

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## West Region

**- 30.1%**

**+ 5.3%**

**- 28.5%**

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	587	557	-5.1%	1,973	1,629	-17.4%
Closed Sales	496	364	-26.6%	1,845	1,364	-26.1%
Median Sales Price*	\$305,000	<b>\$305,000</b>	0.0%	\$294,050	<b>\$295,000</b>	+ 0.3%
Inventory of Homes for Sale	895	699	-21.9%	--	--	--
Months Supply of Inventory	1.4	1.3	-7.1%	--	--	--
Cumulative Days on Market Until Sale	50	57	+ 14.0%	53	60	+ 13.2%
Percent of Original List Price Received*	102.8%	100.0%	-2.7%	100.6%	97.5%	-3.1%
New Listings	742	618	-16.7%	2,303	1,839	-20.1%

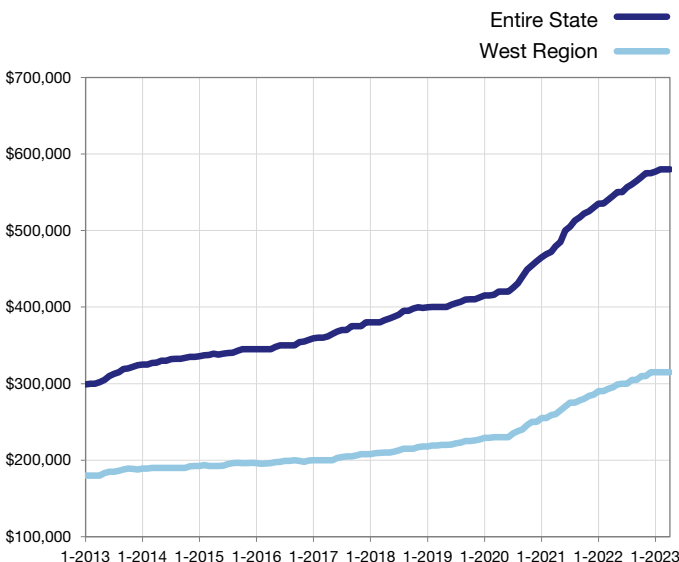
### Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	98	75	-23.5%	341	272	-20.2%
Closed Sales	109	62	-43.1%	351	236	-32.8%
Median Sales Price*	\$223,722	<b>\$265,000</b>	+ 18.5%	\$217,000	<b>\$240,000</b>	+ 10.6%
Inventory of Homes for Sale	147	113	-23.1%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	70	+ 100.0%	44	56	+ 27.3%
Percent of Original List Price Received*	102.9%	102.0%	-0.9%	101.6%	100.4%	-1.2%
New Listings	102	77	-24.5%	405	282	-30.4%

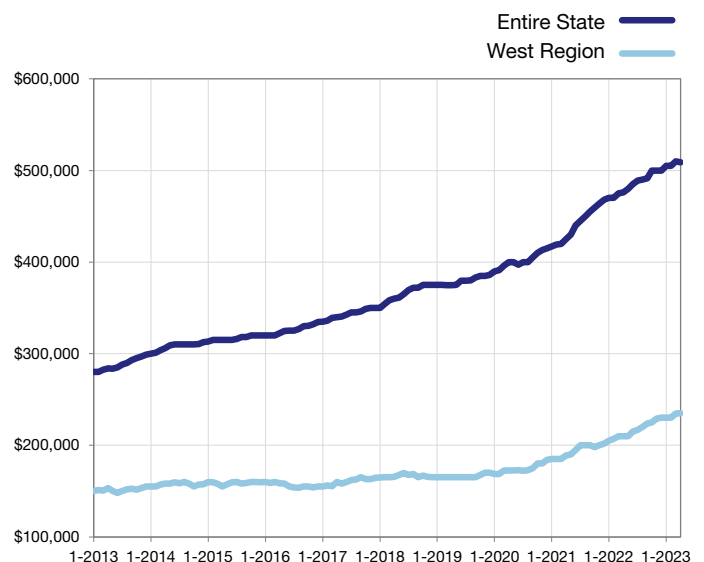
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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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## Southeast Region

