

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 19.3%

+ 3.1%

- 14.5%

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

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	372	375	+ 0.8%	870	870	0.0%
Closed Sales	308	257	- 16.6%	857	705	- 17.7%
Median Sales Price*	\$575,000	\$580,000	+ 0.9%	\$575,000	\$572,000	- 0.5%
Inventory of Homes for Sale	478	403	- 15.7%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	30	50	+ 65.7%	32	49	+ 50.7%
Percent of Original List Price Received*	103.5%	98.1%	- 5.2%	102.3%	96.9%	- 5.2%
New Listings	540	437	- 19.1%	1,111	941	- 15.3%

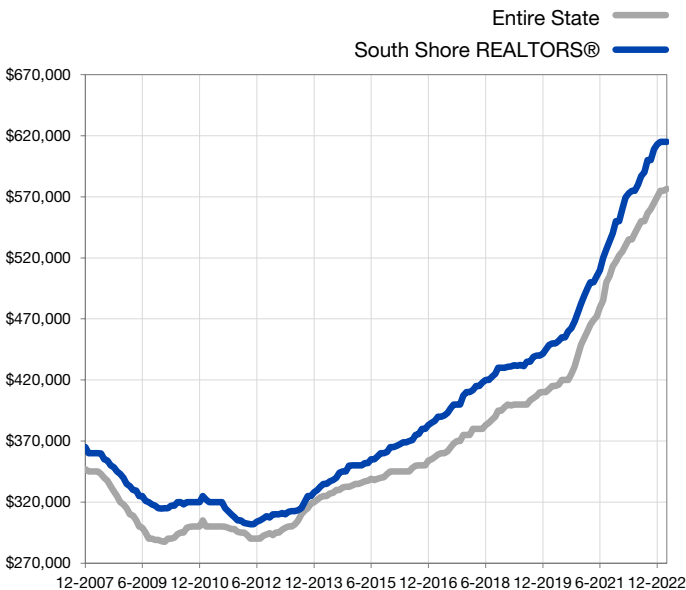
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	143	148	+ 3.5%	328	328	0.0%
Closed Sales	133	99	- 25.6%	349	255	- 26.9%
Median Sales Price*	\$425,000	\$440,000	+ 3.5%	\$420,000	\$419,900	- 0.0%
Inventory of Homes for Sale	164	146	- 11.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 28.3%	--	--	--
Cumulative Days on Market Until Sale	42	38	- 7.7%	41	39	- 2.8%
Percent of Original List Price Received*	103.2%	99.5%	- 3.6%	101.9%	99.6%	- 2.3%
New Listings	168	166	- 1.2%	391	389	- 0.5%

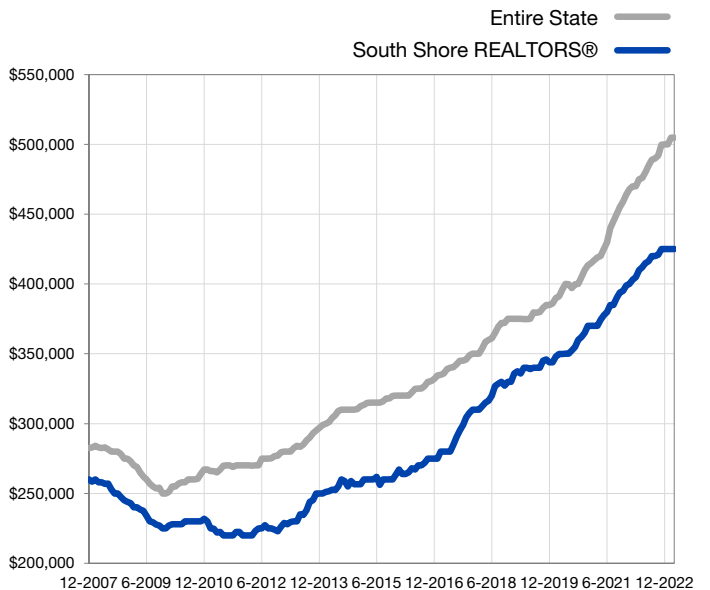
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

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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

- 24.2%

+ 0.4%

- 9.0%

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

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	82	71	- 13.4%	183	167	- 8.7%
Closed Sales	54	39	- 27.8%	185	153	- 17.3%
Median Sales Price*	\$399,950	\$410,000	+ 2.5%	\$400,000	\$409,000	+ 2.3%
Inventory of Homes for Sale	107	107	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 26.2%	--	--	--
Cumulative Days on Market Until Sale	50	40	- 21.4%	47	52	+ 9.6%
Percent of Original List Price Received*	99.2%	101.4%	+ 2.2%	98.6%	97.1%	- 1.4%
New Listings	91	85	- 6.6%	209	204	- 2.4%

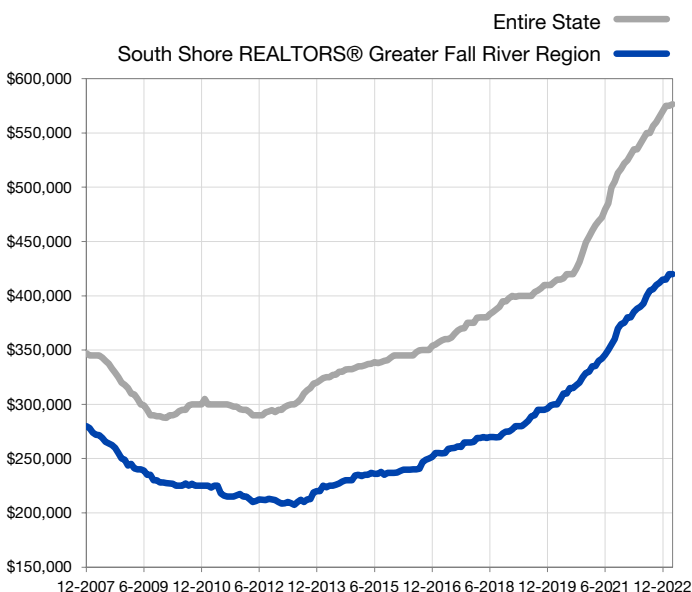
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	12	- 7.7%	27	28	+ 3.7%
Closed Sales	8	8	0.0%	27	20	- 25.9%
Median Sales Price*	\$173,125	\$238,000	+ 37.5%	\$163,900	\$235,000	+ 43.4%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	2.3	1.5	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	50	45	- 9.5%	49	45	- 7.9%
Percent of Original List Price Received*	95.2%	99.2%	+ 4.2%	96.5%	97.9%	+ 1.4%
New Listings	23	10	- 56.5%	34	29	- 14.7%

