

Pending Sales Report by Region

February 2023



A pending sale is defined as anything classified as one of the following statuses:
Pending, Contingent, Under Agreement or Active with a Flag.

Single-Family Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Feb-2022	Feb-2023	+ / -	Feb-2022	Feb-2023	+ / -	Feb-2022	Feb-2023	+ / -
Cape Cod & Islands	410	452	+10.2%	\$607,000	\$660,000	+8.7%	\$27.7	\$26.6	-4.0%
Central	448	539	+20.3%	\$392,000	\$405,000	+3.3%	\$17.8	\$12.8	-28.1%
Greater Boston	716	796	+11.2%	\$760,000	\$699,000	-8.0%	\$50.6	\$35.9	-29.1%
Northeast	382	419	+9.7%	\$556,250	\$573,250	+3.1%	\$21.7	\$15.6	-28.1%
Southeast	306	355	+16.0%	\$430,000	\$440,000	+2.3%	\$13.7	\$10.5	-23.4%
South Shore	276	362	+31.2%	\$575,000	\$591,000	+2.8%	\$13.8	\$12.9	-6.5%
West	431	450	+4.4%	\$281,000	\$299,500	+6.6%	\$13.7	\$8.1	-40.9%
State Totals	2,964	3,368	+13.6%	\$505,000	\$526,250	+4.2%	\$158.8	\$122.1	-23.1%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Feb-2022	Feb-2023	+ / -	Feb-2022	Feb-2023	+ / -	Feb-2022	Feb-2023	+ / -
Cape Cod & Islands	128	124	-3.1%	\$456,500	\$395,278	-13.4%	\$4.1	\$2.9	-29.3%
Central	123	179	+45.5%	\$315,000	\$330,000	+4.8%	\$3.1	\$2.9	-6.5%
Greater Boston	860	840	-2.3%	\$655,000	\$630,750	-3.7%	\$47.9	\$30.9	-35.5%
Northeast	229	241	+5.2%	\$348,750	\$385,000	+10.4%	\$7.3	\$6.6	-9.6%
Southeast	86	85	-1.2%	\$332,675	\$322,450	-3.1%	\$2.4	\$1.5	-37.5%
South Shore	100	143	+43.0%	\$400,000	\$390,000	-2.5%	\$4.6	\$2.6	-43.5%
West	82	92	+12.2%	\$210,000	\$220,825	+5.2%	\$1.9	\$1.3	-31.6%
State Totals	1,606	1,703	+6.0%	\$454,725	\$462,000	+1.6%	\$71.2	\$48.7	-31.6%