

Multi-Family Housing Activity Report

February 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2022	Feb-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		480	298	- 37.9%	1,083	668	- 38.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$495,000	\$581,000	+ 17.4%	\$510,000	\$570,000	+ 11.8%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,182	716	- 39.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.6	1.3	- 21.2%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		48	52	+ 9.0%	44	49	+ 10.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.6%	96.4%	- 2.2%	99.3%	96.4%	- 2.9%
New Listings A count of the properties that have been newly listed on the market in a given month.		646	471	- 27.1%	1,214	939	- 22.7%

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