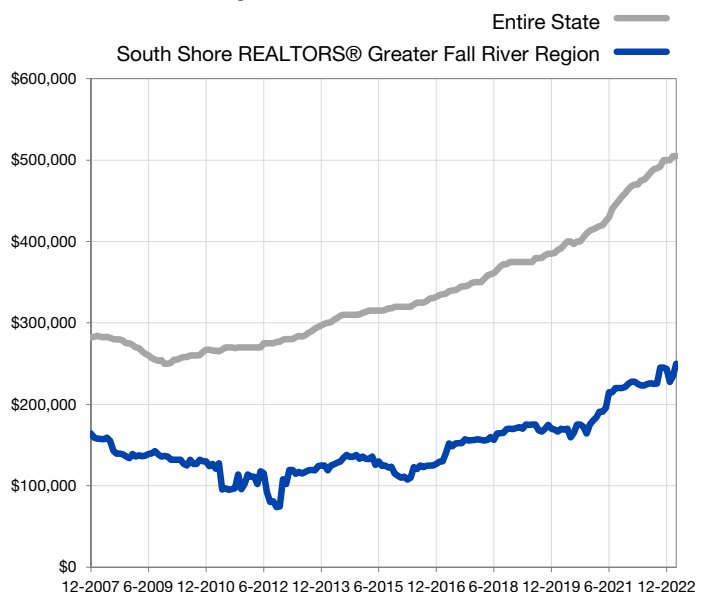
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 21.1%

+ 0.0%

- 18.7%

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

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	308	324	+ 5.2%	789	732	- 7.2%
Closed Sales	281	232	- 17.4%	814	627	- 23.0%
Median Sales Price*	\$466,000	\$450,000	- 3.4%	\$450,000	\$455,000	+ 1.1%
Inventory of Homes for Sale	504	400	- 20.6%	--	--	--
Months Supply of Inventory	1.3	1.2	- 2.1%	--	--	--
Cumulative Days on Market Until Sale	35	53	+ 51.6%	36	49	+ 36.5%
Percent of Original List Price Received*	103.3%	97.6%	- 5.6%	102.0%	97.4%	- 4.5%
New Listings	433	335	- 22.6%	1,017	830	- 18.4%

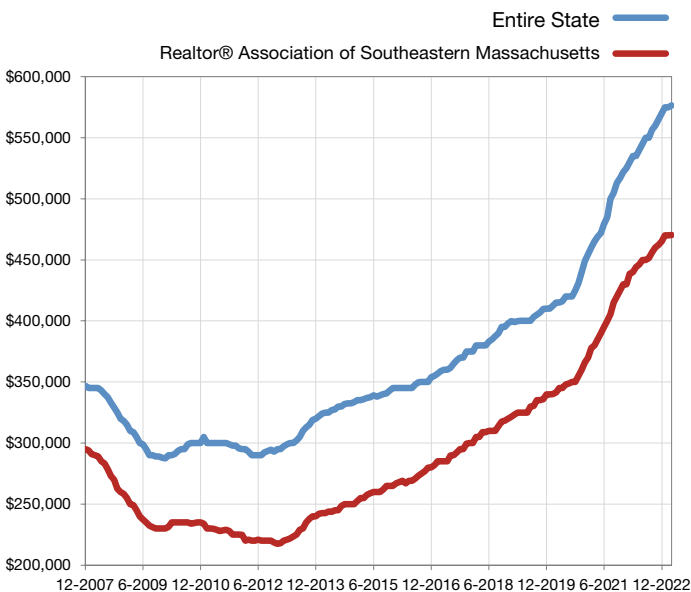
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	77	61	- 20.8%	213	168	- 21.1%
Closed Sales	80	53	- 33.8%	192	136	- 29.2%
Median Sales Price*	\$312,000	\$359,900	+ 15.4%	\$318,250	\$354,950	+ 11.5%
Inventory of Homes for Sale	74	70	- 5.4%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 50.3%	30	44	+ 46.9%
Percent of Original List Price Received*	103.1%	100.4%	- 2.6%	102.8%	99.5%	- 3.2%
New Listings	84	52	- 38.1%	228	161	- 29.4%

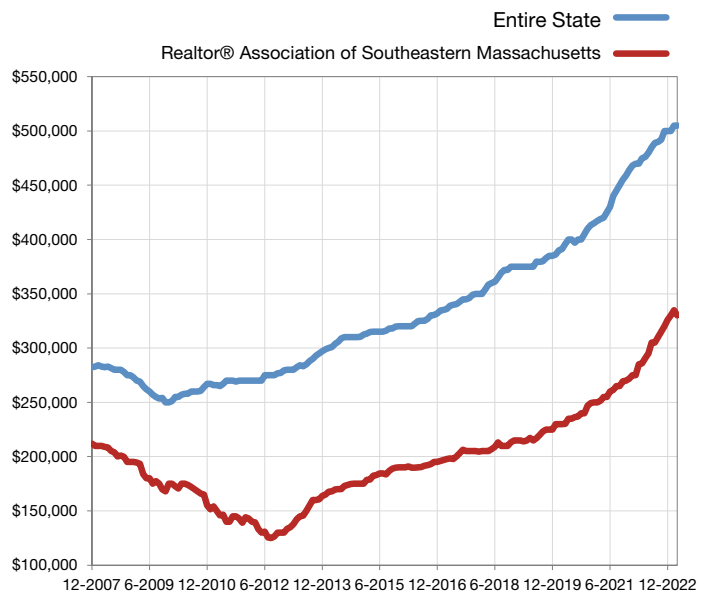
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 16.4%

