

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## West Region

**- 37.2%**

**+ 3.7%**

**- 28.2%**

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	431	410	-4.9%	829	736	-11.2%
Closed Sales	403	262	-35.0%	903	609	-32.6%
Median Sales Price*	\$281,000	<b>\$297,250</b>	+ 5.8%	\$285,000	<b>\$290,000</b>	+ 1.8%
Inventory of Homes for Sale	786	596	-24.2%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	59	62	+ 5.1%	56	60	+ 7.1%
Percent of Original List Price Received*	99.0%	95.9%	-3.1%	99.3%	96.3%	-3.0%
New Listings	480	356	-25.8%	890	724	-18.7%

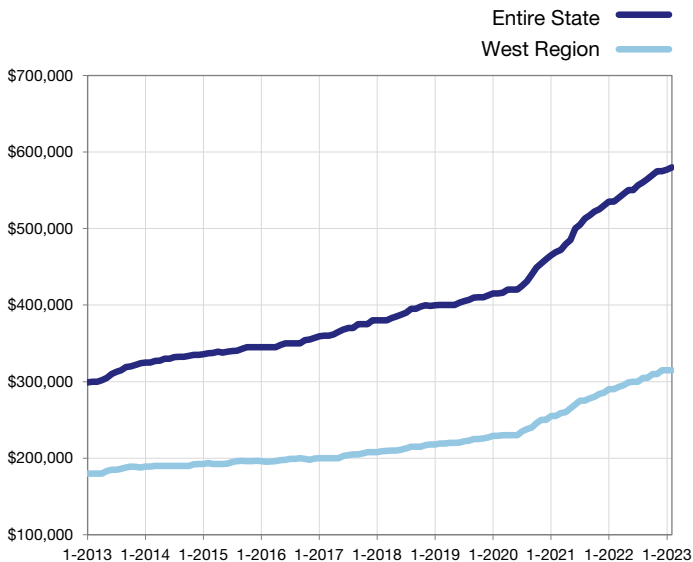
### Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	82	88	+ 7.3%	146	139	-4.8%
Closed Sales	71	47	-33.8%	154	104	-32.5%
Median Sales Price*	\$210,000	<b>\$225,000</b>	+ 7.1%	\$221,000	<b>\$227,500</b>	+ 2.9%
Inventory of Homes for Sale	125	101	-19.2%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	55	+ 27.9%	49	47	-4.1%
Percent of Original List Price Received*	99.5%	99.2%	-0.3%	100.2%	98.8%	-1.4%
New Listings	91	62	-31.9%	162	126	-22.2%

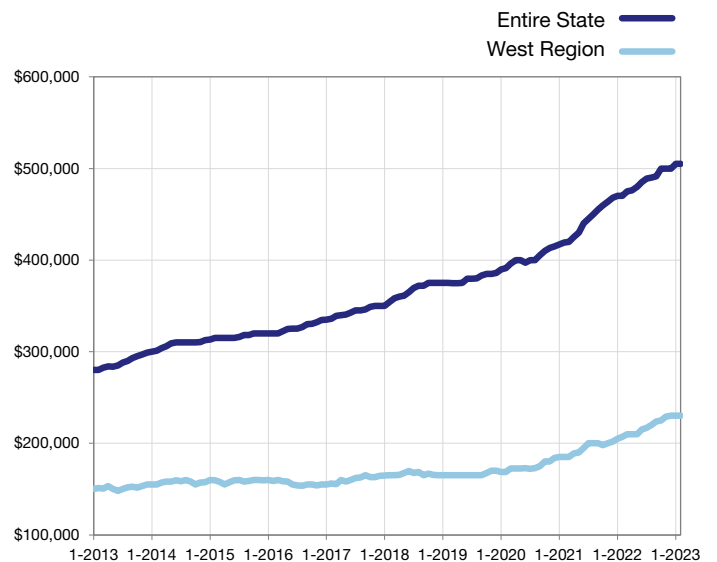
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.

