### Barnstable County

#### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>244</td>
<td>270</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>217</td>
<td>190</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$612,000</td>
<td>$660,500</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>392</td>
<td>385</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>1.2</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>38</td>
<td>70</td>
</tr>
<tr>
<td>Percent of Original List PriceReceived*</td>
<td>99.7%</td>
<td>94.2%</td>
</tr>
<tr>
<td>New Listings</td>
<td>269</td>
<td>235</td>
</tr>
</tbody>
</table>

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

#### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>81</td>
<td>92</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>59</td>
<td>37</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$488,000</td>
<td>$400,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>116</td>
<td>111</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.1</td>
<td>1.3</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>36</td>
<td>62</td>
</tr>
<tr>
<td>Percent of Original List PriceReceived*</td>
<td>98.5%</td>
<td>94.8%</td>
</tr>
<tr>
<td>New Listings</td>
<td>69</td>
<td>65</td>
</tr>
</tbody>
</table>

* 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

<table>
<thead>
<tr>
<th>All MLS — Barnstable County —</th>
</tr>
</thead>
</table>

#### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

<table>
<thead>
<tr>
<th>All MLS — Barnstable County —</th>
</tr>
</thead>
</table>
# Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pending Sales</strong></td>
<td>408</td>
<td>789</td>
</tr>
<tr>
<td><strong>Closed Sales</strong></td>
<td>367</td>
<td>869</td>
</tr>
<tr>
<td><strong>Median Sales Price</strong></td>
<td>$390,000</td>
<td>$391,000</td>
</tr>
<tr>
<td><strong>Inventory of Homes for Sale</strong></td>
<td>609</td>
<td>--</td>
</tr>
<tr>
<td><strong>Months Supply of Inventory</strong></td>
<td>0.9</td>
<td>--</td>
</tr>
<tr>
<td><strong>Cumulative Days on Market Until Sale</strong></td>
<td>38</td>
<td>35</td>
</tr>
<tr>
<td><strong>Percent of Original List Price Received</strong></td>
<td>101.6%</td>
<td>101.1%</td>
</tr>
<tr>
<td><strong>New Listings</strong></td>
<td>470</td>
<td>835</td>
</tr>
</tbody>
</table>

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

# Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pending Sales</strong></td>
<td>114</td>
<td>210</td>
</tr>
<tr>
<td><strong>Closed Sales</strong></td>
<td>88</td>
<td>184</td>
</tr>
<tr>
<td><strong>Median Sales Price</strong></td>
<td>$315,000</td>
<td>$307,950</td>
</tr>
<tr>
<td><strong>Inventory of Homes for Sale</strong></td>
<td>176</td>
<td>--</td>
</tr>
<tr>
<td><strong>Months Supply of Inventory</strong></td>
<td>1.1</td>
<td>--</td>
</tr>
<tr>
<td><strong>Cumulative Days on Market Until Sale</strong></td>
<td>46</td>
<td>36</td>
</tr>
<tr>
<td><strong>Percent of Original List Price Received</strong></td>
<td>102.2%</td>
<td>101.1%</td>
</tr>
<tr>
<td><strong>New Listings</strong></td>
<td>136</td>
<td>250</td>
</tr>
</tbody>
</table>

*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**

---

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR | Copyright ShowingTime.
Local Market Update – February 2023
A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

**Single-Family Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>68</td>
<td>92</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>68</td>
<td>45</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$664,500</td>
<td>$665,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>139</td>
<td>105</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.2</td>
<td>1.0</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>51</td>
<td>62</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>99.7%</td>
<td>94.9%</td>
</tr>
<tr>
<td>New Listings</td>
<td>85</td>
<td>73</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>2022 2023</th>
<th>+ / –</th>
<th>2022 2023</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>68 92</td>
<td>+ 35.3%</td>
<td>132 141</td>
<td>+ 6.8%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>68 45</td>
<td>- 33.8%</td>
<td>151 98</td>
<td>- 35.1%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$664,500</td>
<td>+ 0.1%</td>
<td>$670,000</td>
<td>- 1.9%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>139 105</td>
<td>- 24.5%</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.2 1.0</td>
<td>- 16.7%</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>51 62</td>
<td>+ 21.6%</td>
<td>49 54</td>
<td>+ 10.2%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>99.7% 94.9%</td>
<td>- 4.8%</td>
<td>98.9% 94.5%</td>
<td>- 4.4%</td>
</tr>
<tr>
<td>New Listings</td>
<td>85 73</td>
<td>- 14.1%</td>
<td>156 154</td>
<td>- 1.3%</td>
</tr>
</tbody>
</table>

