

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	584	494	- 15.4%	1,373	1,189	- 13.4%
Closed Sales	435	351	- 19.3%	1,305	1,000	- 23.4%
Median Sales Price*	\$402,500	\$415,000	+ 3.1%	\$395,000	\$406,625	+ 2.9%
Inventory of Homes for Sale	687	491	- 28.5%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 32.4%	35	45	+ 28.6%
Percent of Original List Price Received*	103.3%	99.2%	- 4.0%	101.9%	98.3%	- 3.5%
New Listings	738	557	- 24.5%	1,573	1,275	- 18.9%

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

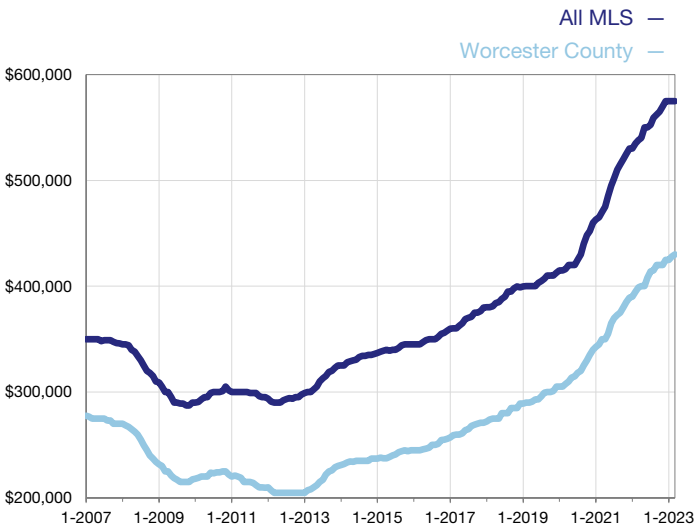
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	173	139	- 19.7%	383	338	- 11.7%
Closed Sales	132	109	- 17.4%	316	288	- 8.9%
Median Sales Price*	\$302,500	\$370,000	+ 22.3%	\$305,500	\$351,500	+ 15.1%
Inventory of Homes for Sale	189	146	- 22.8%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	33	50	+ 51.5%	35	44	+ 25.7%
Percent of Original List Price Received*	104.7%	102.5%	- 2.1%	102.9%	101.6%	- 1.3%
New Listings	204	159	- 22.1%	454	372	- 18.1%

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

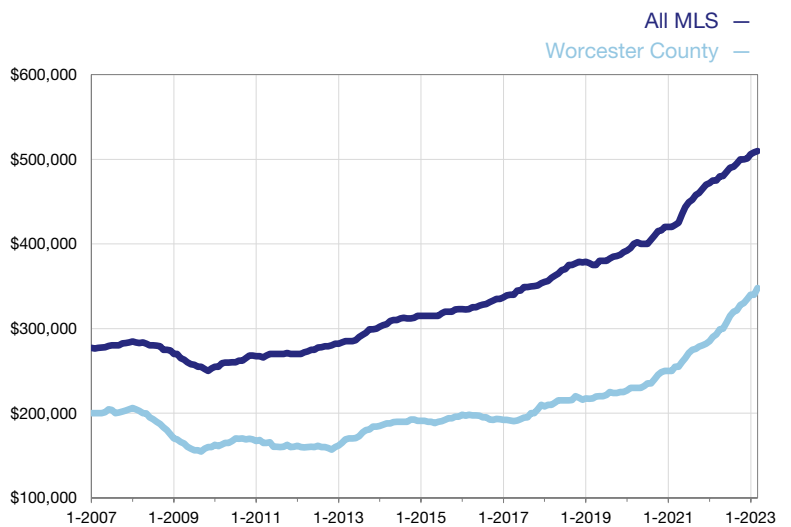
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	126	101	- 19.8%	258	230	- 10.9%
Closed Sales	82	75	- 8.5%	233	176	- 24.5%
Median Sales Price*	\$740,500	\$685,000	- 7.5%	\$682,000	\$675,000	- 1.0%
Inventory of Homes for Sale	174	126	- 27.6%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	39	45	+ 15.4%	46	50	+ 8.7%
Percent of Original List Price Received*	103.3%	98.6%	- 4.5%	100.5%	96.2%	- 4.3%
New Listings	190	129	- 32.1%	346	283	- 18.2%

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

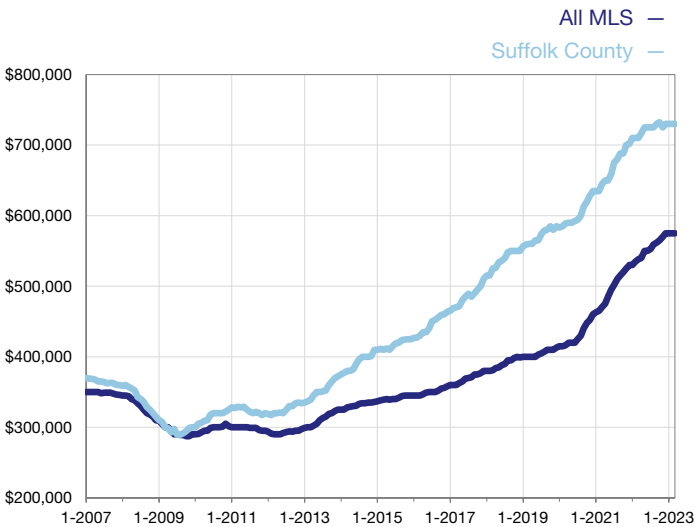
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	624	435	- 30.3%	1,379	921	- 33.2%
Closed Sales	418	303	- 27.5%	1,020	747	- 26.8%
Median Sales Price*	\$695,000	\$715,000	+ 2.9%	\$673,000	\$699,900	+ 4.0%
Inventory of Homes for Sale	1,144	885	- 22.6%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	57	59	+ 3.5%	64	60	- 6.3%
Percent of Original List Price Received*	99.2%	97.8%	- 1.4%	97.8%	97.4%	- 0.4%
New Listings	968	680	- 29.8%	2,086	1,483	- 28.9%