+ 3.5%

- 30.3%

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

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	443	427	- 3.6%	1,097	942	- 14.1%
Closed Sales	365	309	- 15.3%	1,049	788	- 24.9%
Median Sales Price*	\$300,000	\$295,000	- 1.7%	\$285,000	\$290,575	+ 2.0%
Inventory of Homes for Sale	565	407	- 28.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 15.1%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 38.7%	39	51	+ 31.7%
Percent of Original List Price Received*	102.1%	97.8%	- 4.2%	101.2%	97.3%	- 3.8%
New Listings	535	375	- 29.9%	1,255	963	- 23.3%

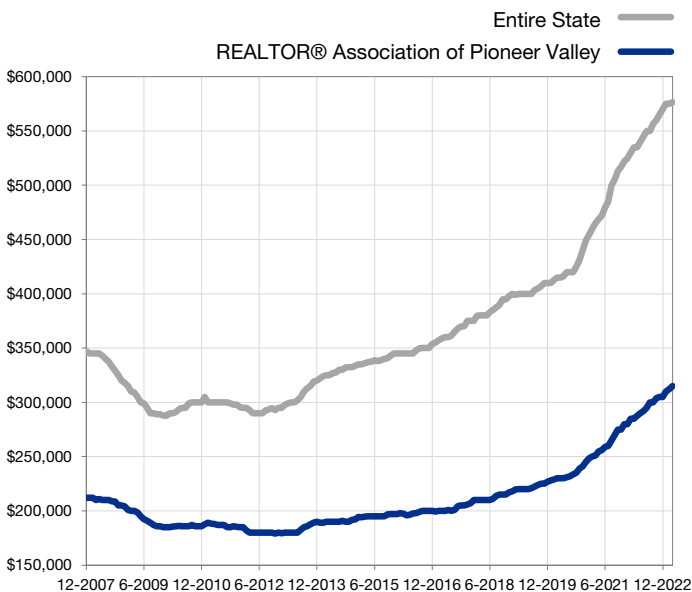
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	85	63	- 25.9%	202	171	- 15.3%
Closed Sales	73	57	- 21.9%	194	140	- 27.8%
Median Sales Price*	\$195,000	\$227,000	+ 16.4%	\$207,450	\$219,500	+ 5.8%
Inventory of Homes for Sale	119	70	- 41.2%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	39	55	+ 40.5%	34	41	+ 21.6%
Percent of Original List Price Received*	103.5%	101.7%	- 1.8%	102.2%	100.2%	- 1.9%
New Listings	107	65	- 39.3%	240	162	- 32.5%

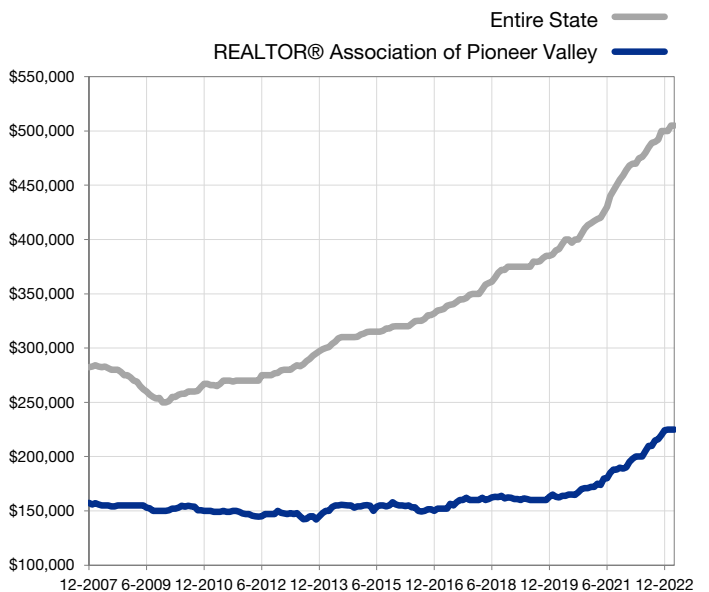
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 14.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.8%

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

- 29.6%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	468	374	- 20.1%	1,078	915	- 15.1%
Closed Sales	324	274	- 15.4%	1,007	766	- 23.9%
Median Sales Price*	\$420,000	\$450,000	+ 7.1%	\$413,000	\$425,000	+ 2.9%
Inventory of Homes for Sale	513	346	- 32.6%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	37	47	+ 27.0%	36	45	+ 24.9%
Percent of Original List Price Received*	103.4%	99.3%	- 4.0%	102.1%	98.5%	- 3.5%
New Listings	582	430	- 26.1%	1,222	969	- 20.7%

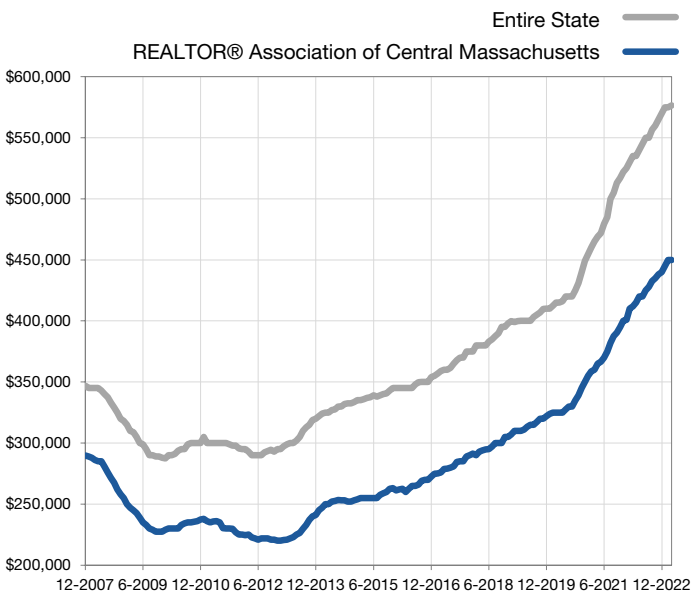
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	146	125	- 14.4%	332	304	- 8.4%
Closed Sales	115	100	- 13.0%	272	251	- 7.7%
Median Sales Price*	\$345,000	\$395,950	+ 14.8%	\$328,250	\$366,000	+ 11.5%
Inventory of Homes for Sale	170	135	- 20.6%	--	--	--
Months Supply of Inventory	1.2	1.1	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	35	45	+ 28.8%	36	41	+ 13.7%
Percent of Original List Price Received*	104.6%	102.1%	- 2.4%	102.9%	101.6%	- 1.2%
New Listings	187	156	- 16.6%	395	345	- 12.7%

