

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,292	1,100	- 14.9%	3,665	3,025	- 17.5%
Closed Sales	900	663	- 26.3%	2,902	2,215	- 23.7%
Median Sales Price*	\$845,000	\$825,000	- 2.4%	\$780,000	\$768,825	- 1.4%
Inventory of Homes for Sale	1,538	1,166	- 24.2%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	30	44	+ 46.7%
Percent of Original List Price Received*	107.9%	103.2%	- 4.4%	104.8%	99.6%	- 5.0%
New Listings	1,727	1,182	- 31.6%	4,855	3,778	- 22.2%

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

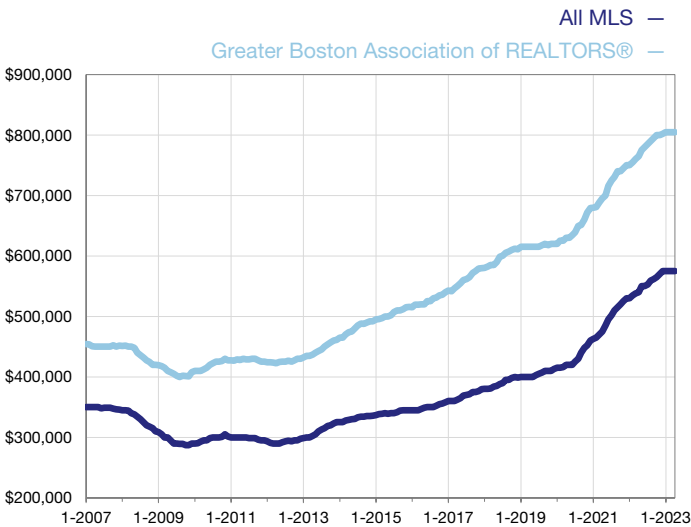
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,329	1,094	- 17.7%	4,083	3,112	- 23.8%
Closed Sales	1,041	690	- 33.7%	3,215	2,410	- 25.0%
Median Sales Price*	\$715,000	\$713,498	- 0.2%	\$665,000	\$690,000	+ 3.8%
Inventory of Homes for Sale	2,060	1,634	- 20.7%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	48	52	+ 8.3%
Percent of Original List Price Received*	102.7%	99.9%	- 2.7%	100.8%	98.7%	- 2.1%
New Listings	1,648	1,237	- 24.9%	5,564	4,300	- 22.7%

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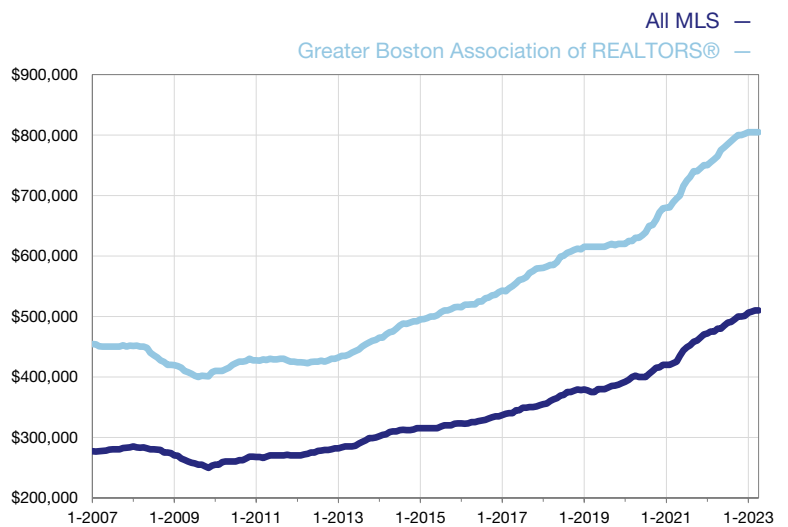
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 19.0%

0.0%

- 21.9%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	457	411	- 10.1%	1,327	1,220	- 8.1%
Closed Sales	317	253	- 20.2%	1,174	964	- 17.9%
Median Sales Price*	\$625,000	\$625,000	0.0%	\$588,750	\$581,288	- 1.3%
Inventory of Homes for Sale	552	434	- 21.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 38.6%	32	47	+ 47.6%
Percent of Original List Price Received*	105.1%	99.6%	- 5.2%	103.0%	97.6%	- 5.2%
New Listings	579	420	- 27.5%	1,690	1,361	- 19.5%

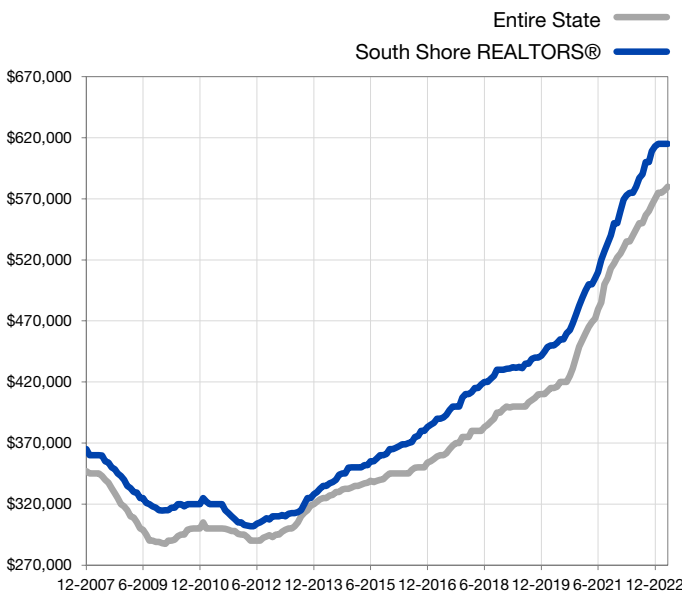
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	135	153	+ 13.3%	463	460	- 0.6%
Closed Sales	126	106	- 15.9%	475	362	- 23.8%
Median Sales Price*	\$432,500	\$441,550	+ 2.1%	\$425,000	\$420,000	- 1.2%
Inventory of Homes for Sale	166	127	- 23.5%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 8.5%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.5%	39	37	- 4.2%
Percent of Original List Price Received*	103.3%	101.1%	- 2.1%	102.3%	100.0%	- 2.2%
New Listings	156	119	- 23.7%	547	508	- 7.1%