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

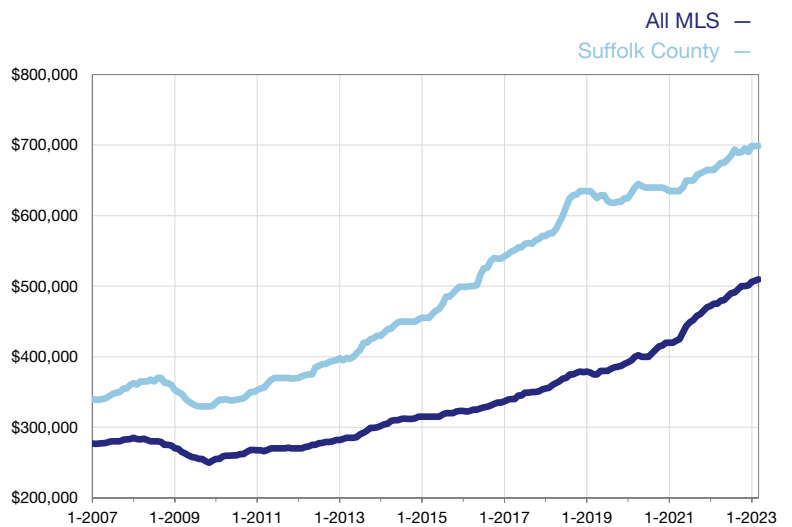
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlesex County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	930	748	- 19.6%	1,920	1,577	- 17.9%
Closed Sales	603	500	- 17.1%	1,624	1,244	- 23.4%
Median Sales Price*	\$750,000	\$782,500	+ 4.3%	\$700,000	\$700,000	0.0%
Inventory of Homes for Sale	838	800	- 4.5%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	45	+ 80.0%	31	46	+ 48.4%
Percent of Original List Price Received*	106.8%	101.0%	- 5.4%	104.1%	98.9%	- 5.0%
New Listings	1,265	988	- 21.9%	2,436	1,956	- 19.7%

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

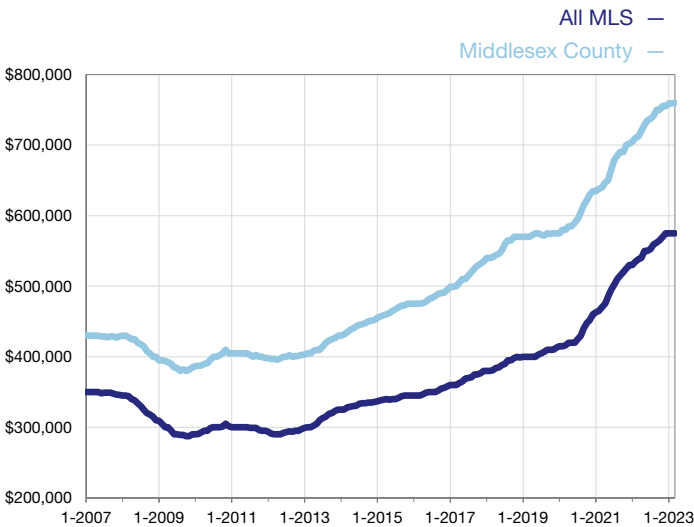
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	551	496	- 10.0%	1,213	1,119	- 7.7%
Closed Sales	414	358	- 13.5%	1,024	852	- 16.8%
Median Sales Price*	\$577,500	\$585,000	+ 1.3%	\$555,500	\$574,998	+ 3.5%
Inventory of Homes for Sale	613	544	- 11.3%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	32	48	+ 50.0%	39	50	+ 28.2%
Percent of Original List Price Received*	104.5%	99.6%	- 4.7%	102.3%	99.1%	- 3.1%
New Listings	773	614	- 20.6%	1,590	1,395	- 12.3%

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

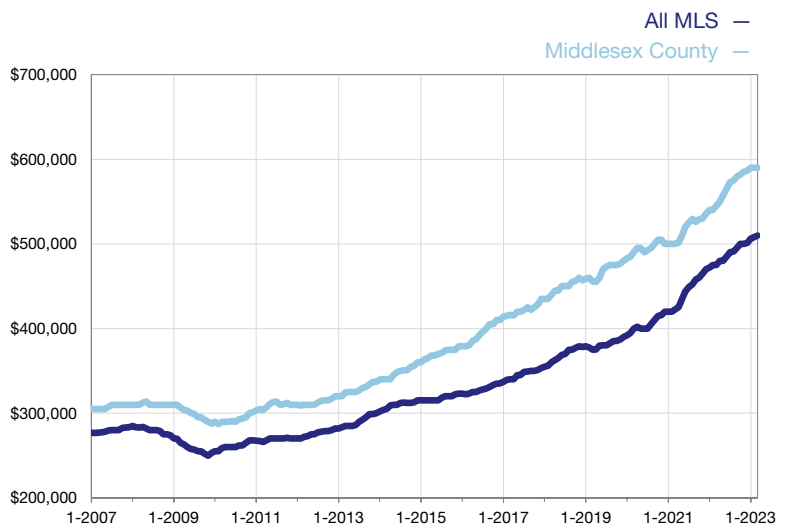
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	1	3	+ 200.0%	2	3	+ 50.0%
Median Sales Price*	\$9,850,000	\$1,995,000	- 79.7%	\$5,800,000	\$1,995,000	- 65.6%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.6	5.0	+ 92.3%	--	--	--
Cumulative Days on Market Until Sale	429	150	- 65.0%	246	150	- 39.0%
Percent of Original List Price Received*	90.4%	94.2%	+ 4.2%	92.5%	94.2%	+ 1.8%
New Listings	5	4	- 20.0%	7	9	+ 28.6%