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

**Condominium Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>437</td>
<td>328</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>257</td>
<td>183</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$678,000</td>
<td>$650,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>950</td>
<td>714</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.8</td>
<td>1.8</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>74</td>
<td>70</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>97.2%</td>
<td>96.6%</td>
</tr>
<tr>
<td>New Listings</td>
<td>637</td>
<td>423</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>2022 2023</th>
<th>+ / –</th>
<th>2022 2023</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>437 328</td>
<td>- 24.9%</td>
<td>755 543</td>
<td>- 28.1%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>257 183</td>
<td>- 28.8%</td>
<td>602 439</td>
<td>- 27.1%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$678,000</td>
<td>- 4.1%</td>
<td>$650,000</td>
<td>+ 6.9%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>950 714</td>
<td>- 24.8%</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.8 1.8</td>
<td>0.0%</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>74 70</td>
<td>- 5.4%</td>
<td>69 60</td>
<td>- 13.0%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>97.2% 96.6%</td>
<td>- 0.6%</td>
<td>96.8% 97.1%</td>
<td>+ 0.3%</td>
</tr>
<tr>
<td>New Listings</td>
<td>637 423</td>
<td>- 33.6%</td>
<td>1,118 803</td>
<td>- 28.2%</td>
</tr>
</tbody>
</table>

* 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

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.
# Local Market Update – February 2023

## Plymouth County

### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pending Sales</strong></td>
<td>311</td>
<td>580</td>
</tr>
<tr>
<td><strong>Closed Sales</strong></td>
<td>254</td>
<td>606</td>
</tr>
<tr>
<td><strong>Median Sales Price</strong>*</td>
<td>$505,000</td>
<td>$513,000</td>
</tr>
<tr>
<td><strong>Inventory of Homes for Sale</strong></td>
<td>414</td>
<td>--</td>
</tr>
<tr>
<td><strong>Months Supply of Inventory</strong></td>
<td>0.9</td>
<td>--</td>
</tr>
<tr>
<td><strong>Cumulative Days on Market Until Sale</strong></td>
<td>34</td>
<td>35</td>
</tr>
<tr>
<td><strong>Percent of Original List Price Received</strong>*</td>
<td>101.4%</td>
<td>101.4%</td>
</tr>
<tr>
<td><strong>New Listings</strong></td>
<td>298</td>
<td>610</td>
</tr>
</tbody>
</table>

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pending Sales</strong></td>
<td>70</td>
<td>132</td>
</tr>
<tr>
<td><strong>Closed Sales</strong></td>
<td>74</td>
<td>144</td>
</tr>
<tr>
<td><strong>Median Sales Price</strong>*</td>
<td>$396,860</td>
<td>$396,860</td>
</tr>
<tr>
<td><strong>Inventory of Homes for Sale</strong></td>
<td>140</td>
<td>--</td>
</tr>
<tr>
<td><strong>Months Supply of Inventory</strong></td>
<td>1.3</td>
<td>--</td>
</tr>
<tr>
<td><strong>Cumulative Days on Market Until Sale</strong></td>
<td>36</td>
<td>35</td>
</tr>
<tr>
<td><strong>Percent of Original List Price Received</strong>*</td>
<td>103.9%</td>
<td>102.6%</td>
</tr>
<tr>
<td><strong>New Listings</strong></td>
<td>89</td>
<td>162</td>
</tr>
</tbody>
</table>

### Median Sales Price – Single-Family Properties

**Rolling 12-Month Calculation**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007-2009</td>
<td>$200,000</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$250,000</td>
</tr>
<tr>
<td>2012-2013</td>
<td>$300,000</td>
</tr>
<tr>
<td>2014-2015</td>
<td>$350,000</td>
</tr>
<tr>
<td>2016-2017</td>
<td>$400,000</td>
</tr>
<tr>
<td>2018-2019</td>
<td>$450,000</td>
</tr>
<tr>
<td>2020-2021</td>
<td>$500,000</td>
</tr>
<tr>
<td>2022-2023</td>
<td>$550,000</td>
</tr>
</tbody>
</table>

### Median Sales Price – Condominium Properties

**Rolling 12-Month Calculation**

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007-2009</td>
<td>$200,000</td>
</tr>
<tr>
<td>2010-2011</td>
<td>$250,000</td>
</tr>
<tr>
<td>2012-2013</td>
<td>$300,000</td>
</tr>
<tr>
<td>2014-2015</td>
<td>$350,000</td>
</tr>
<tr>
<td>2016-2017</td>
<td>$400,000</td>
</tr>
<tr>
<td>2018-2019</td>
<td>$450,000</td>
</tr>
<tr>
<td>2020-2021</td>
<td>$500,000</td>
</tr>
<tr>
<td>2022-2023</td>
<td>$550,000</td>
</tr>
</tbody>
</table>