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## Central Region

**- 22.7%**

**+ 3.9%**

**- 32.7%**

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	448	494	+ 10.3%	870	863	-0.8%
Closed Sales	411	323	-21.4%	972	724	-25.5%
Median Sales Price*	\$392,000	<b>\$400,000</b>	+ 2.0%	\$397,000	<b>\$410,000</b>	+ 3.3%
Inventory of Homes for Sale	673	460	-31.6%	--	--	--
Months Supply of Inventory	0.9	0.7	-22.2%	--	--	--
Cumulative Days on Market Until Sale	37	48	+ 29.7%	35	46	+ 31.4%
Percent of Original List Price Received*	101.5%	98.0%	-3.4%	101.2%	97.8%	-3.4%
New Listings	513	380	-25.9%	920	808	-12.2%

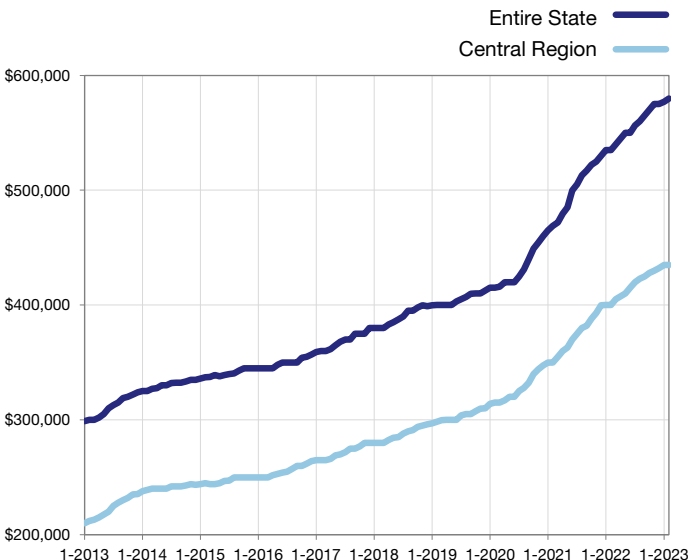
### Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	123	161	+ 30.9%	225	256	+ 13.8%
Closed Sales	95	89	-6.3%	204	188	-7.8%
Median Sales Price*	\$315,000	<b>\$335,000</b>	+ 6.3%	\$310,000	<b>\$327,500</b>	+ 5.6%
Inventory of Homes for Sale	189	123	-34.9%	--	--	--
Months Supply of Inventory	1.1	0.8	-27.3%	--	--	--
Cumulative Days on Market Until Sale	45	48	+ 6.7%	35	39	+ 11.4%
Percent of Original List Price Received*	102.3%	101.4%	-0.9%	101.7%	101.2%	-0.5%
New Listings	149	109	-26.8%	269	240	-10.8%

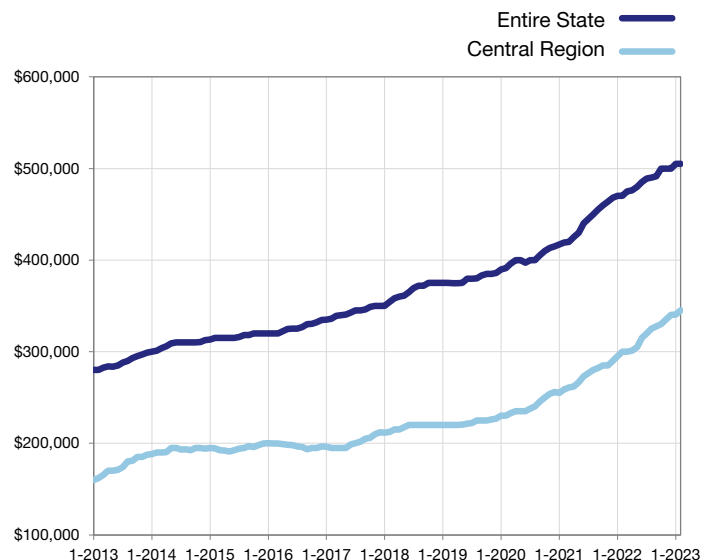
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Northern Region