**- 26.6%**

**+ 0.8%**

**- 35.9%**

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

### Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	435	437	+ 0.5%	1,407	1,278	-9.2%
Closed Sales	332	278	-16.3%	1,331	1,068	-19.8%
Median Sales Price*	\$460,000	<b>\$455,000</b>	-1.1%	\$447,000	<b>\$450,000</b>	+ 0.7%
Inventory of Homes for Sale	678	477	-29.6%	--	--	--
Months Supply of Inventory	1.4	1.2	-14.3%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	37	47	+ 27.0%
Percent of Original List Price Received*	102.9%	100.1%	-2.7%	101.7%	98.1%	-3.5%
New Listings	560	413	-26.3%	1,786	1,448	-18.9%

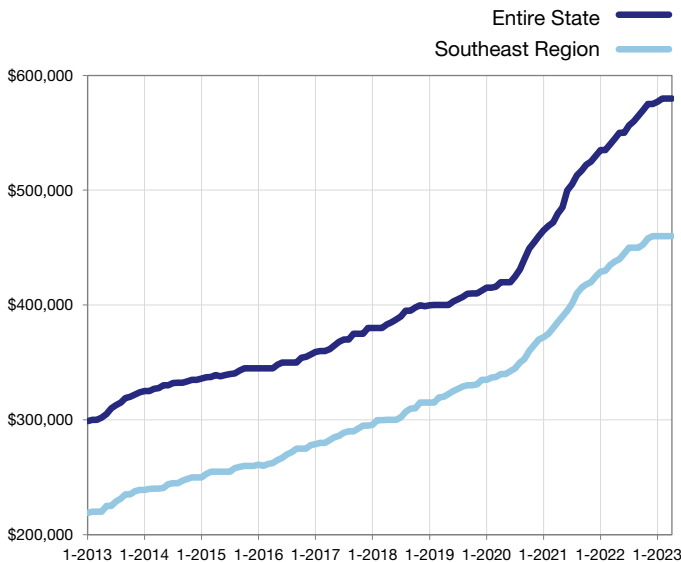
### Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	65	-21.7%	323	247	-23.5%
Closed Sales	93	45	-51.6%	312	202	-35.3%
Median Sales Price*	\$296,000	<b>\$330,000</b>	+ 11.5%	\$300,000	<b>\$340,000</b>	+ 13.3%
Inventory of Homes for Sale	120	99	-17.5%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	45	+ 60.7%	31	44	+ 41.9%
Percent of Original List Price Received*	105.4%	99.8%	-5.3%	103.0%	99.4%	-3.5%
New Listings	112	72	-35.7%	374	262	-29.9%

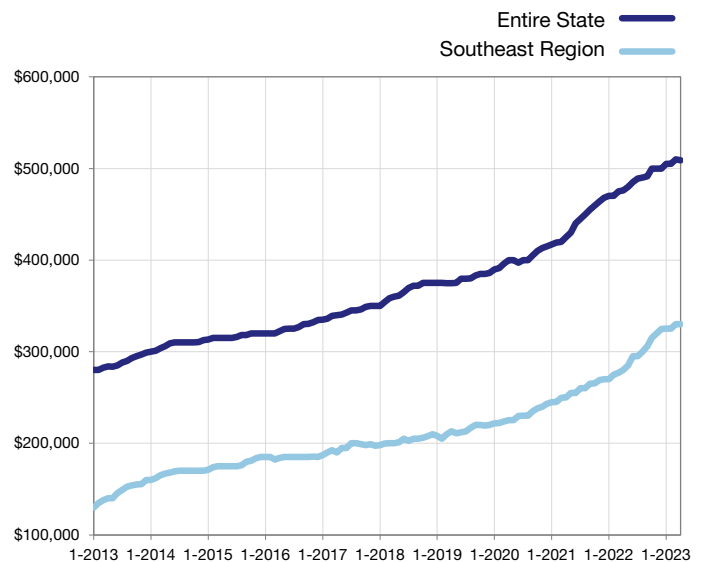
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Northern Region