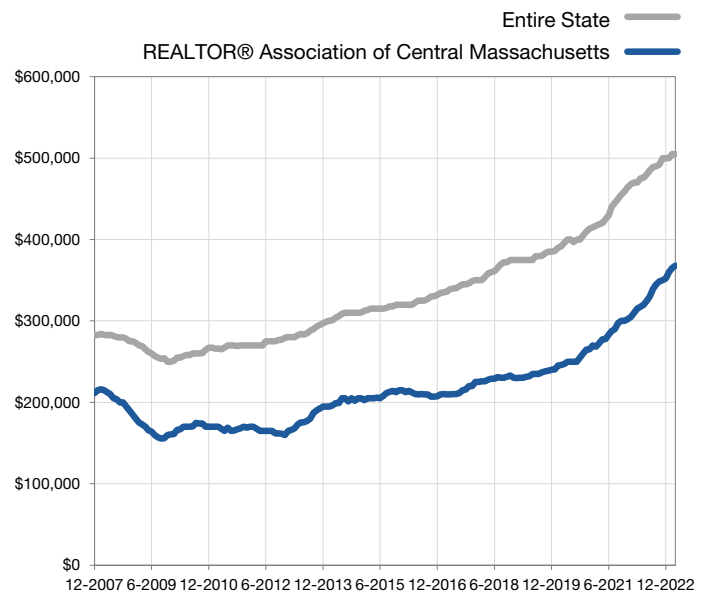
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 18.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 2.0%

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

- 25.1%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	307	216	- 29.6%	642	460	- 28.3%
Closed Sales	203	152	- 25.1%	570	404	- 29.1%
Median Sales Price*	\$582,000	\$576,500	- 0.9%	\$562,206	\$561,250	- 0.2%
Inventory of Homes for Sale	250	176	- 29.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	24	39	+ 62.4%	27	41	+ 50.8%
Percent of Original List Price Received*	107.1%	101.2%	- 5.5%	104.7%	99.6%	- 4.9%
New Listings	380	246	- 35.3%	764	513	- 32.9%

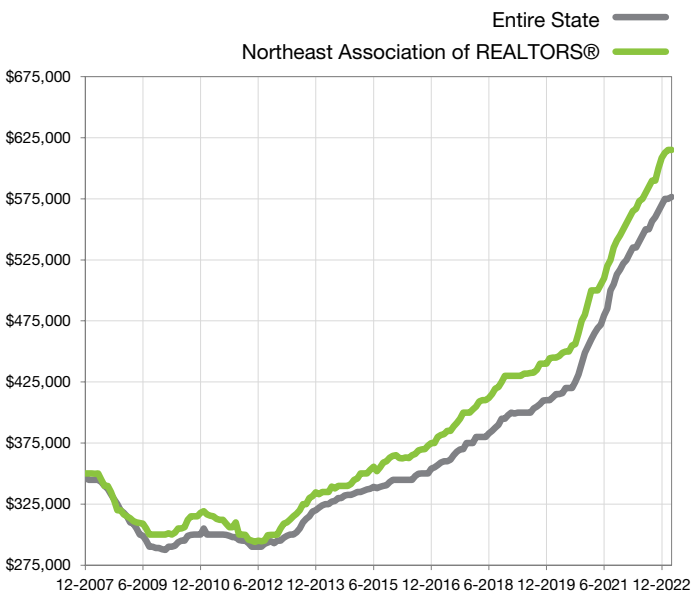
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	121	103	- 14.9%	299	274	- 8.4%
Closed Sales	93	90	- 3.2%	260	223	- 14.2%
Median Sales Price*	\$315,000	\$387,500	+ 23.0%	\$326,500	\$370,000	+ 13.3%
Inventory of Homes for Sale	117	99	- 15.4%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 6.9%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 17.8%	28	33	+ 18.4%
Percent of Original List Price Received*	104.9%	101.0%	- 3.8%	103.9%	101.2%	- 2.6%
New Listings	147	119	- 19.0%	347	303	- 12.7%

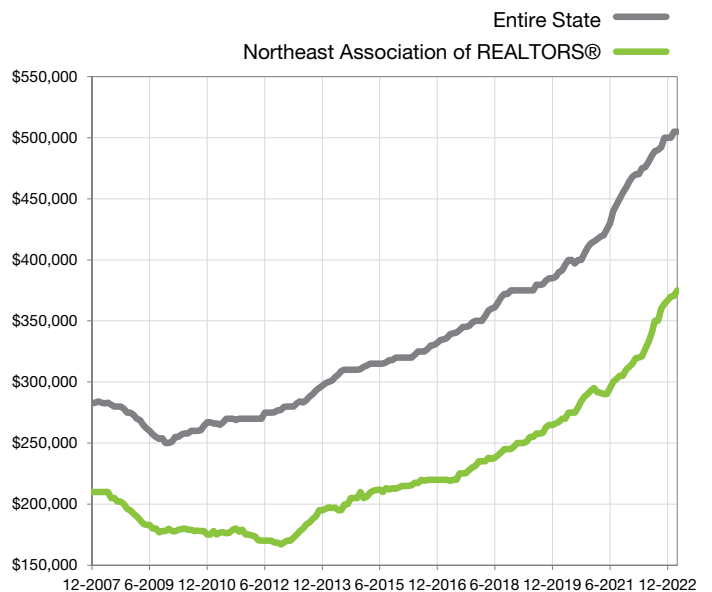
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 8.9%