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

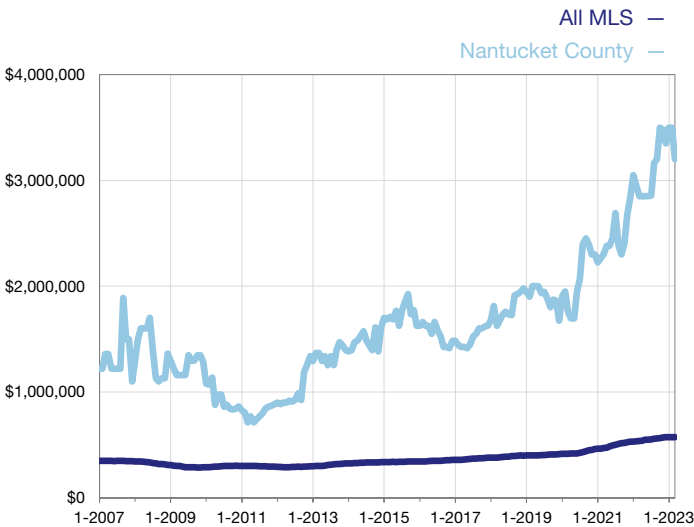
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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

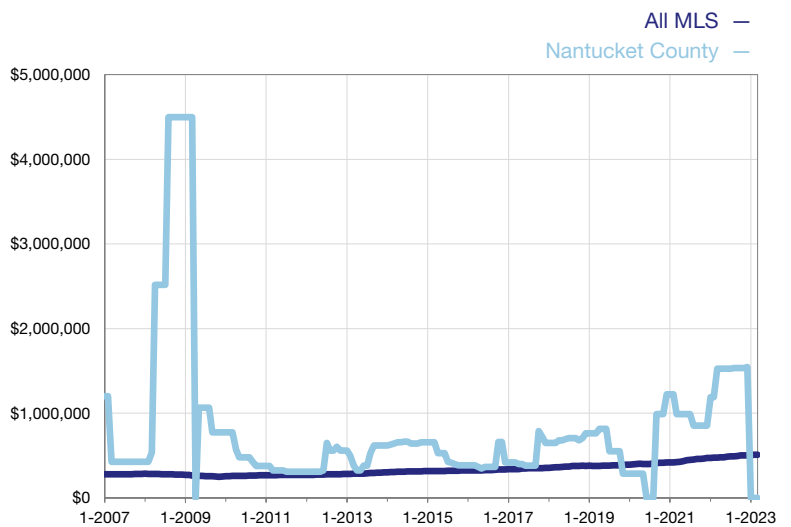
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	451	386	- 14.4%	953	894	- 6.2%
Closed Sales	315	264	- 16.2%	869	711	- 18.2%
Median Sales Price*	\$660,000	\$665,000	+ 0.8%	\$660,000	\$629,000	- 4.7%
Inventory of Homes for Sale	498	433	- 13.1%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	25	47	+ 88.0%	32	46	+ 43.8%
Percent of Original List Price Received*	105.4%	99.3%	- 5.8%	103.1%	97.6%	- 5.3%
New Listings	615	498	- 19.0%	1,250	1,058	- 15.4%

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

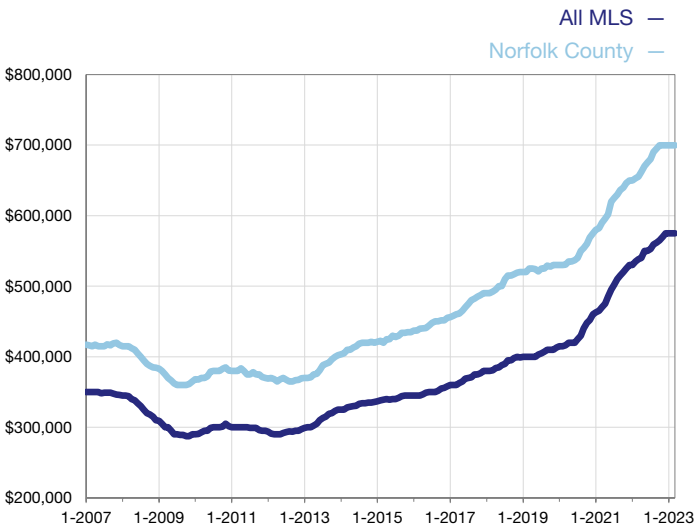
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	234	214	- 8.5%	544	468	- 14.0%
Closed Sales	182	155	- 14.8%	489	366	- 25.2%
Median Sales Price*	\$503,299	\$549,975	+ 9.3%	\$501,000	\$540,000	+ 7.8%
Inventory of Homes for Sale	293	248	- 15.4%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	47	39	- 17.0%	47	45	- 4.3%
Percent of Original List Price Received*	103.1%	100.2%	- 2.8%	101.0%	99.5%	- 1.5%
New Listings	314	245	- 22.0%	684	583	- 14.8%