**- 33.7%**

**+ 1.8%**

**- 36.7%**

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

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	681	540	-20.7%	1,982	1,529	-22.9%
Closed Sales	492	344	-30.1%	1,702	1,267	-25.6%
Median Sales Price*	\$625,000	<b>\$630,000</b>	+ 0.8%	\$590,000	<b>\$600,000</b>	+ 1.7%
Inventory of Homes for Sale	751	482	-35.8%	--	--	--
Months Supply of Inventory	1.1	0.9	-18.2%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.3%	27	39	+ 44.4%
Percent of Original List Price Received*	107.9%	102.5%	-5.0%	105.1%	100.0%	-4.9%
New Listings	861	534	-38.0%	2,505	1,767	-29.5%

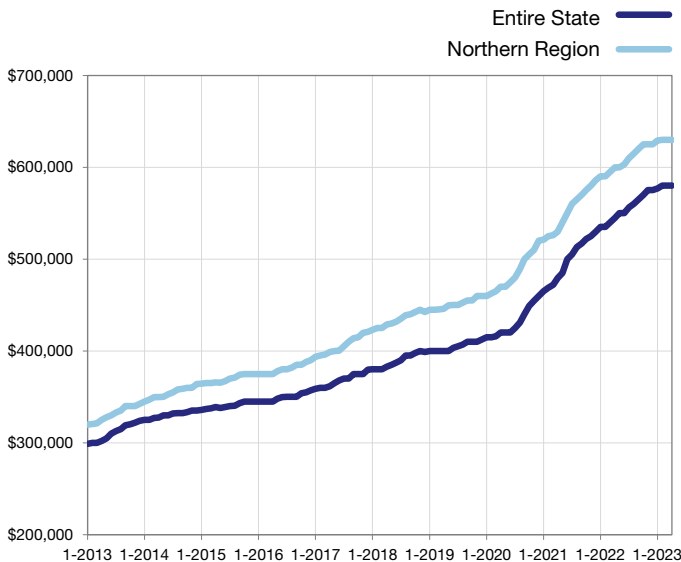
### Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	341	274	-19.6%	1,060	868	-18.1%
Closed Sales	277	174	-37.2%	930	735	-21.0%
Median Sales Price*	\$425,000	<b>\$387,500</b>	-8.8%	\$388,500	<b>\$400,000</b>	+ 3.0%
Inventory of Homes for Sale	323	235	-27.2%	--	--	--
Months Supply of Inventory	1.0	0.9	-10.0%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	32	39	+ 21.9%
Percent of Original List Price Received*	105.8%	102.3%	-3.3%	103.8%	100.4%	-3.3%
New Listings	377	269	-28.6%	1,217	953	-21.7%

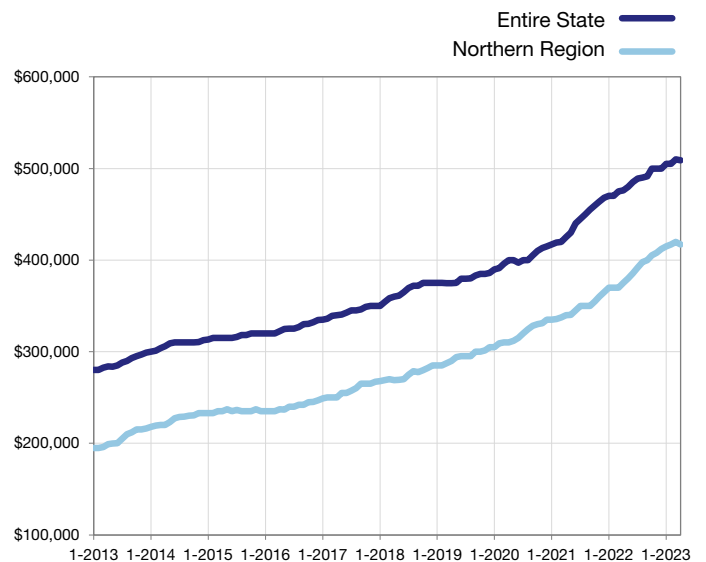
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Central Region