**- 18.8%**

**+ 3.4%**

**- 29.3%**

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	382	368	-3.7%	698	658	-5.7%
Closed Sales	339	256	-24.5%	798	553	-30.7%
Median Sales Price*	\$556,250	<b>\$577,450</b>	+ 3.8%	\$568,000	<b>\$575,000</b>	+ 1.2%
Inventory of Homes for Sale	457	351	-23.2%	--	--	--
Months Supply of Inventory	0.7	0.6	-14.3%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	31	41	+ 32.3%
Percent of Original List Price Received*	103.5%	99.0%	-4.3%	102.7%	98.4%	-4.2%
New Listings	440	317	-28.0%	822	687	-16.4%

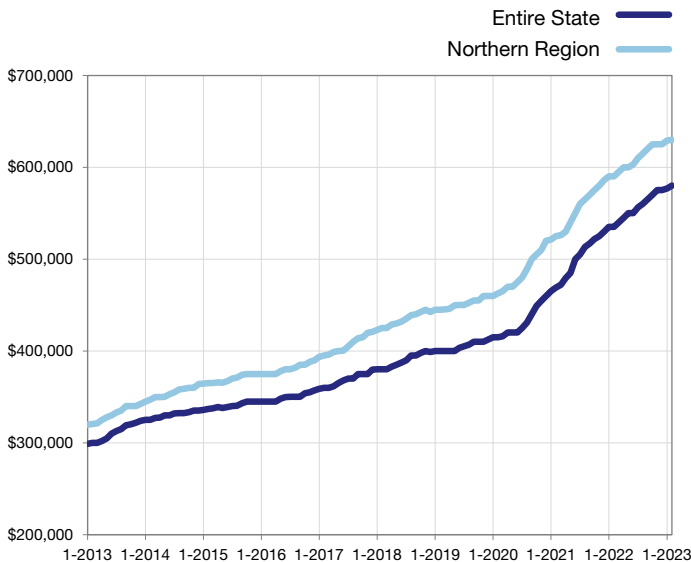
### Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	229	216	-5.7%	433	415	-4.2%
Closed Sales	186	170	-8.6%	411	333	-19.0%
Median Sales Price*	\$348,750	<b>\$388,500</b>	+ 11.4%	\$361,000	<b>\$390,000</b>	+ 8.0%
Inventory of Homes for Sale	256	168	-34.4%	--	--	--
Months Supply of Inventory	0.8	0.6	-25.0%	--	--	--
Cumulative Days on Market Until Sale	34	33	-2.9%	34	42	+ 23.5%
Percent of Original List Price Received*	102.6%	100.5%	-2.0%	102.4%	99.4%	-2.9%
New Listings	248	192	-22.6%	467	406	-13.1%

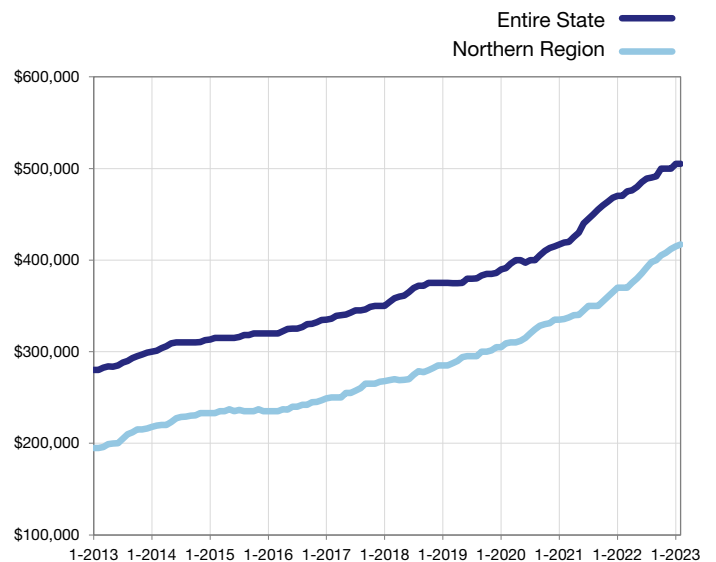
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Southeast Region