---

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

---

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.
# Local Market Update – February 2023

## Norfolk County

### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>290</td>
<td>327</td>
<td>+ 12.8%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>196</td>
<td>221</td>
<td>+ 12.8%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$662,500</td>
<td>$583,000</td>
<td>- 12.0%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>389</td>
<td>312</td>
<td>- 19.8%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.8</td>
<td>0.7</td>
<td>- 12.5%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>35</td>
<td>50</td>
<td>+ 42.9%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>103.4%</td>
<td>96.4%</td>
<td>- 6.8%</td>
</tr>
<tr>
<td>New Listings</td>
<td>364</td>
<td>280</td>
<td>- 23.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>166</td>
<td>173</td>
<td>+ 4.2%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>147</td>
<td>173</td>
<td>+ 4.2%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$490,000</td>
<td>$521,000</td>
<td>+ 6.3%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>229</td>
<td>217</td>
<td>- 5.2%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>1.2</td>
<td>+ 20.0%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>48</td>
<td>55</td>
<td>+ 14.6%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>100.6%</td>
<td>97.4%</td>
<td>- 3.2%</td>
</tr>
<tr>
<td>New Listings</td>
<td>201</td>
<td>181</td>
<td>- 10.0%</td>
</tr>
</tbody>
</table>

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

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>166</td>
<td>173</td>
<td>+ 4.2%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>147</td>
<td>173</td>
<td>+ 4.2%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$490,000</td>
<td>$521,000</td>
<td>+ 6.3%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>229</td>
<td>217</td>
<td>- 5.2%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>1.2</td>
<td>+ 20.0%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>48</td>
<td>55</td>
<td>+ 14.6%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>100.6%</td>
<td>97.4%</td>
<td>- 3.2%</td>
</tr>
<tr>
<td>New Listings</td>
<td>201</td>
<td>181</td>
<td>- 10.0%</td>
</tr>
</tbody>
</table>

*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**

<table>
<thead>
<tr>
<th>Median Sales Price – Single-Family Properties</th>
<th>All MLS</th>
<th>Norfolk County</th>
</tr>
</thead>
</table>

### Median Sales Price – Condominium Properties

**Rolling 12-Month Calculation**

<table>
<thead>
<tr>
<th>Median Sales Price – Condominium Properties</th>
<th>All MLS</th>
<th>Norfolk County</th>
</tr>
</thead>
</table>

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS® Inc. and MLS Property Information Network, Inc. | Provided by MAR | Copyright ShowingTime.
# Nantucket County

## Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023 + / –</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>1</td>
<td>4 + 300.0%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$0</td>
<td>$0 –</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>3</td>
<td>9 + 200.0%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>3.5 + 250.0%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>0.0%</td>
<td>0.0% –</td>
</tr>
<tr>
<td>New Listings</td>
<td>0</td>
<td>4 –</td>
</tr>
</tbody>
</table>

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

## Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023 + / –</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$0</td>
<td>$0 –</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.0</td>
<td>0.0 –</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>0</td>
<td>0 –</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>0.0%</td>
<td>0.0% –</td>
</tr>
<tr>
<td>New Listings</td>
<td>0</td>
<td>0 –</td>
</tr>
</tbody>
</table>

* 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**

*All MLS — Nantucket County*

**Median Sales Price – Condominium Properties**

*All MLS — Nantucket County*
Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlesex County

**Single-Family Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023 + / –</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>572</td>
<td>545 - 4.7%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>420</td>
<td>324 - 22.9%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$685,000</td>
<td>$667,500 - 2.6%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>592</td>
<td>561 - 5.2%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.6</td>
<td>0.7 + 16.7%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>34</td>
<td>48 + 41.2%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>103.5%</td>
<td>97.8% - 5.5%</td>
</tr>
<tr>
<td>New Listings</td>
<td>653</td>
<td>492 - 24.7%</td>
</tr>
</tbody>
</table>

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

**Condominium Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023 + / –</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>379</td>
<td>396 + 4.5%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>252</td>
<td>222 - 11.9%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$570,000</td>
<td>$533,000 - 6.5%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>461</td>
<td>414 - 10.2%</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.8</td>
<td>0.9 + 12.5%</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>47</td>
<td>50 + 6.4%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>101.4%</td>
<td>99.4% - 2.0%</td>
</tr>
<tr>
<td>New Listings</td>
<td>448</td>
<td>380 - 15.2%</td>
</tr>
</tbody>
</table>