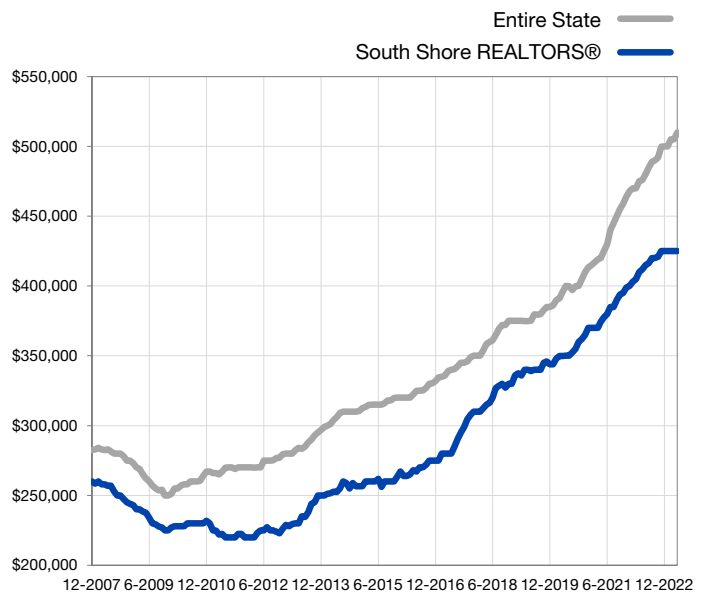
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 21.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.7%

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

- 28.0%

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

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	360	368	+ 2.2%	1,149	1,053	- 8.4%
Closed Sales	262	227	- 13.4%	1,076	863	- 19.8%
Median Sales Price*	\$480,000	\$460,000	- 4.2%	\$457,900	\$457,500	- 0.1%
Inventory of Homes for Sale	543	374	- 31.1%	--	--	--
Months Supply of Inventory	1.4	1.2	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 20.7%	35	47	+ 32.3%
Percent of Original List Price Received*	103.7%	100.1%	- 3.5%	102.4%	98.2%	- 4.1%
New Listings	445	351	- 21.1%	1,462	1,182	- 19.2%

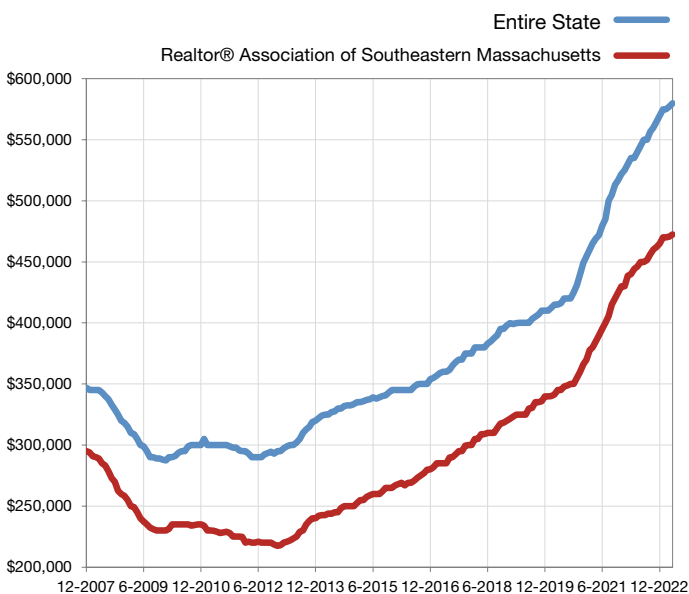
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	69	55	- 20.3%	282	211	- 25.2%
Closed Sales	80	40	- 50.0%	272	177	- 34.9%
Median Sales Price*	\$298,000	\$343,750	+ 15.4%	\$313,750	\$354,900	+ 13.1%
Inventory of Homes for Sale	96	86	- 10.4%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 8.8%	--	--	--
Cumulative Days on Market Until Sale	24	47	+ 92.3%	28	45	+ 57.3%
Percent of Original List Price Received*	106.2%	99.7%	- 6.1%	103.8%	99.6%	- 4.0%
New Listings	98	64	- 34.7%	326	225	- 31.0%

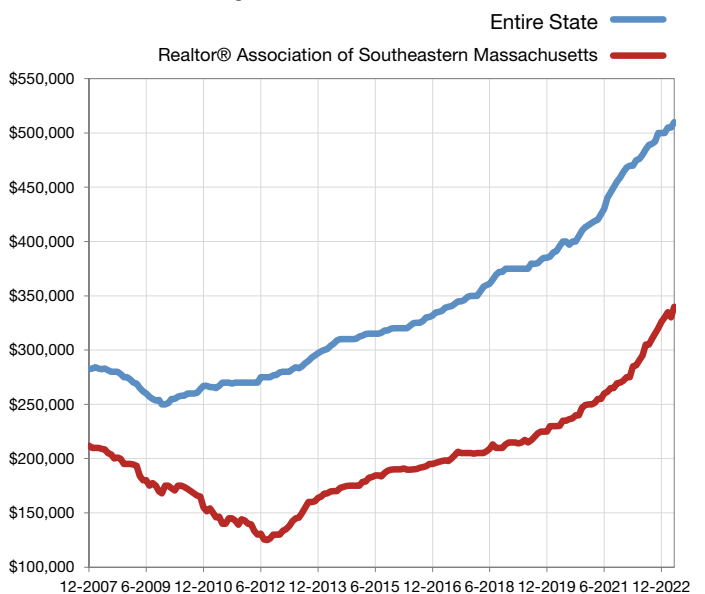
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 28.6%