+ 5.2%

- 24.5%

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

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	252	205	- 18.7%	562	507	- 9.8%
Closed Sales	178	177	- 0.6%	565	441	- 21.9%
Median Sales Price*	\$593,000	\$615,000	+ 3.7%	\$581,000	\$600,000	+ 3.3%
Inventory of Homes for Sale	306	245	- 19.9%	--	--	--
Months Supply of Inventory	0.9	0.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	27	49	+ 84.5%	30	42	+ 41.5%
Percent of Original List Price Received*	106.0%	98.4%	- 7.2%	103.2%	98.4%	- 4.6%
New Listings	371	260	- 29.9%	740	606	- 18.1%

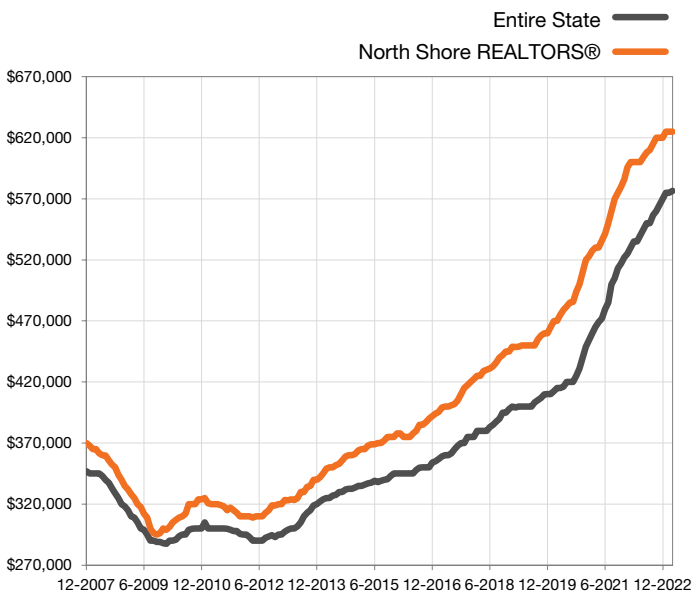
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	127	101	- 20.5%	345	265	- 23.2%
Closed Sales	124	98	- 21.0%	327	260	- 20.5%
Median Sales Price*	\$407,500	\$413,500	+ 1.5%	\$395,000	\$419,950	+ 6.3%
Inventory of Homes for Sale	155	103	- 33.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 16.3%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 3.2%	37	39	+ 4.6%
Percent of Original List Price Received*	103.6%	99.5%	- 3.9%	102.4%	98.6%	- 3.7%
New Listings	180	118	- 34.4%	397	285	- 28.2%

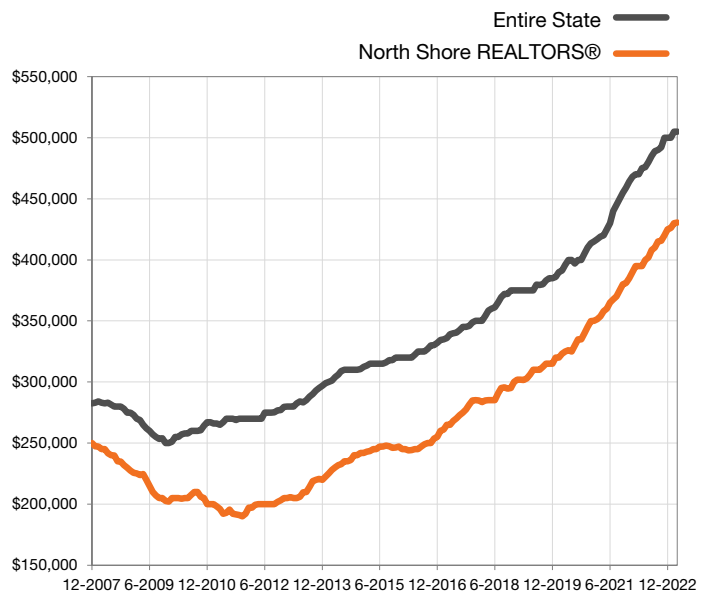
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Single-Family Properties



Condominium Properties



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North Central Massachusetts Association of REALTORS®

- 26.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.0%

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

- 10.2%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	180	187	+ 3.9%	440	418	- 5.0%
Closed Sales	164	119	- 27.4%	454	358	- 21.1%
Median Sales Price*	\$393,500	\$390,000	- 0.9%	\$375,000	\$386,500	+ 3.1%
Inventory of Homes for Sale	237	214	- 9.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 11.4%	--	--	--
Cumulative Days on Market Until Sale	32	38	+ 16.5%	33	46	+ 41.4%
Percent of Original List Price Received*	103.6%	99.4%	- 4.0%	101.6%	98.1%	- 3.5%
New Listings	230	196	- 14.8%	510	464	- 9.0%

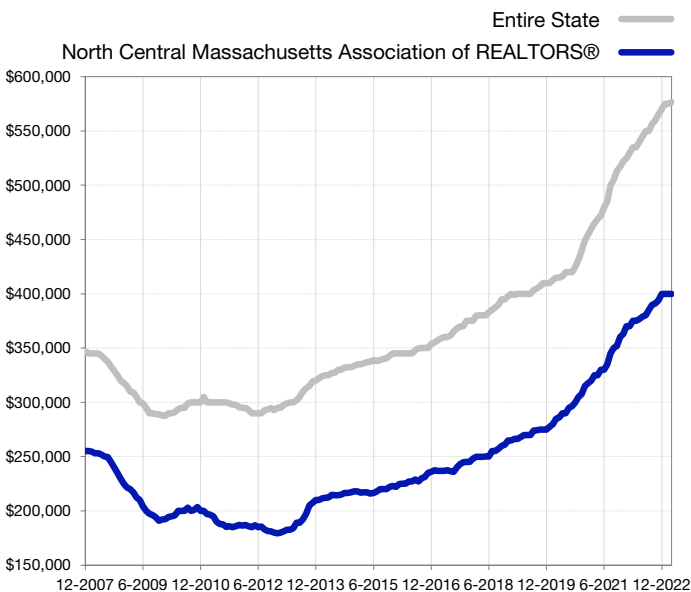
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	33	- 25.0%	83	81	- 2.4%
Closed Sales	29	23	- 20.7%	76	63	- 17.1%
Median Sales Price*	\$256,000	\$370,000	+ 44.5%	\$265,000	\$304,500	+ 14.9%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 2.3%	--	--	--
Cumulative Days on Market Until Sale	22	77	+ 249.2%	26	53	+ 104.3%
Percent of Original List Price Received*	105.2%	102.6%	- 2.4%	103.0%	101.5%	- 1.5%
New Listings	42	36	- 14.3%	103	87	- 15.5%