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

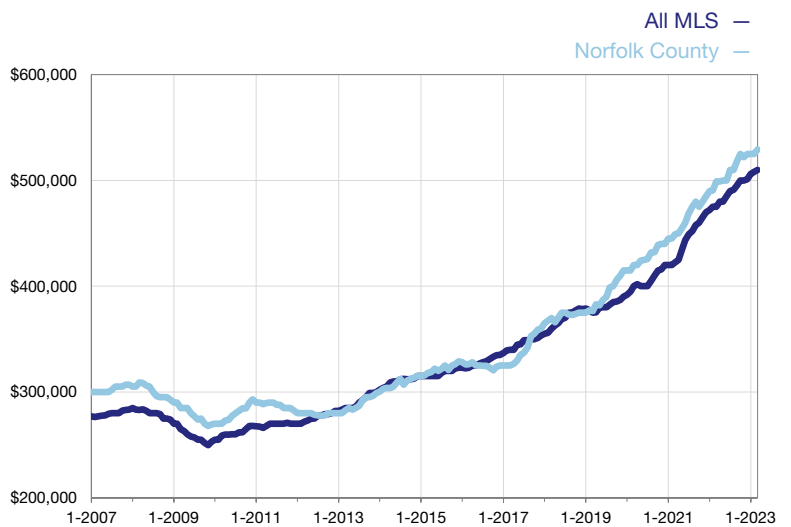
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	361	411	+ 13.9%	941	899	- 4.5%
Closed Sales	337	253	- 24.9%	943	706	- 25.1%
Median Sales Price*	\$549,900	\$522,905	- 4.9%	\$526,000	\$530,000	+ 0.8%
Inventory of Homes for Sale	540	464	- 14.1%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	57	+ 62.9%	35	52	+ 48.6%
Percent of Original List Price Received*	102.6%	97.8%	- 4.7%	101.8%	97.0%	- 4.7%
New Listings	551	452	- 18.0%	1,161	992	- 14.6%

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

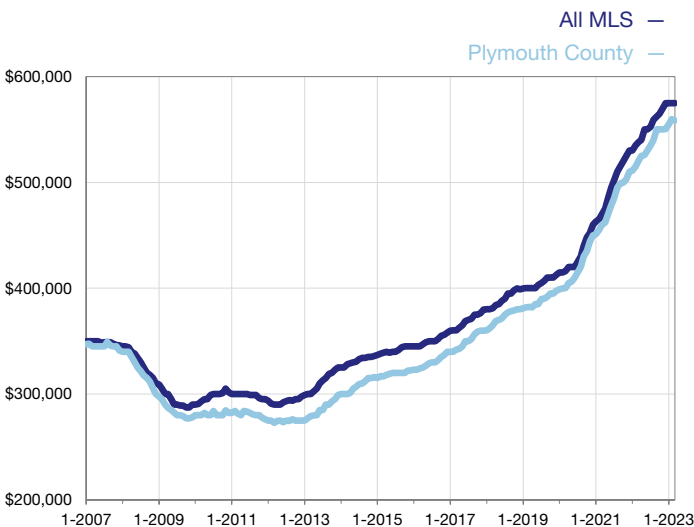
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	95	92	- 3.2%	227	206	- 9.3%
Closed Sales	100	61	- 39.0%	244	191	- 21.7%
Median Sales Price*	\$437,728	\$425,000	- 2.9%	\$411,250	\$405,000	- 1.5%
Inventory of Homes for Sale	131	141	+ 7.6%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	49	+ 22.5%	37	45	+ 21.6%
Percent of Original List Price Received*	104.2%	100.0%	- 4.0%	103.3%	99.8%	- 3.4%
New Listings	100	117	+ 17.0%	262	253	- 3.4%

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

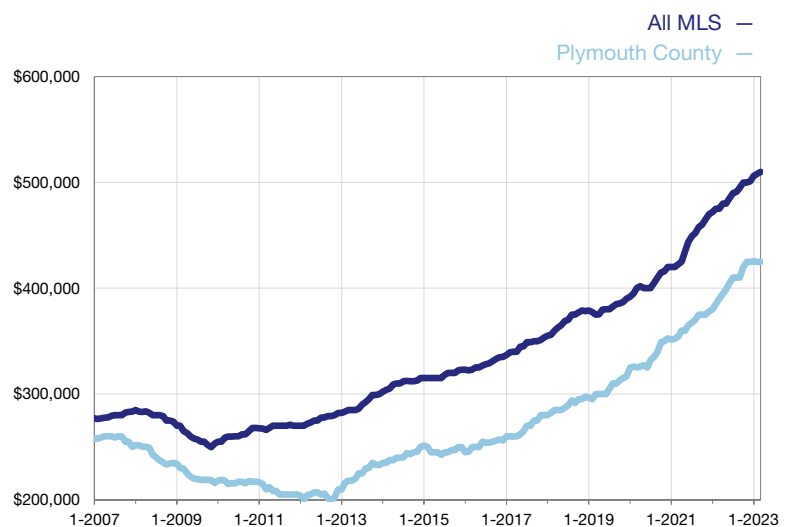
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampshire County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	93	83	- 10.8%	221	173	- 21.7%
Closed Sales	67	62	- 7.5%	208	151	- 27.4%
Median Sales Price*	\$395,000	\$391,000	- 1.0%	\$365,000	\$371,700	+ 1.8%
Inventory of Homes for Sale	129	102	- 20.9%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	48	48	0.0%	47	48	+ 2.1%
Percent of Original List Price Received*	101.1%	98.3%	- 2.8%	100.7%	98.0%	- 2.7%
New Listings	126	88	- 30.2%	269	193	- 28.3%