+ 4.2%

- 31.3%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	468	465	- 0.6%	1,565	1,320	- 15.7%
Closed Sales	405	307	- 24.2%	1,454	1,095	- 24.7%
Median Sales Price*	\$300,000	\$306,000	+ 2.0%	\$290,000	\$299,900	+ 3.4%
Inventory of Homes for Sale	650	456	- 29.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	34	49	+ 43.0%	38	51	+ 34.6%
Percent of Original List Price Received*	103.6%	100.2%	- 3.3%	101.9%	98.1%	- 3.7%
New Listings	600	469	- 21.8%	1,855	1,434	- 22.7%

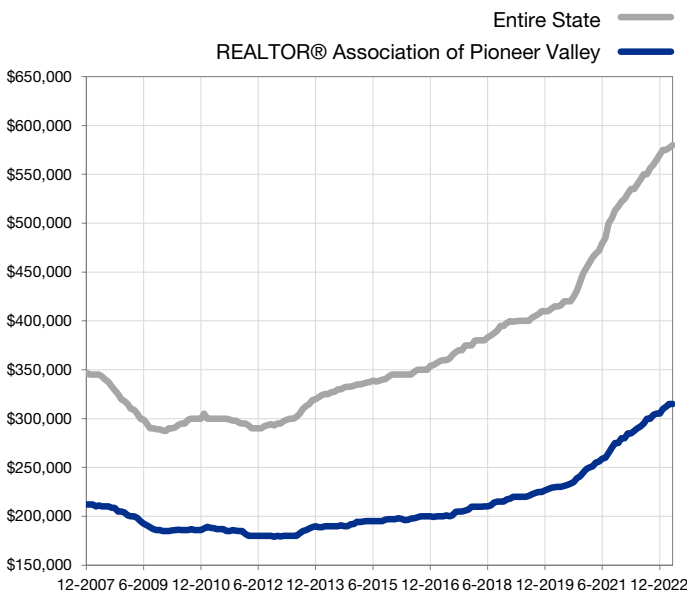
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	88	65	- 26.1%	290	229	- 21.0%
Closed Sales	95	50	- 47.4%	289	191	- 33.9%
Median Sales Price*	\$201,000	\$253,185	+ 26.0%	\$205,000	\$225,000	+ 9.8%
Inventory of Homes for Sale	117	71	- 39.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	23	40	+ 74.3%	30	41	+ 34.6%
Percent of Original List Price Received*	103.7%	103.0%	- 0.7%	102.7%	101.0%	- 1.7%
New Listings	94	64	- 31.9%	334	226	- 32.3%

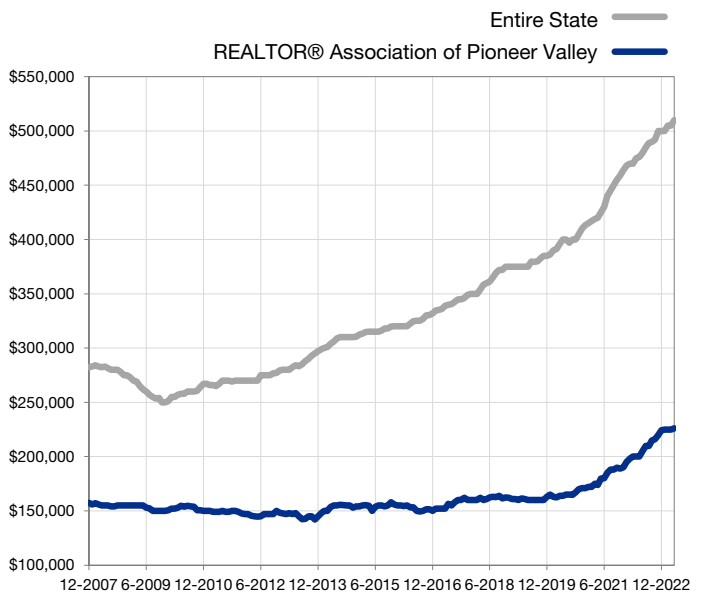
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Shore REALTORS®

- 28.3%

+ 4.9%

- 31.5%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	298	249	- 16.4%	860	719	- 16.4%
Closed Sales	209	170	- 18.7%	774	611	- 21.1%
Median Sales Price*	\$625,000	\$623,150	- 0.3%	\$597,750	\$608,000	+ 1.7%
Inventory of Homes for Sale	358	251	- 29.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 15.7%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 49.1%	28	39	+ 42.9%
Percent of Original List Price Received*	108.1%	101.7%	- 5.9%	104.5%	99.3%	- 5.0%
New Listings	371	243	- 34.5%	1,111	846	- 23.9%

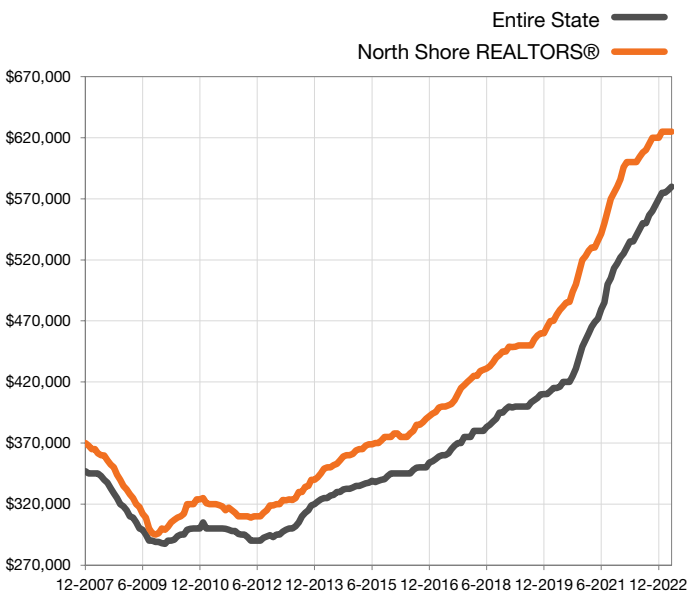
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	170	126	- 25.9%	515	382	- 25.8%
Closed Sales	134	76	- 43.3%	461	337	- 26.9%
Median Sales Price*	\$447,500	\$425,000	- 5.0%	\$410,000	\$420,000	+ 2.4%
Inventory of Homes for Sale	172	112	- 34.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	32	34	+ 5.4%	36	38	+ 5.4%
Percent of Original List Price Received*	105.1%	102.3%	- 2.7%	103.2%	99.5%	- 3.6%
New Listings	199	136	- 31.7%	596	421	- 29.4%