* 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

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®. Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.
## Hampshire County

### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>67</td>
<td>64</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>54</td>
<td>43</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$348,250</td>
<td>$339,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>103</td>
<td>91</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>1.0</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>52</td>
<td>50</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>98.3%</td>
<td>98.3%</td>
</tr>
<tr>
<td>New Listings</td>
<td>77</td>
<td>55</td>
</tr>
</tbody>
</table>

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

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>18</td>
<td>19</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>11</td>
<td>10</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$340,000</td>
<td>$225,825</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>37</td>
<td>32</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.3</td>
<td>1.5</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>16</td>
<td>29</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>105.5%</td>
<td>100.3%</td>
</tr>
<tr>
<td>New Listings</td>
<td>19</td>
<td>14</td>
</tr>
</tbody>
</table>

* 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

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$100,000</td>
</tr>
<tr>
<td>2009</td>
<td>$150,000</td>
</tr>
<tr>
<td>2011</td>
<td>$200,000</td>
</tr>
<tr>
<td>2013</td>
<td>$250,000</td>
</tr>
<tr>
<td>2015</td>
<td>$300,000</td>
</tr>
<tr>
<td>2017</td>
<td>$350,000</td>
</tr>
<tr>
<td>2019</td>
<td>$400,000</td>
</tr>
<tr>
<td>2021</td>
<td>$450,000</td>
</tr>
<tr>
<td>2023</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

### Median Sales Price – Condominium Properties

#### Rolling 12-Month Calculation

<table>
<thead>
<tr>
<th>Year</th>
<th>Median Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$200,000</td>
</tr>
<tr>
<td>2009</td>
<td>$250,000</td>
</tr>
<tr>
<td>2011</td>
<td>$300,000</td>
</tr>
<tr>
<td>2013</td>
<td>$350,000</td>
</tr>
<tr>
<td>2015</td>
<td>$400,000</td>
</tr>
<tr>
<td>2017</td>
<td>$450,000</td>
</tr>
<tr>
<td>2019</td>
<td>$500,000</td>
</tr>
<tr>
<td>2021</td>
<td>$550,000</td>
</tr>
<tr>
<td>2023</td>
<td>$600,000</td>
</tr>
</tbody>
</table>
# Local Market Update – February 2023

## Hampden County

### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February 2022</th>
<th>February 2023</th>
<th>+ / –</th>
<th>Year to Date 2022</th>
<th>Year to Date 2023</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>251</td>
<td>258</td>
<td>+ 2.8%</td>
<td>474</td>
<td>443</td>
<td>- 6.5%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>219</td>
<td>165</td>
<td>- 24.7%</td>
<td>467</td>
<td>344</td>
<td>- 26.3%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$270,000</td>
<td>$280,000</td>
<td>+ 3.7%</td>
<td>$261,000</td>
<td>$275,000</td>
<td>+ 5.4%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>372</td>
<td>278</td>
<td>- 25.3%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.1</td>
<td>0.9</td>
<td>- 18.2%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>40</td>
<td>53</td>
<td>+ 32.5%</td>
<td>36</td>
<td>47</td>
<td>+ 30.6%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>101.0%</td>
<td>96.4%</td>
<td>- 4.6%</td>
<td>100.8%</td>
<td>97.2%</td>
<td>- 3.6%</td>
</tr>
<tr>
<td>New Listings</td>
<td>289</td>
<td>212</td>
<td>- 26.6%</td>
<td>527</td>
<td>452</td>
<td>- 14.2%</td>
</tr>
</tbody>
</table>

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

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February 2022</th>
<th>February 2023</th>
<th>+ / –</th>
<th>Year to Date 2022</th>
<th>Year to Date 2023</th>
<th>+ / –</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>46</td>
<td>51</td>
<td>+ 10.9%</td>
<td>88</td>
<td>79</td>
<td>- 10.2%</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>42</td>
<td>30</td>
<td>- 28.6%</td>
<td>89</td>
<td>61</td>
<td>- 31.5%</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$184,750</td>
<td>$220,000</td>
<td>+ 19.1%</td>
<td>$190,000</td>
<td>$209,900</td>
<td>+ 10.5%</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>55</td>
<td>27</td>
<td>- 50.9%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.0</td>
<td>0.6</td>
<td>- 40.0%</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>32</td>
<td>33</td>
<td>+ 3.1%</td>
<td>26</td>
<td>32</td>
<td>+ 23.1%</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>99.6%</td>
<td>99.1%</td>
<td>- 0.5%</td>
<td>100.9%</td>
<td>99.1%</td>
<td>- 1.8%</td>
</tr>
<tr>
<td>New Listings</td>
<td>48</td>
<td>30</td>
<td>- 37.5%</td>
<td>90</td>
<td>64</td>
<td>- 28.9%</td>
</tr>
</tbody>
</table>

