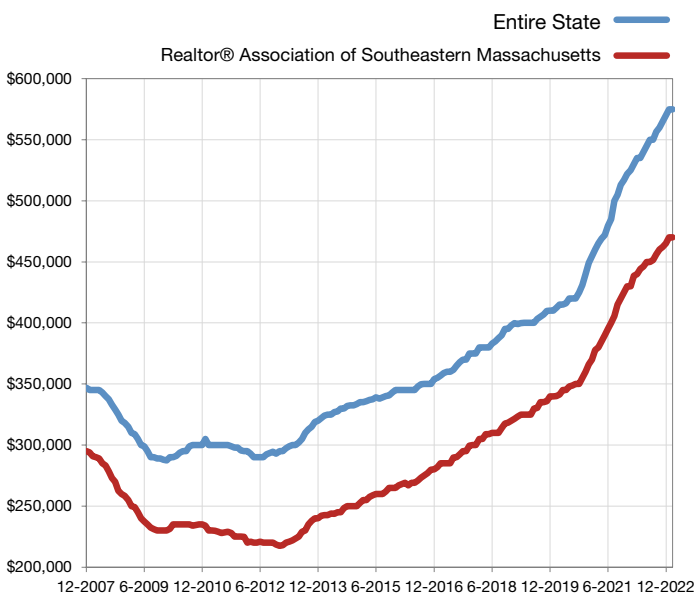
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	66	- 12.0%	136	117	- 14.0%
Closed Sales	61	42	- 31.1%	112	81	- 27.7%
Median Sales Price*	\$335,000	\$322,450	- 3.7%	\$320,000	\$354,900	+ 10.9%
Inventory of Homes for Sale	72	78	+ 8.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 17.5%	--	--	--
Cumulative Days on Market Until Sale	36	46	+ 30.0%	31	45	+ 42.5%
Percent of Original List Price Received*	102.5%	99.0%	- 3.4%	102.6%	99.1%	- 3.4%
New Listings	74	56	- 24.3%	144	108	- 25.0%

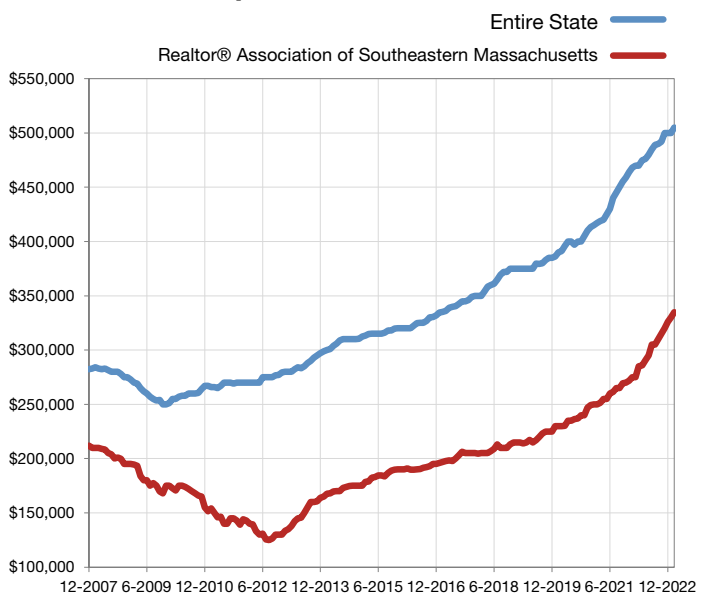
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

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

- 14.1%

+ 5.0%

- 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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	46	- 6.1%	101	103	+ 2.0%
Closed Sales	61	57	- 6.6%	131	111	- 15.3%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$400,000	\$405,000	+ 1.3%
Inventory of Homes for Sale	109	101	- 7.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	45	51	+ 12.6%	46	53	+ 16.9%
Percent of Original List Price Received*	99.8%	96.2%	- 3.6%	98.3%	95.8%	- 2.5%
New Listings	60	56	- 6.7%	118	119	+ 0.8%

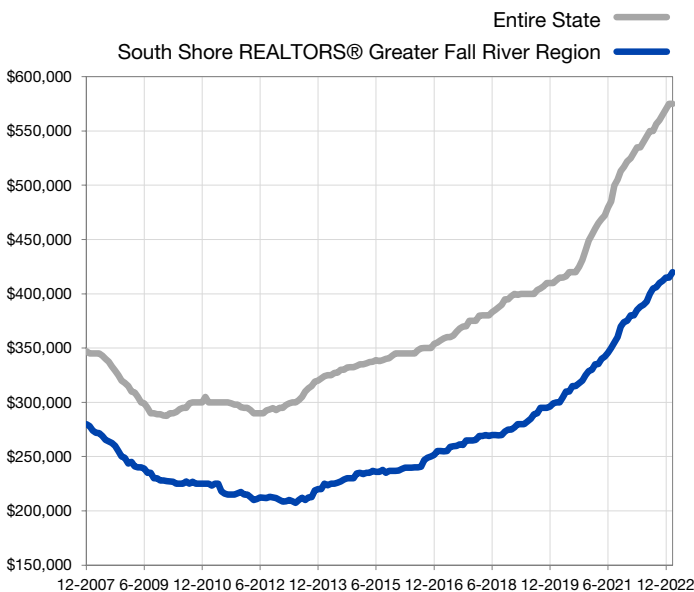
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	14	19	+ 35.7%
Closed Sales	10	4	- 60.0%	19	12	- 36.8%
Median Sales Price*	\$159,500	\$263,750	+ 65.4%	\$163,900	\$235,000	+ 43.4%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 4.7%	--	--	--
Cumulative Days on Market Until Sale	83	35	- 58.2%	49	46	- 7.0%
Percent of Original List Price Received*	93.5%	92.3%	- 1.3%	97.0%	96.9%	- 0.1%
New Listings	10	7	- 30.0%	11	19	+ 72.7%