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

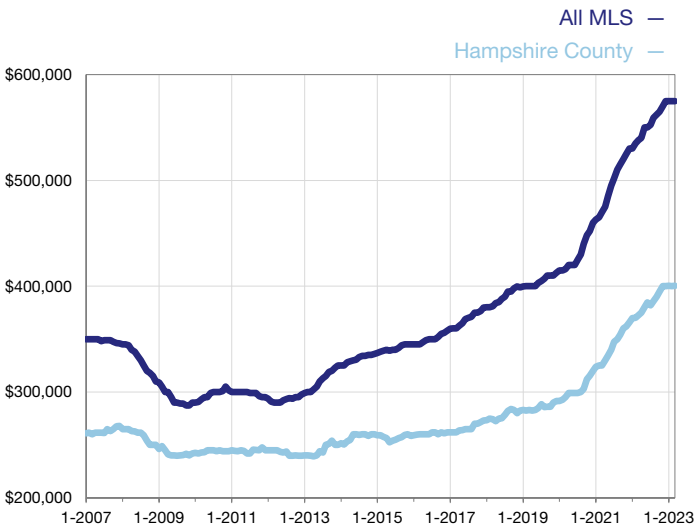
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	28	+ 16.7%	50	61	+ 22.0%
Closed Sales	22	21	- 4.5%	50	42	- 16.0%
Median Sales Price*	\$245,250	\$304,500	+ 24.2%	\$265,500	\$290,000	+ 9.2%
Inventory of Homes for Sale	54	34	- 37.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	60	74	+ 23.3%	53	53	0.0%
Percent of Original List Price Received*	104.3%	102.2%	- 2.0%	103.6%	100.9%	- 2.6%
New Listings	42	27	- 35.7%	74	55	- 25.7%

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

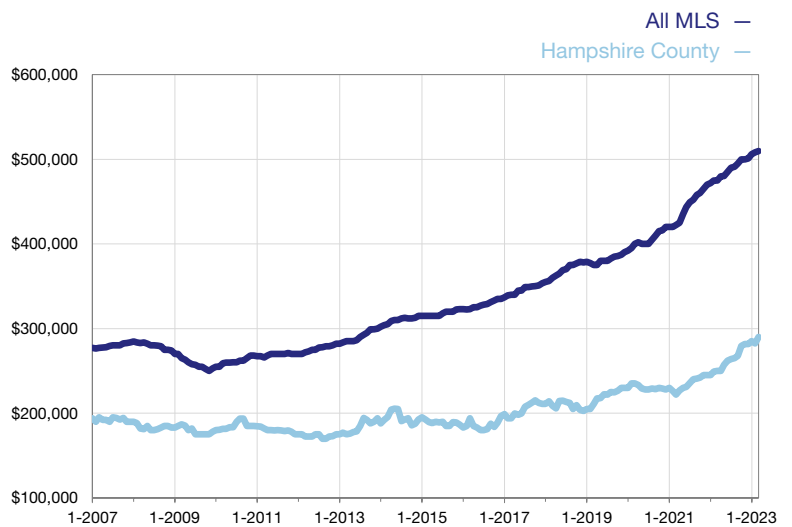
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	314	317	+ 1.0%	788	701	- 11.0%
Closed Sales	272	222	- 18.4%	739	569	- 23.0%
Median Sales Price*	\$274,000	\$278,000	+ 1.5%	\$265,000	\$275,000	+ 3.8%
Inventory of Homes for Sale	378	255	- 32.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	33	53	+ 60.6%	35	50	+ 42.9%
Percent of Original List Price Received*	102.5%	97.9%	- 4.5%	101.4%	97.4%	- 3.9%
New Listings	363	266	- 26.7%	890	717	- 19.4%

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

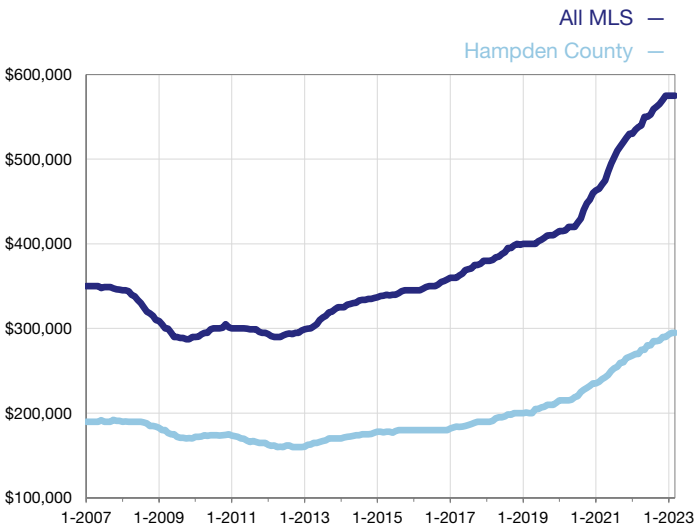
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	54	34	- 37.0%	142	106	- 25.4%
Closed Sales	46	34	- 26.1%	135	95	- 29.6%
Median Sales Price*	\$165,500	\$188,000	+ 13.6%	\$178,000	\$199,900	+ 12.3%
Inventory of Homes for Sale	60	34	- 43.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	31	46	+ 48.4%	28	37	+ 32.1%
Percent of Original List Price Received*	103.1%	101.3%	- 1.7%	101.7%	99.9%	- 1.8%
New Listings	63	35	- 44.4%	153	100	- 34.6%