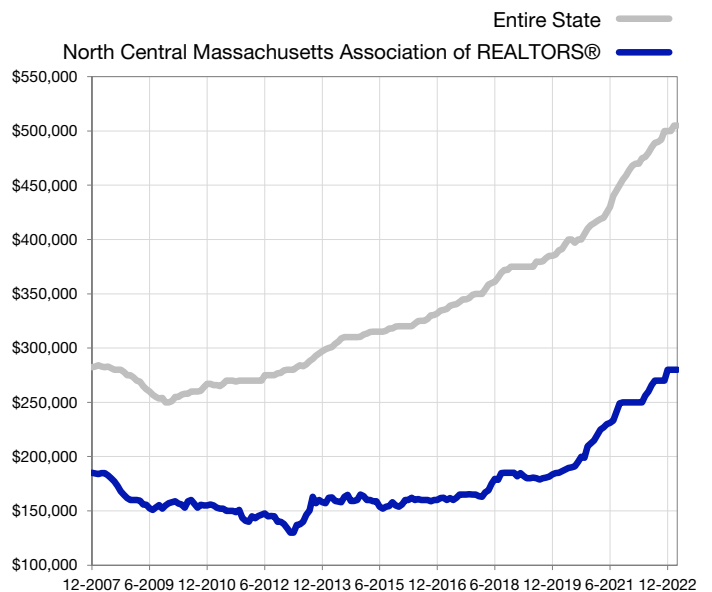
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 28.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.5%

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

- 26.7%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	35	- 20.5%	97	96	- 1.0%
Closed Sales	31	36	+ 16.1%	75	76	+ 1.3%
Median Sales Price*	\$720,000	\$758,000	+ 5.3%	\$675,000	\$739,950	+ 9.6%
Inventory of Homes for Sale	63	42	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 26.6%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 16.1%	35	44	+ 25.4%
Percent of Original List Price Received*	106.9%	102.0%	- 4.6%	104.2%	99.4%	- 4.7%
New Listings	71	43	- 39.4%	140	118	- 15.7%

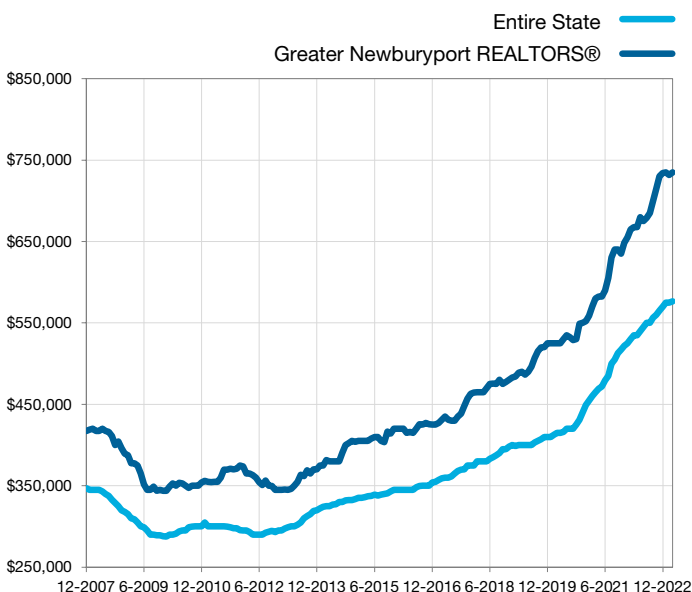
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	28	- 26.3%	75	75	0.0%
Closed Sales	25	36	+ 44.0%	66	77	+ 16.7%
Median Sales Price*	\$520,000	\$583,750	+ 12.3%	\$482,500	\$554,000	+ 14.8%
Inventory of Homes for Sale	42	35	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.1	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	39	71	+ 82.0%	34	68	+ 103.0%
Percent of Original List Price Received*	102.1%	101.7%	- 0.3%	102.4%	100.0%	- 2.3%
New Listings	46	37	- 19.6%	96	93	- 3.1%

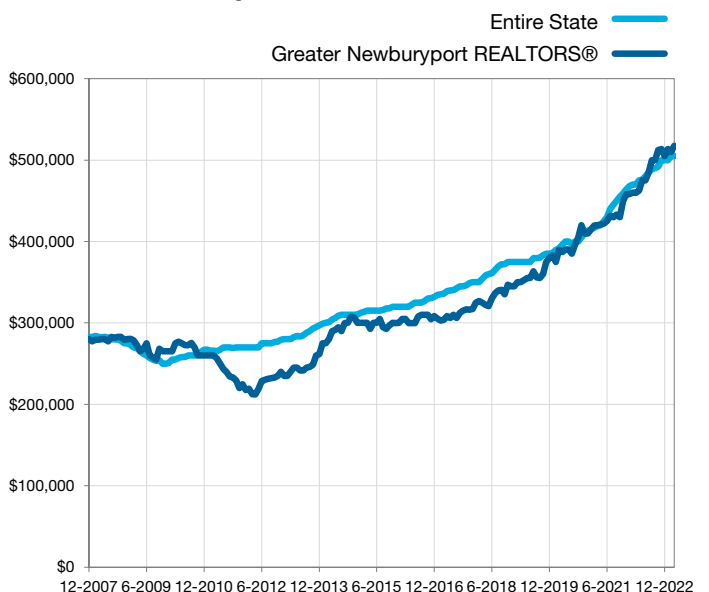
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,148	954	- 16.9%	2,373	2,048	- 13.7%
Closed Sales	755	617	- 18.3%	2,002	1,541	- 23.0%
Median Sales Price*	\$788,000	\$835,000	+ 6.0%	\$753,500	\$750,000	- 0.5%
Inventory of Homes for Sale	1,197	1,108	- 7.4%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	48	+ 84.6%	33	49	+ 48.5%
Percent of Original List Price Received*	106.1%	100.2%	- 5.6%	103.4%	98.1%	- 5.1%
New Listings	1,629	1,311	- 19.5%	3,128	2,601	- 16.8%