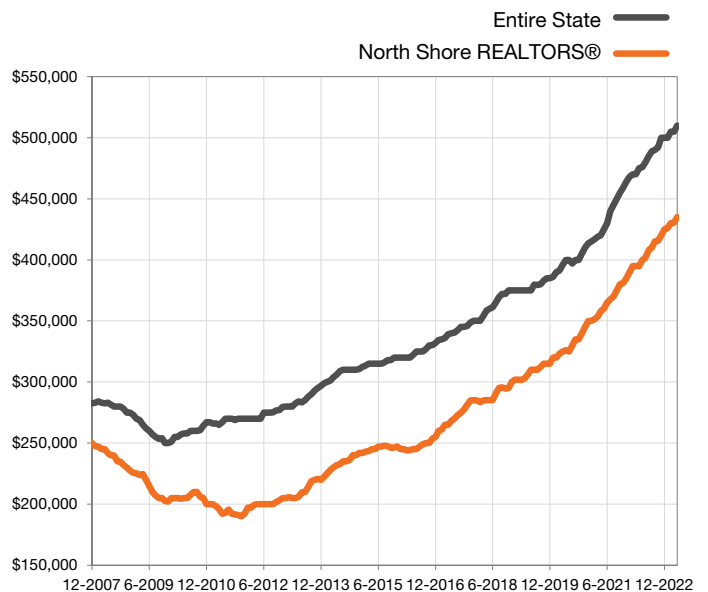
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 36.9%

0.0%

- 38.2%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	331	246	- 25.7%	973	674	- 30.7%
Closed Sales	247	148	- 40.1%	817	554	- 32.2%
Median Sales Price*	\$615,000	\$637,500	+ 3.7%	\$575,000	\$580,000	+ 0.9%
Inventory of Homes for Sale	313	174	- 44.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.7%	--	--	--
Cumulative Days on Market Until Sale	22	33	+ 53.1%	26	39	+ 53.4%
Percent of Original List Price Received*	108.1%	103.3%	- 4.4%	105.8%	100.6%	- 4.9%
New Listings	414	233	- 43.7%	1,178	745	- 36.8%

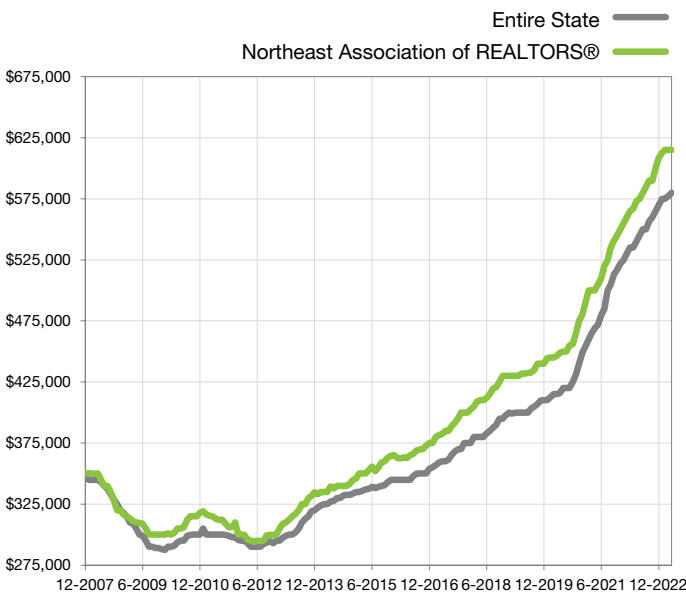
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	133	112	- 15.8%	432	375	- 13.2%
Closed Sales	108	76	- 29.6%	368	299	- 18.8%
Median Sales Price*	\$382,000	\$357,500	- 6.4%	\$349,000	\$365,000	+ 4.6%
Inventory of Homes for Sale	109	87	- 20.2%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 2.6%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 10.1%	27	31	+ 12.1%
Percent of Original List Price Received*	107.3%	102.3%	- 4.7%	104.9%	101.4%	- 3.3%
New Listings	140	97	- 30.7%	487	400	- 17.9%

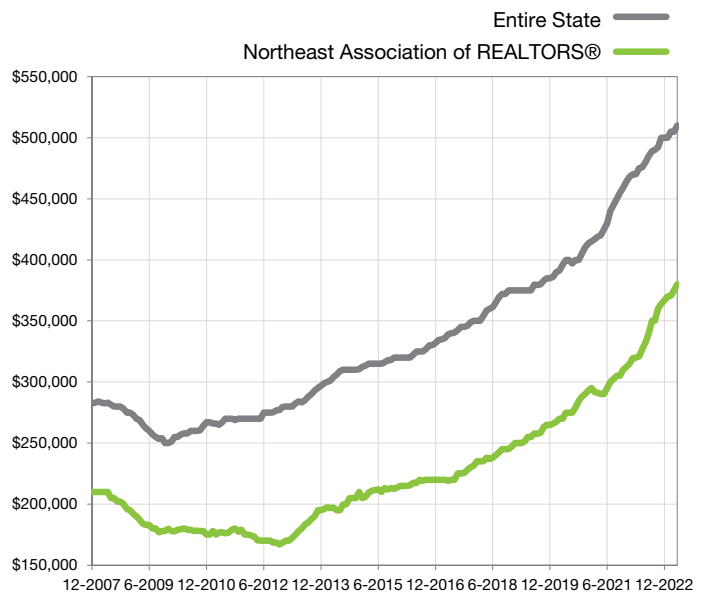
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Central Massachusetts Association of REALTORS®