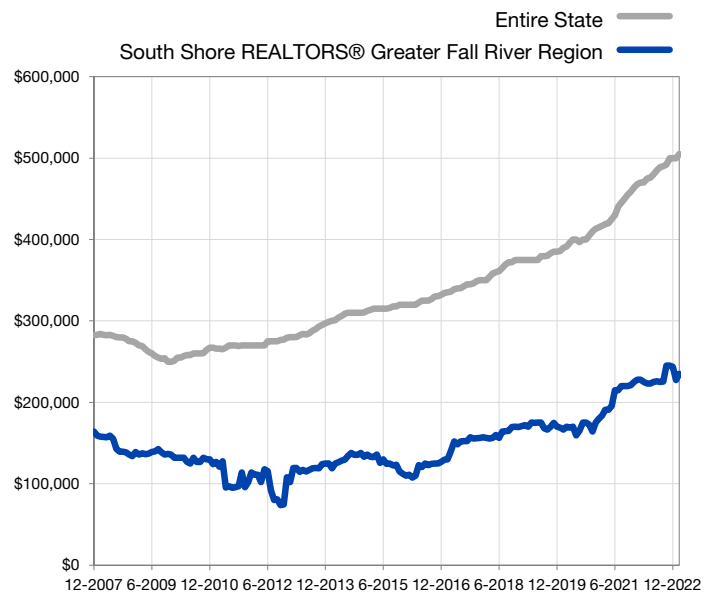
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.7%

+ 1.6%

- 13.9%

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

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	276	319	+ 15.6%	498	535	+ 7.4%
Closed Sales	212	203	- 4.2%	549	444	- 19.1%
Median Sales Price*	\$575,000	\$579,000	+ 0.7%	\$575,000	\$569,950	- 0.9%
Inventory of Homes for Sale	371	330	- 11.1%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	31	54	+ 71.5%	34	48	+ 43.5%
Percent of Original List Price Received*	101.8%	96.4%	- 5.3%	101.6%	96.2%	- 5.3%
New Listings	295	252	- 14.6%	571	505	- 11.6%

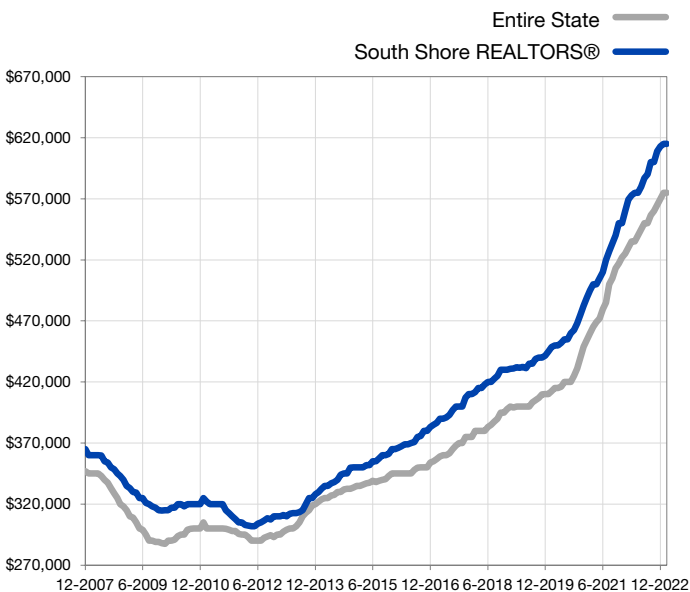
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	100	129	+ 29.0%	185	196	+ 5.9%
Closed Sales	101	67	- 33.7%	216	152	- 29.6%
Median Sales Price*	\$400,000	\$400,000	0.0%	\$411,250	\$405,500	- 1.4%
Inventory of Homes for Sale	155	123	- 20.6%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 14.1%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.8%	40	40	+ 1.2%
Percent of Original List Price Received*	102.3%	99.3%	- 2.9%	101.1%	99.7%	- 1.4%
New Listings	121	126	+ 4.1%	223	223	0.0%

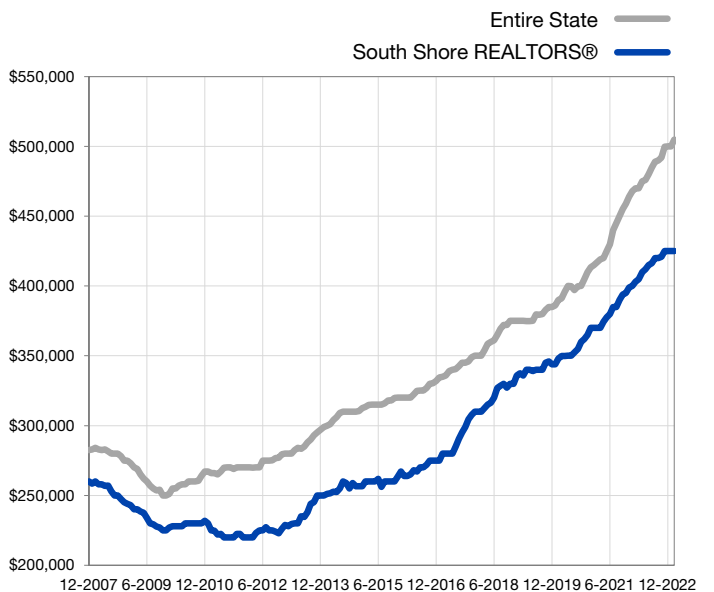
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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