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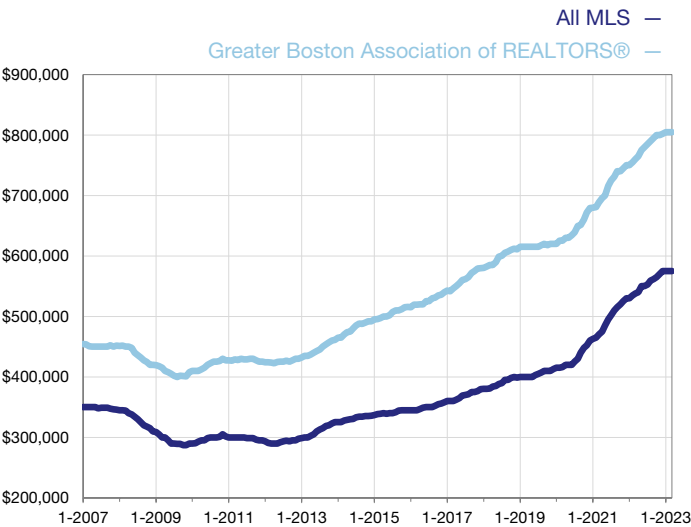
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,251	992	- 20.7%	2,754	2,136	- 22.4%
Closed Sales	888	692	- 22.1%	2,174	1,697	- 21.9%
Median Sales Price*	\$675,000	\$687,500	+ 1.9%	\$646,000	\$679,900	+ 5.2%
Inventory of Homes for Sale	1,894	1,556	- 17.8%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	47	53	+ 12.8%	53	56	+ 5.7%
Percent of Original List Price Received*	101.8%	98.9%	- 2.8%	99.9%	98.2%	- 1.7%
New Listings	1,860	1,373	- 26.2%	3,915	3,050	- 22.1%

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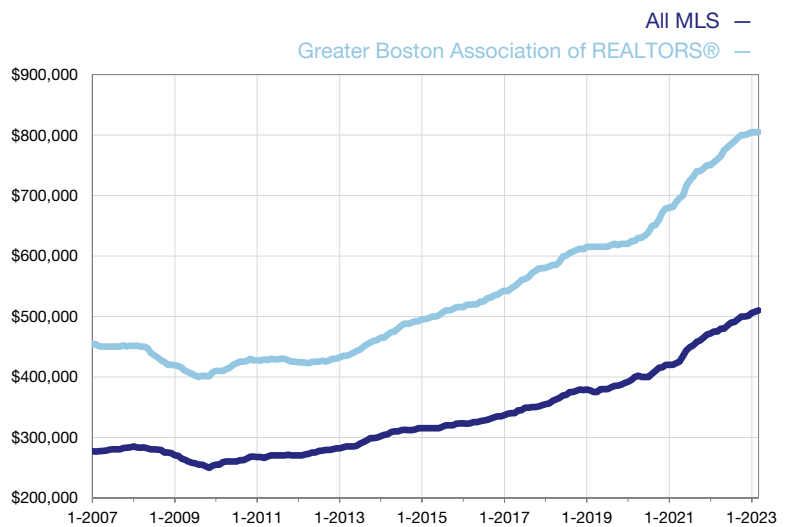
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 15.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.6%

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

+ 2.8%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	513	463	- 9.7%	1,327	1,216	- 8.4%
Closed Sales	461	409	- 11.3%	1,309	1,064	- 18.7%
Median Sales Price*	\$625,000	\$690,000	+ 10.4%	\$620,000	\$660,000	+ 6.5%
Inventory of Homes for Sale	743	754	+ 1.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 27.2%	--	--	--
Cumulative Days on Market Until Sale	41	60	+ 46.7%	40	56	+ 41.8%
Percent of Original List Price Received*	101.7%	95.7%	- 5.9%	100.3%	94.9%	- 5.4%
New Listings	723	594	- 17.8%	1,562	1,305	- 16.5%

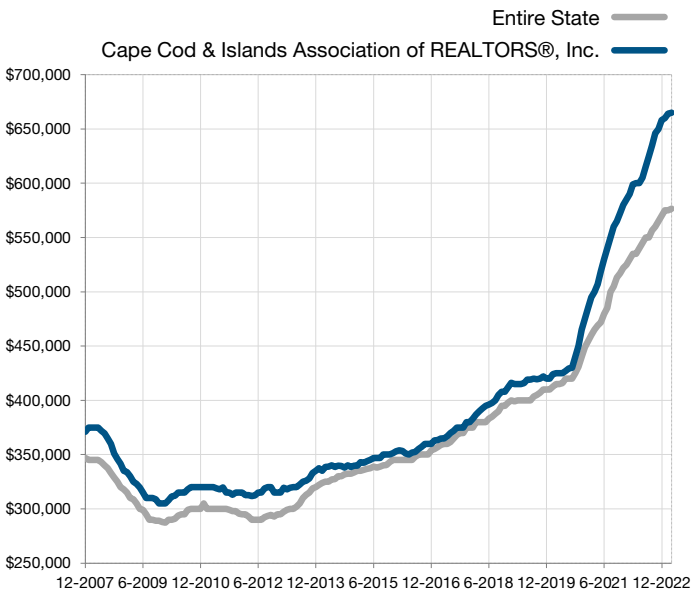
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	145	120	- 17.2%	375	317	- 15.5%
Closed Sales	134	97	- 27.6%	337	242	- 28.2%
Median Sales Price*	\$401,200	\$425,600	+ 6.1%	\$410,000	\$425,300	+ 3.7%
Inventory of Homes for Sale	206	222	+ 7.8%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 32.8%	--	--	--
Cumulative Days on Market Until Sale	45	36	- 18.5%	46	48	+ 3.4%
Percent of Original List Price Received*	101.6%	97.8%	- 3.7%	100.2%	96.7%	- 3.5%
New Listings	187	159	- 15.0%	401	341	- 15.0%