- 10.7%

+ 14.7%

- 32.1%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	199	234	+ 17.6%	639	624	- 2.3%
Closed Sales	149	138	- 7.4%	603	498	- 17.4%
Median Sales Price*	\$367,000	\$422,250	+ 15.1%	\$375,000	\$393,000	+ 4.8%
Inventory of Homes for Sale	323	205	- 36.5%	--	--	--
Months Supply of Inventory	1.3	1.0	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.3%	32	47	+ 45.7%
Percent of Original List Price Received*	104.3%	100.8%	- 3.4%	102.3%	98.8%	- 3.5%
New Listings	308	211	- 31.5%	818	675	- 17.5%

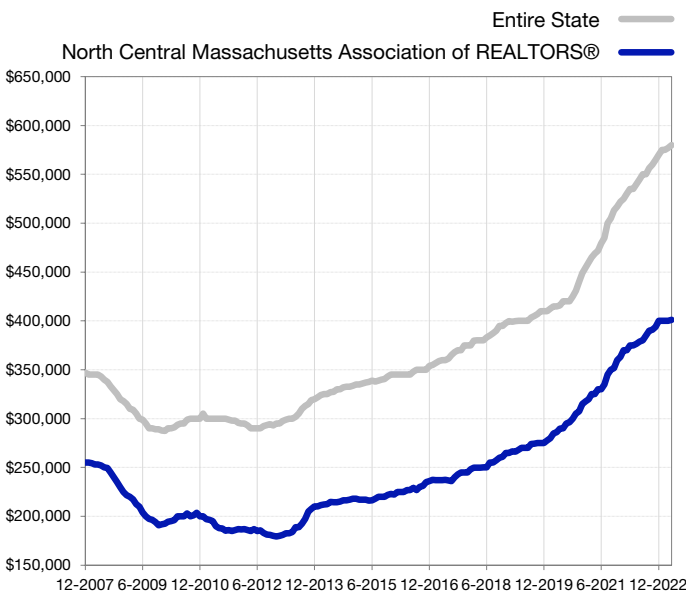
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	34	- 19.0%	125	108	- 13.6%
Closed Sales	29	21	- 27.6%	105	85	- 19.0%
Median Sales Price*	\$261,000	\$245,000	- 6.1%	\$261,000	\$295,000	+ 13.0%
Inventory of Homes for Sale	48	47	- 2.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 18.9%	--	--	--
Cumulative Days on Market Until Sale	15	47	+ 207.6%	23	53	+ 129.0%
Percent of Original List Price Received*	105.4%	104.1%	- 1.3%	103.7%	102.1%	- 1.6%
New Listings	56	40	- 28.6%	159	127	- 20.1%

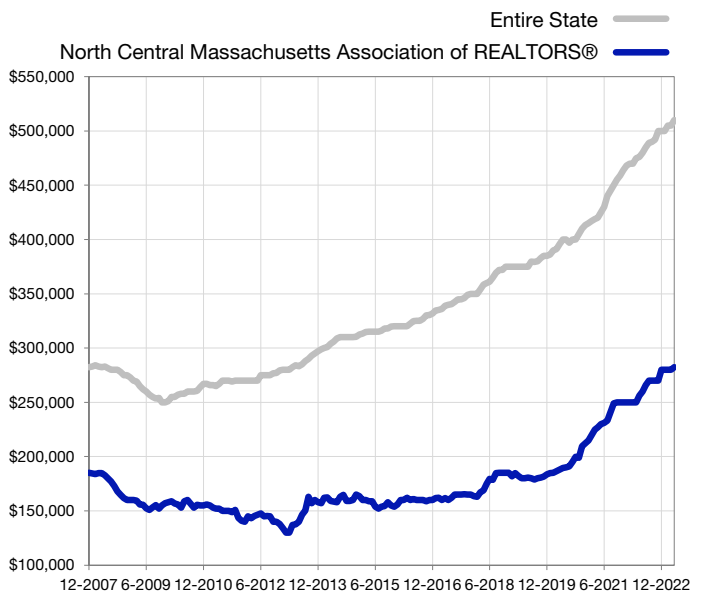
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 32.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.2%

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

- 23.8%

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

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	52	45	- 13.5%	149	136	- 8.7%
Closed Sales	36	26	- 27.8%	111	102	- 8.1%
Median Sales Price*	\$681,250	\$700,000	+ 2.8%	\$675,000	\$725,000	+ 7.4%
Inventory of Homes for Sale	80	57	- 28.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.1%	--	--	--
Cumulative Days on Market Until Sale	47	22	- 52.4%	39	38	- 1.4%
Percent of Original List Price Received*	105.8%	103.1%	- 2.6%	104.7%	100.3%	- 4.2%
New Listings	76	58	- 23.7%	216	176	- 18.5%

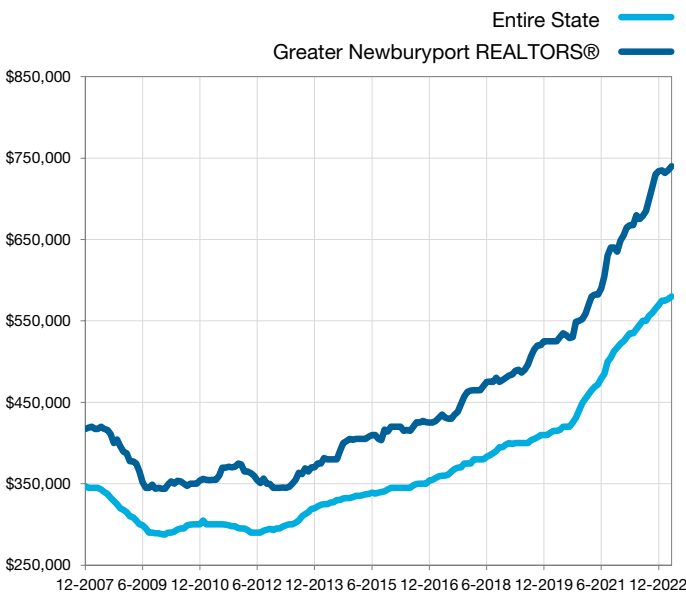
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	36	- 5.3%	113	111	- 1.8%
Closed Sales	35	22	- 37.1%	101	99	- 2.0%
Median Sales Price*	\$535,000	\$472,450	- 11.7%	\$500,000	\$535,000	+ 7.0%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 10.2%	--	--	--
Cumulative Days on Market Until Sale	31	58	+ 84.9%	33	66	+ 100.9%
Percent of Original List Price Received*	103.8%	102.6%	- 1.1%	102.9%	100.6%	- 2.2%
New Listings	38	36	- 5.3%	134	132	- 1.5%