*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

---

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.
### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>28</td>
<td>53</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>35</td>
<td>76</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$270,000</td>
<td>$330,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>54</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.1</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>40</td>
<td>42</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>100.6%</td>
<td>101.1%</td>
</tr>
<tr>
<td>New Listings</td>
<td>25</td>
<td>54</td>
</tr>
</tbody>
</table>

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$213,000</td>
<td>$231,450</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>11</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>3.7</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>18</td>
<td>24</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>107.8%</td>
<td>101.0%</td>
</tr>
<tr>
<td>New Listings</td>
<td>7</td>
<td>11</td>
</tr>
</tbody>
</table>

### Median Sales Price – Single-Family Properties

<table>
<thead>
<tr>
<th>Rolling 12-Month Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100,000</td>
</tr>
</tbody>
</table>

### Median Sales Price – Condominium Properties

<table>
<thead>
<tr>
<th>Rolling 12-Month Calculation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100,000</td>
</tr>
</tbody>
</table>
Local Market Update – February 2023
A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>258</td>
<td>272</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>225</td>
<td>181</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$563,000</td>
<td>$588,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>337</td>
<td>267</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.7</td>
<td>0.6</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>34</td>
<td>43</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>102.9%</td>
<td>99.1%</td>
</tr>
<tr>
<td>New Listings</td>
<td>321</td>
<td>234</td>
</tr>
</tbody>
</table>

Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>170</td>
<td>159</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>140</td>
<td>127</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$348,250</td>
<td>$399,900</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>190</td>
<td>125</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.8</td>
<td>0.7</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>33</td>
<td>35</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>102.5%</td>
<td>99.3%</td>
</tr>
<tr>
<td>New Listings</td>
<td>181</td>
<td>142</td>
</tr>
</tbody>
</table>

* 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

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR | Copyright ShowingTime.
## Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>4</td>
<td>10</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$1,164,500</td>
<td>$1,295,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>15</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>2.6</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>46</td>
<td>76</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>110.9%</td>
<td>101.4%</td>
</tr>
<tr>
<td>New Listings</td>
<td>4</td>
<td>7</td>
</tr>
</tbody>
</table>

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pending Sales</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>0</td>
<td>--</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.0</td>
<td>--</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>New Listings</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation

### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.
# Local Market Update – February 2023

**Bristol County**

### Single-Family Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>228</td>
<td>243</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>225</td>
<td>184</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$425,000</td>
<td>$440,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>431</td>
<td>341</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>1.2</td>
<td>1.1</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>38</td>
<td>50</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>101.2%</td>
<td>97.0%</td>
</tr>
<tr>
<td>New Listings</td>
<td>286</td>
<td>221</td>
</tr>
</tbody>
</table>

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

### Condominium Properties

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>65</td>
<td>66</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>56</td>
<td>37</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$325,000</td>
<td>$329,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>56</td>
<td>52</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>0.8</td>
<td>0.8</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>41</td>
<td>41</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>101.5%</td>
<td>98.7%</td>
</tr>
<tr>
<td>New Listings</td>
<td>63</td>
<td>49</td>
</tr>
</tbody>
</table>

* 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**

![Graph showing median sales price for Single-Family Properties from 2007 to 2023 for All MLS and Bristol County]

### Median Sales Price – Condominium Properties

**Rolling 12-Month Calculation**

![Graph showing median sales price for Condominium Properties from 2007 to 2023 for All MLS and Bristol County]
Berkshire County

**Single-Family Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$340,000</td>
<td>$585,000</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>17</td>
<td>14</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>3.7</td>
<td>2.9</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>107</td>
<td>200</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>90.4%</td>
<td>86.2%</td>
</tr>
<tr>
<td>New Listings</td>
<td>7</td>
<td>4</td>
</tr>
</tbody>
</table>

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

**Condominium Properties**

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>February</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2022</td>
<td>2023</td>
</tr>
<tr>
<td>Pending Sales</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Closed Sales</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Median Sales Price*</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Inventory of Homes for Sale</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Months Supply of Inventory</td>
<td>2.0</td>
<td>3.0</td>
</tr>
<tr>
<td>Cumulative Days on Market Until Sale</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Percent of Original List Price Received*</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>New Listings</td>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

* 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