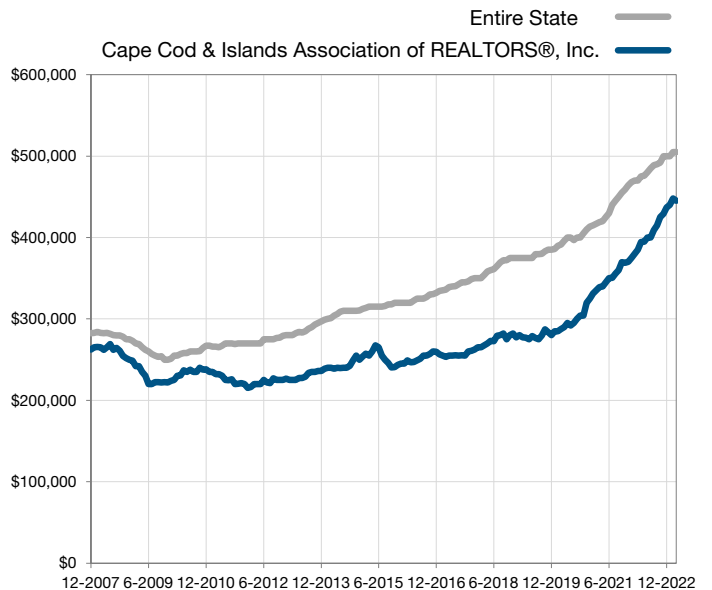
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 5.2%

Year-Over-Year
Change in
Closed Sales
All Properties

- 15.4%

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

- 15.0%

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

Single-Family Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	114	64	- 43.9%	289	210	- 27.3%
Closed Sales	81	79	- 2.5%	300	212	- 29.3%
Median Sales Price*	\$326,000	\$265,000	- 18.7%	\$299,625	\$276,375	- 7.8%
Inventory of Homes for Sale	253	204	- 19.4%	--	--	--
Months Supply of Inventory	1.8	1.8	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	109	104	- 4.0%	108	99	- 7.7%
Percent of Original List Price Received*	94.8%	93.7%	- 1.1%	94.8%	93.7%	- 1.2%
New Listings	136	117	- 14.0%	306	254	- 17.0%

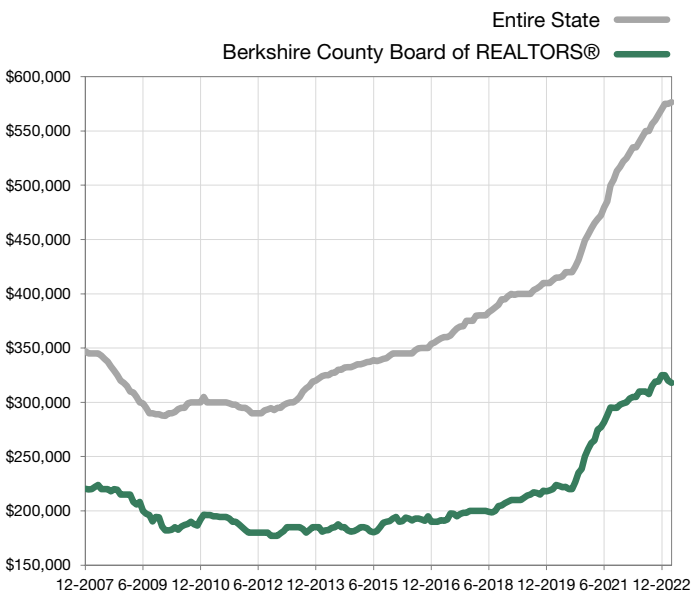
Condominium Properties

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	41	32	- 22.0%
Closed Sales	15	12	- 20.0%	48	33	- 31.3%
Median Sales Price*	\$278,000	\$585,000	+ 110.4%	\$284,000	\$575,000	+ 102.5%
Inventory of Homes for Sale	34	40	+ 17.6%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 69.8%	--	--	--
Cumulative Days on Market Until Sale	81	66	- 18.3%	104	93	- 10.5%
Percent of Original List Price Received*	96.7%	100.3%	+ 3.7%	95.9%	98.2%	+ 2.3%
New Listings	34	14	- 58.8%	63	43	- 31.7%

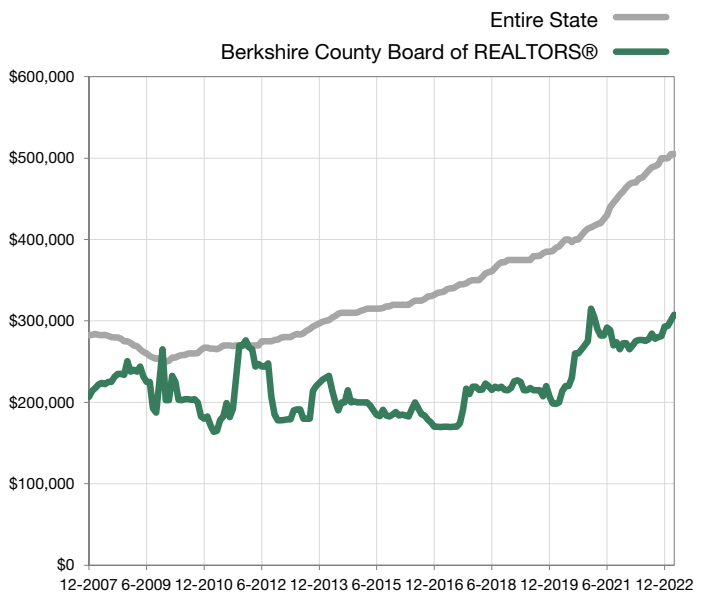
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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