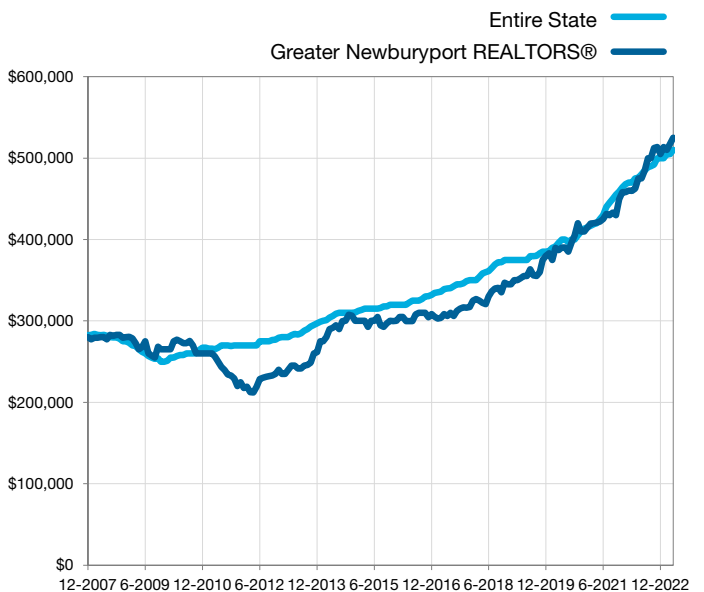
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 32.5%

+ 3.4%

- 27.0%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	69	- 8.0%	258	225	- 12.8%
Closed Sales	70	51	- 27.1%	255	205	- 19.6%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$405,000	\$410,000	+ 1.2%
Inventory of Homes for Sale	135	103	- 23.7%	--	--	--
Months Supply of Inventory	1.6	1.6	- 0.9%	--	--	--
Cumulative Days on Market Until Sale	36	38	+ 5.1%	44	49	+ 11.5%
Percent of Original List Price Received*	99.8%	100.0%	+ 0.2%	98.9%	97.9%	- 1.1%
New Listings	115	62	- 46.1%	324	266	- 17.9%

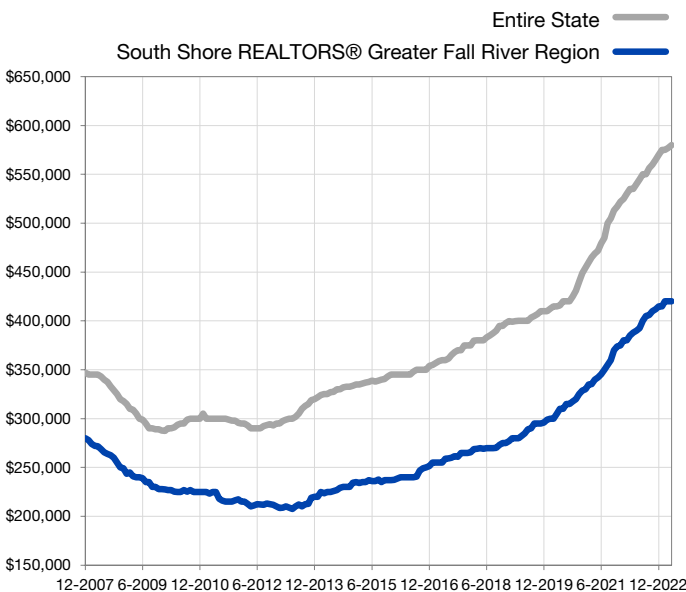
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	10	- 28.6%	41	36	- 12.2%
Closed Sales	13	5	- 61.5%	40	25	- 37.5%
Median Sales Price*	\$280,000	\$310,000	+ 10.7%	\$195,350	\$255,000	+ 30.5%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.0	1.5	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	53	29	- 45.0%	51	42	- 16.6%
Percent of Original List Price Received*	100.8%	100.7%	- 0.0%	97.9%	98.4%	+ 0.6%
New Listings	14	8	- 42.9%	48	37	- 22.9%

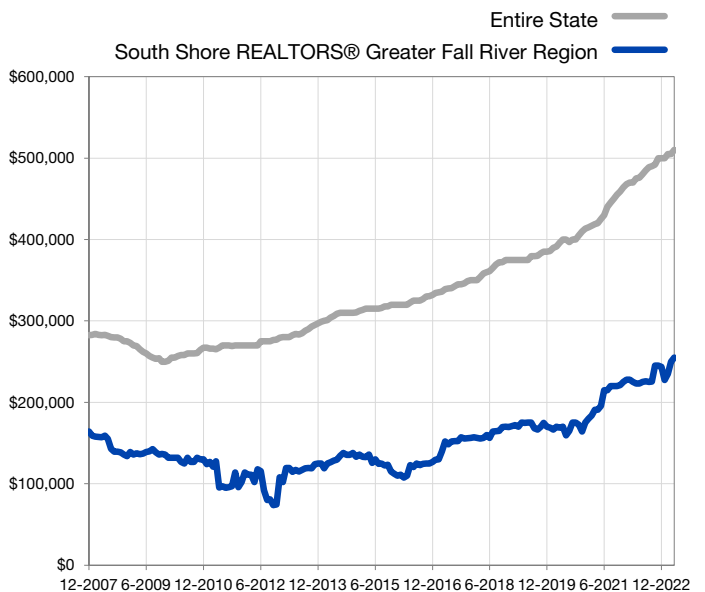
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 31.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.3%