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

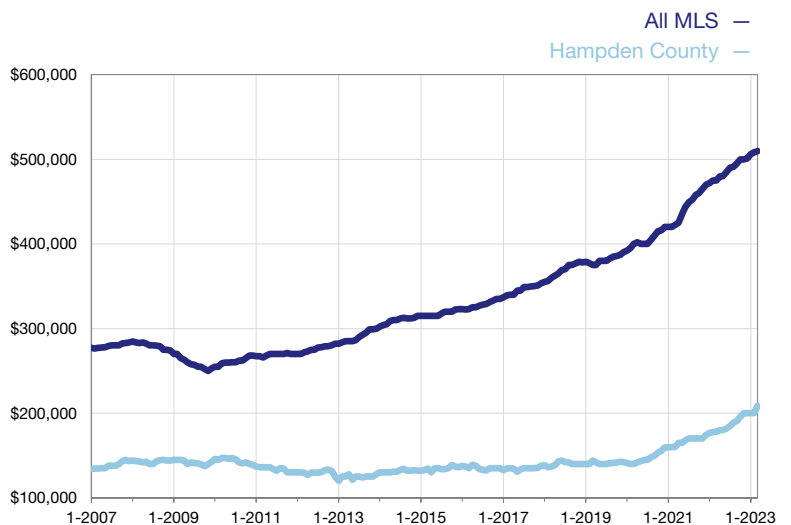
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	33	- 5.7%	88	85	- 3.4%
Closed Sales	27	26	- 3.7%	103	77	- 25.2%
Median Sales Price*	\$255,000	\$275,000	+ 7.8%	\$315,000	\$280,000	- 11.1%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	60	+ 42.9%	42	68	+ 61.9%
Percent of Original List Price Received*	101.8%	96.4%	- 5.3%	101.3%	95.0%	- 6.2%
New Listings	50	27	- 46.0%	104	69	- 33.7%

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

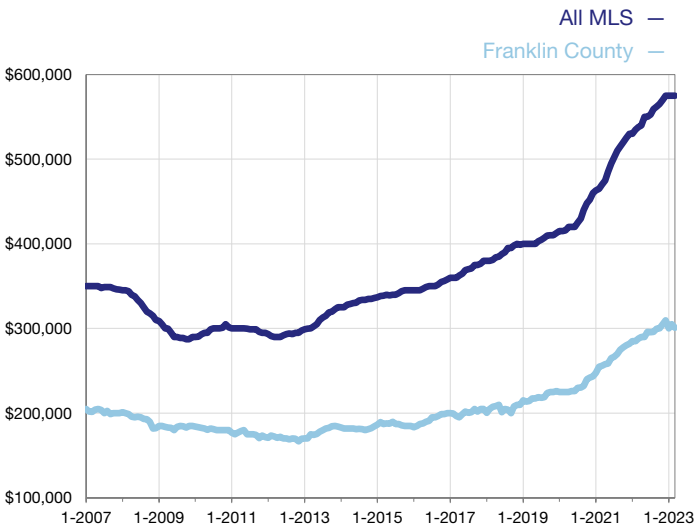
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	1	- 87.5%	11	3	- 72.7%
Closed Sales	5	2	- 60.0%	9	3	- 66.7%
Median Sales Price*	\$225,000	\$205,000	- 8.9%	\$225,000	\$265,000	+ 17.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	19	7	- 63.2%	21	16	- 23.8%
Percent of Original List Price Received*	104.1%	101.7%	- 2.3%	102.7%	100.0%	- 2.6%
New Listings	4	4	0.0%	15	7	- 53.3%

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

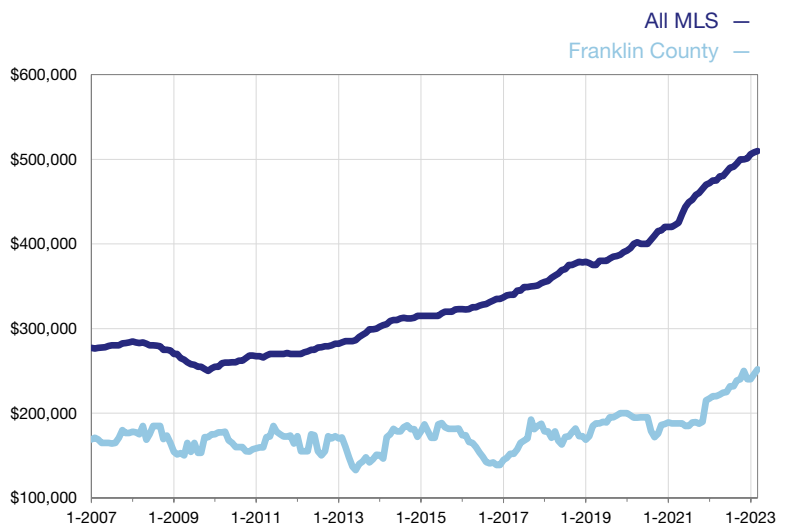
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	405	316	- 22.0%	866	757	- 12.6%
Closed Sales	284	260	- 8.5%	827	646	- 21.9%
Median Sales Price*	\$600,000	\$640,500	+ 6.7%	\$582,000	\$609,000	+ 4.6%
Inventory of Homes for Sale	471	358	- 24.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	45	+ 73.1%	29	43	+ 48.3%
Percent of Original List Price Received*	106.7%	99.3%	- 6.9%	103.9%	98.8%	- 4.9%
New Listings	582	396	- 32.0%	1,148	913	- 20.5%