**- 27.7%**

**+ 2.5%**

**- 39.0%**

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	659	<b>672</b>	+ 2.0%	2,177	<b>1,904</b>	-12.5%
Closed Sales	564	<b>409</b>	-27.5%	2,025	<b>1,543</b>	-23.8%
Median Sales Price*	\$435,000	<b>\$450,000</b>	+ 3.4%	\$409,900	<b>\$425,000</b>	+ 3.7%
Inventory of Homes for Sale	988	<b>596</b>	-39.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	-30.8%	--	--	--
Cumulative Days on Market Until Sale	31	<b>38</b>	+ 22.6%	34	<b>43</b>	+ 26.5%
Percent of Original List Price Received*	105.3%	<b>101.5%</b>	-3.6%	102.9%	<b>99.2%</b>	-3.6%
New Listings	980	<b>664</b>	-32.2%	2,712	<b>2,097</b>	-22.7%

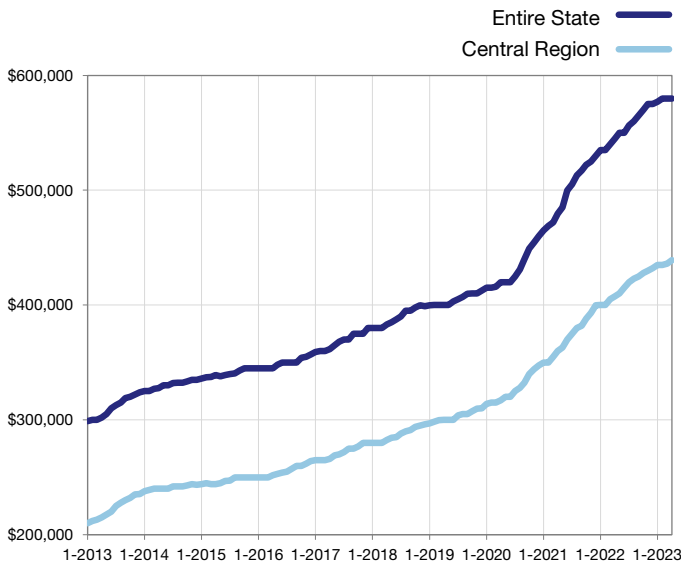
### Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	192	<b>158</b>	-17.7%	607	<b>522</b>	-14.0%
Closed Sales	148	<b>114</b>	-23.0%	496	<b>429</b>	-13.5%
Median Sales Price*	\$325,000	<b>\$395,000</b>	+ 21.5%	\$315,000	<b>\$365,000</b>	+ 15.9%
Inventory of Homes for Sale	246	<b>189</b>	-23.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	-14.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>42</b>	+ 82.6%	31	<b>43</b>	+ 38.7%
Percent of Original List Price Received*	106.2%	<b>102.6%</b>	-3.4%	103.9%	<b>101.9%</b>	-1.9%
New Listings	248	<b>159</b>	-35.9%	746	<b>595</b>	-20.2%

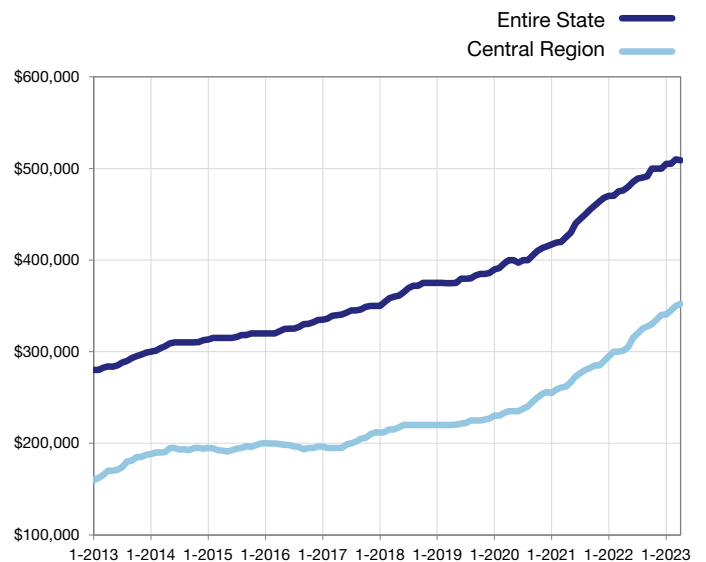
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