**- 26.3%**

**+ 2.4%**

**- 20.0%**

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

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

### Single-Family Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	306	319	+ 4.2%	582	559	-4.0%
Closed Sales	291	235	-19.2%	664	502	-24.4%
Median Sales Price*	\$430,000	<b>\$449,900</b>	+ 4.6%	\$435,000	<b>\$450,000</b>	+ 3.4%
Inventory of Homes for Sale	545	474	-13.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	39	50	+ 28.2%	38	48	+ 26.3%
Percent of Original List Price Received*	101.0%	97.0%	-4.0%	100.7%	97.0%	-3.7%
New Listings	348	312	-10.3%	702	616	-12.3%

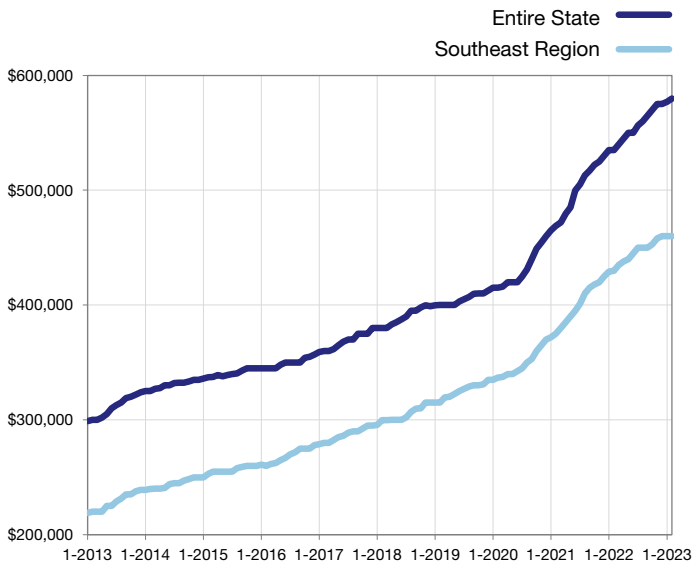
### Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	86	78	-9.3%	150	136	-9.3%
Closed Sales	71	46	-35.2%	131	93	-29.0%
Median Sales Price*	\$332,675	<b>\$307,250</b>	-7.6%	\$305,000	<b>\$315,000</b>	+ 3.3%
Inventory of Homes for Sale	91	92	+ 1.1%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	42	45	+ 7.1%	34	45	+ 32.4%
Percent of Original List Price Received*	101.2%	98.4%	-2.8%	101.8%	98.8%	-2.9%
New Listings	84	63	-25.0%	155	127	-18.1%

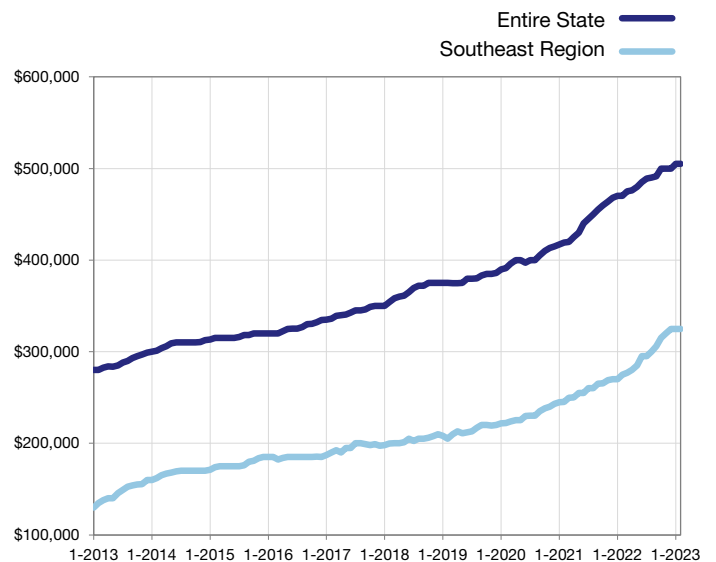
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