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

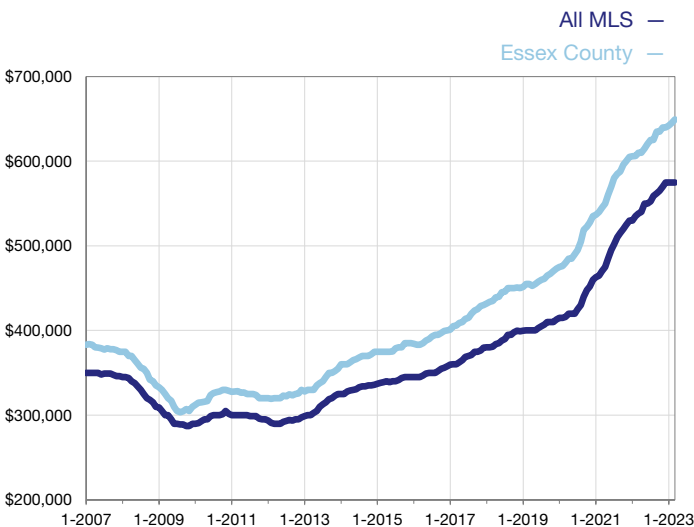
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	200	163	- 18.5%	521	443	- 15.0%
Closed Sales	181	165	- 8.8%	484	417	- 13.8%
Median Sales Price*	\$410,000	\$440,000	+ 7.3%	\$385,250	\$420,000	+ 9.0%
Inventory of Homes for Sale	237	178	- 24.9%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	43	+ 26.5%	34	45	+ 32.4%
Percent of Original List Price Received*	103.7%	100.4%	- 3.2%	102.7%	99.3%	- 3.3%
New Listings	272	203	- 25.4%	616	502	- 18.5%

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

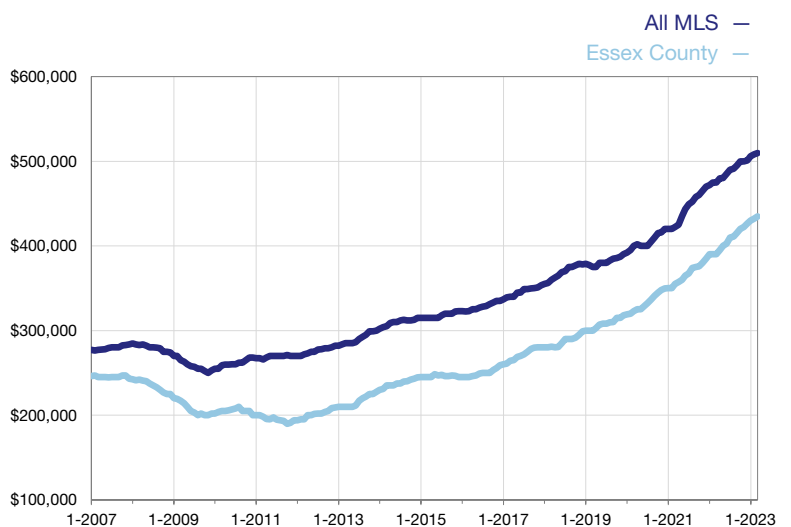
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	13	15	+ 15.4%
Closed Sales	4	7	+ 75.0%	14	18	+ 28.6%
Median Sales Price*	\$1,467,500	\$955,000	- 34.9%	\$1,365,750	\$1,247,500	- 8.7%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	3.0	4.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	182	+ 574.1%	62	107	+ 72.6%
Percent of Original List Price Received*	95.7%	83.9%	- 12.3%	99.8%	89.9%	- 9.9%
New Listings	6	8	+ 33.3%	13	17	+ 30.8%

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

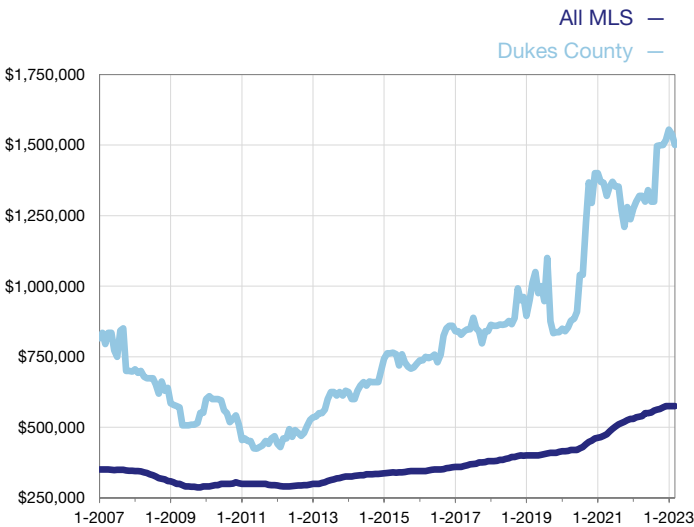
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	5.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	1	0.0%	1	1	0.0%

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

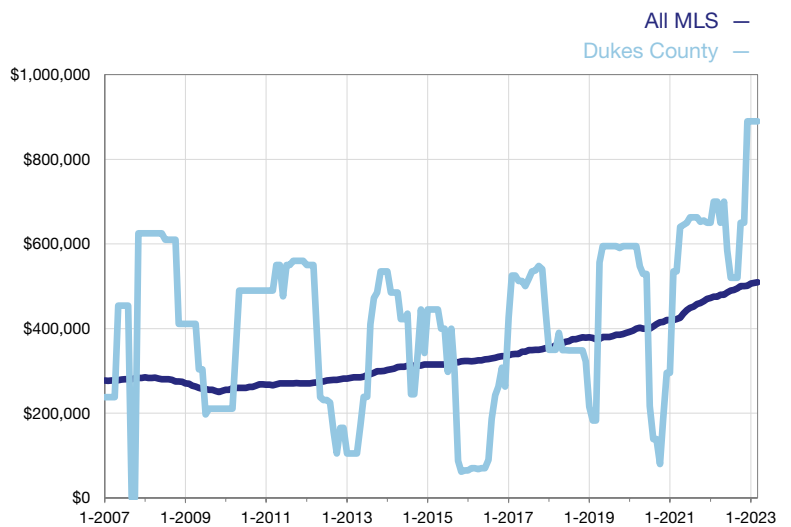
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	319	296	- 7.2%	759	681	- 10.3%
Closed Sales	254	206	- 18.9%	770	598	- 22.3%
Median Sales Price*	\$436,250	\$439,950	+ 0.8%	\$435,000	\$441,250	+ 1.4%
Inventory of Homes for Sale	462	385	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	45	+ 21.6%	38	48	+ 26.3%
Percent of Original List Price Received*	102.5%	98.5%	- 3.9%	101.3%	97.5%	- 3.8%
New Listings	403	332	- 17.6%	966	789	- 18.3%