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

- 38.2%

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

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	460	438	- 4.8%	1,538	1,280	- 16.8%
Closed Sales	415	271	- 34.7%	1,422	1,045	- 26.5%
Median Sales Price*	\$450,000	\$470,000	+ 4.4%	\$422,750	\$439,900	+ 4.1%
Inventory of Homes for Sale	665	391	- 41.2%	--	--	--
Months Supply of Inventory	1.3	0.9	- 29.1%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.0%	34	42	+ 21.8%
Percent of Original List Price Received*	105.7%	101.9%	- 3.6%	103.1%	99.4%	- 3.6%
New Listings	672	453	- 32.6%	1,894	1,422	- 24.9%

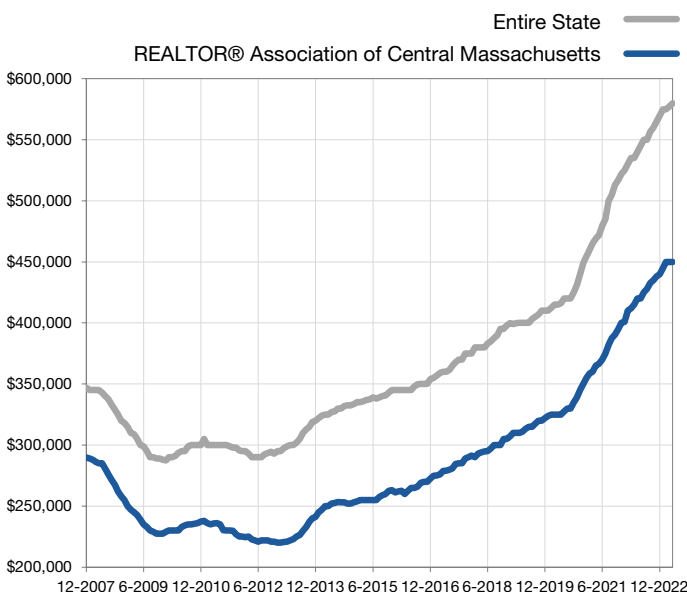
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	150	124	- 17.3%	482	414	- 14.1%
Closed Sales	119	93	- 21.8%	391	344	- 12.0%
Median Sales Price*	\$342,000	\$400,000	+ 17.0%	\$330,000	\$388,500	+ 17.7%
Inventory of Homes for Sale	198	142	- 28.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 20.9%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 59.1%	33	41	+ 24.5%
Percent of Original List Price Received*	106.4%	102.3%	- 3.9%	104.0%	101.8%	- 2.1%
New Listings	192	119	- 38.0%	587	468	- 20.3%

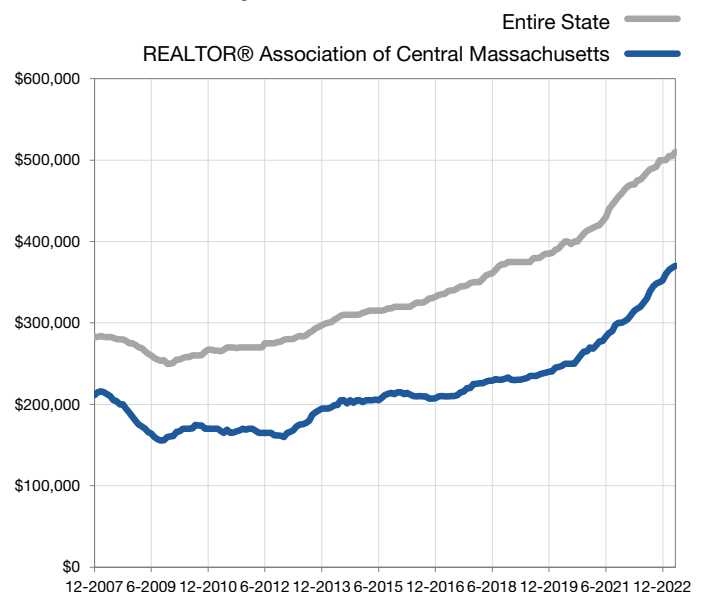
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 18.3%

+ 5.8%

+ 7.1%

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	632	537	- 15.0%	1,958	1,722	- 12.1%
Closed Sales	505	431	- 14.7%	1,814	1,500	- 17.3%
Median Sales Price*	\$700,000	\$701,000	+ 0.1%	\$650,000	\$679,500	+ 4.5%
Inventory of Homes for Sale	784	822	+ 4.8%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 31.2%	--	--	--
Cumulative Days on Market Until Sale	38	48	+ 28.0%	39	54	+ 38.5%
Percent of Original List Price Received*	103.1%	98.5%	- 4.5%	101.1%	95.9%	- 5.1%
New Listings	736	612	- 16.8%	2,298	1,928	- 16.1%

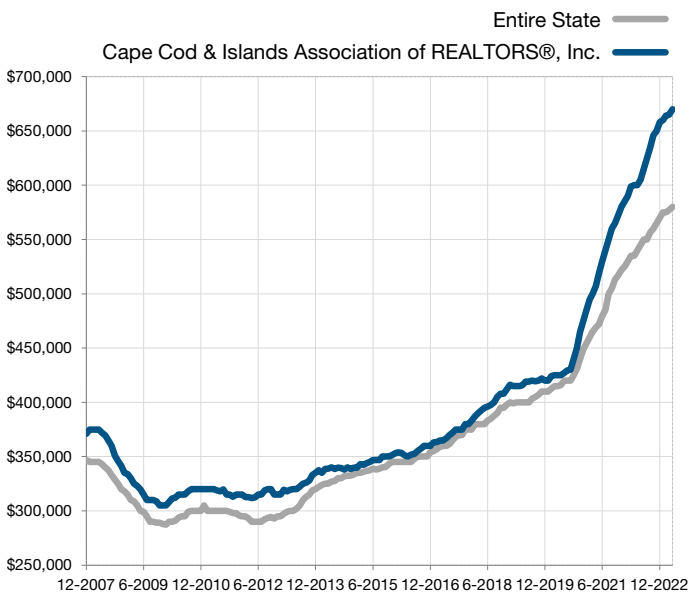
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	133	130	- 2.3%	508	439	- 13.6%
Closed Sales	157	110	- 29.9%	494	354	- 28.3%
Median Sales Price*	\$390,000	\$443,750	+ 13.8%	\$397,500	\$437,000	+ 9.9%
Inventory of Homes for Sale	211	244	+ 15.6%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 47.9%	--	--	--
Cumulative Days on Market Until Sale	35	47	+ 34.5%	43	48	+ 11.8%
Percent of Original List Price Received*	104.5%	98.3%	- 5.9%	101.6%	97.2%	- 4.3%
New Listings	147	153	+ 4.1%	548	495	- 9.7%