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

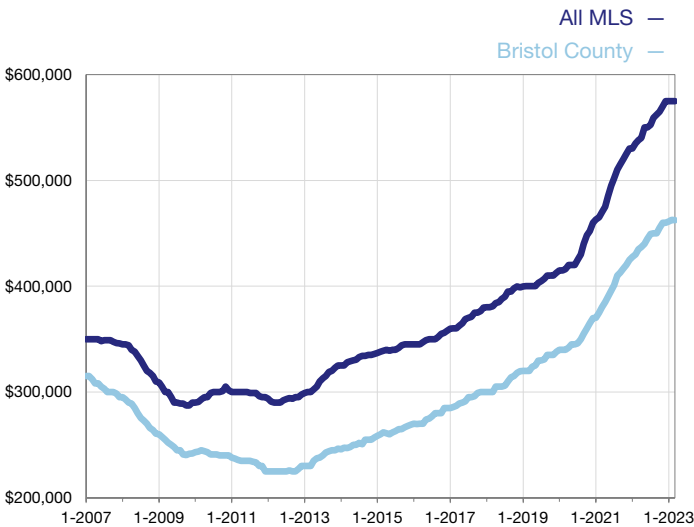
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	84	64	- 23.8%	193	165	- 14.5%
Closed Sales	71	50	- 29.6%	174	127	- 27.0%
Median Sales Price*	\$300,000	\$345,000	+ 15.0%	\$300,000	\$340,000	+ 13.3%
Inventory of Homes for Sale	73	48	- 34.2%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	32	38	+ 18.8%
Percent of Original List Price Received*	101.6%	100.1%	- 1.5%	102.0%	99.4%	- 2.5%
New Listings	104	55	- 47.1%	216	161	- 25.5%

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

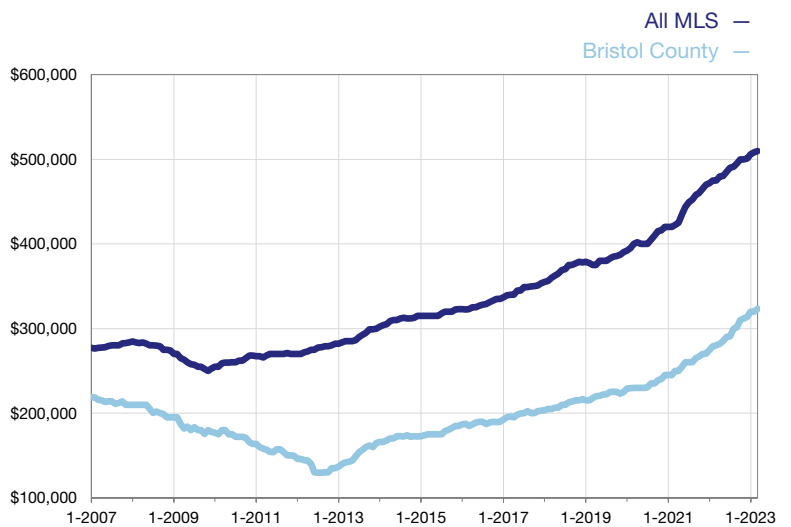
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkshire County

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	109	58	- 46.8%	275	195	- 29.1%
Closed Sales	79	72	- 8.9%	287	198	- 31.0%
Median Sales Price*	\$326,000	\$262,500	- 19.5%	\$305,000	\$272,500	- 10.7%
Inventory of Homes for Sale	232	182	- 21.6%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	110	108	- 1.8%	108	101	- 6.5%
Percent of Original List Price Received*	94.6%	93.6%	- 1.1%	95.0%	93.9%	- 1.2%
New Listings	124	102	- 17.7%	281	229	- 18.5%

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

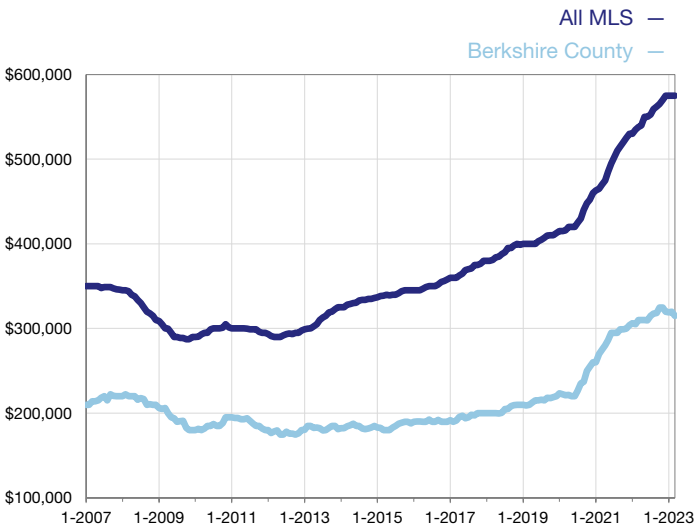
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	38	28	- 26.3%
Closed Sales	12	10	- 16.7%	45	28	- 37.8%
Median Sales Price*	\$295,000	\$457,500	+ 55.1%	\$290,000	\$477,500	+ 64.7%
Inventory of Homes for Sale	29	33	+ 13.8%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	81	75	- 7.4%	105	105	0.0%
Percent of Original List Price Received*	96.8%	99.0%	+ 2.3%	95.9%	97.4%	+ 1.6%
New Listings	32	11	- 65.6%	57	37	- 35.1%

* 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