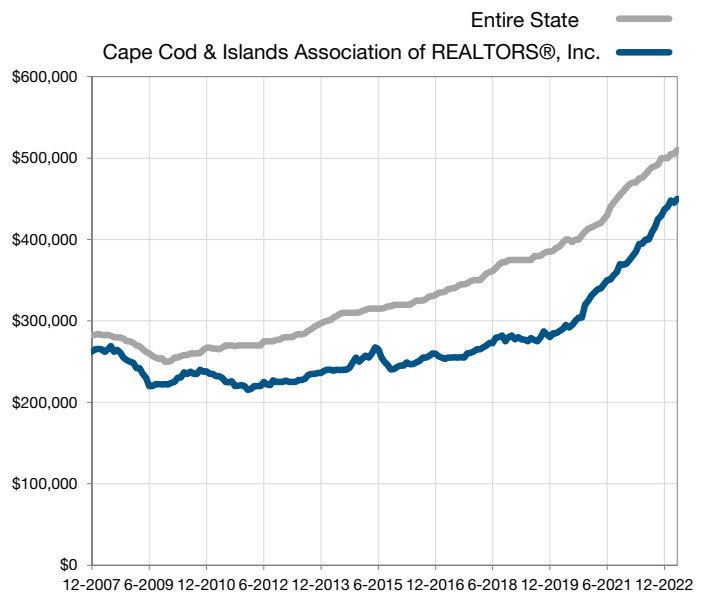
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 34.3%

Year-Over-Year
Change in
Closed Sales
All Properties

- 11.8%

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

+ 3.6%

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

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	119	92	- 22.7%	408	309	- 24.3%
Closed Sales	91	57	- 37.4%	391	269	- 31.2%
Median Sales Price*	\$340,000	\$290,000	- 14.7%	\$314,000	\$279,900	- 10.9%
Inventory of Homes for Sale	245	243	- 0.8%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	121	102	- 15.5%	111	100	- 9.7%
Percent of Original List Price Received*	99.4%	98.8%	- 0.7%	95.9%	94.7%	- 1.2%
New Listings	142	149	+ 4.9%	448	405	- 9.6%

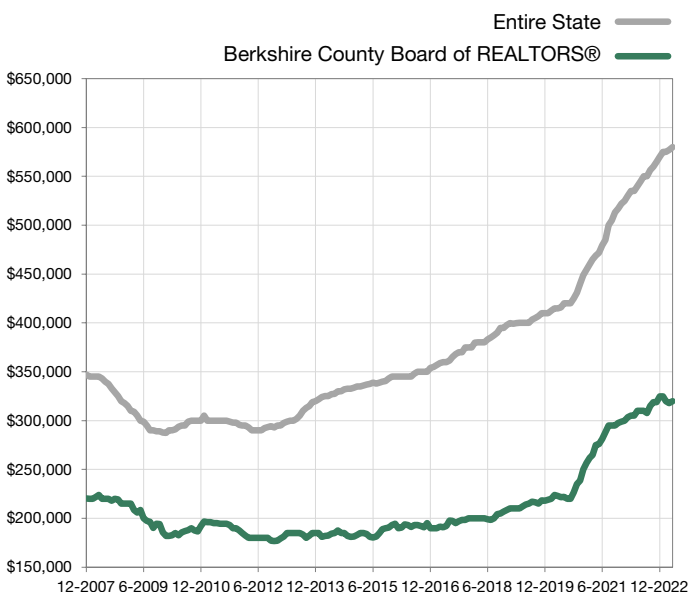
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	51	43	- 15.7%
Closed Sales	14	12	- 14.3%	62	45	- 27.4%
Median Sales Price*	\$339,950	\$470,750	+ 38.5%	\$292,500	\$504,000	+ 72.3%
Inventory of Homes for Sale	30	42	+ 40.0%	--	--	--
Months Supply of Inventory	1.7	3.4	+ 97.3%	--	--	--
Cumulative Days on Market Until Sale	117	197	+ 68.1%	107	120	+ 12.9%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	96.4%	98.1%	+ 1.7%
New Listings	8	13	+ 62.5%	71	56	- 21.1%

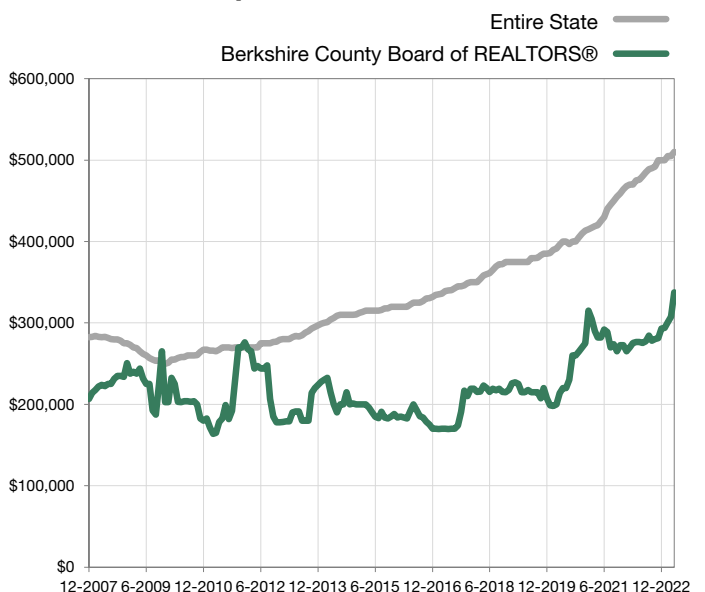
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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