

Pending Sales Report by Region

April 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)		
	Apr-2022	Apr-2023	+ / -	Apr-2022	Apr-2023	+ / -	Apr-2022	Apr-2023	+ / -
Cape Cod & Islands	632	550	-13.0%	\$700,000	\$703,000	+0.4%	\$53.6	\$41.5	-22.6%
Central	659	721	+9.4%	\$435,000	\$450,000	+3.4%	\$27.7	\$21.1	-23.8%
Greater Boston	1,292	1,186	-8.2%	\$845,000	\$827,500	-2.1%	\$98.5	\$75.9	-22.9%
Northeast	681	592	-13.1%	\$625,000	\$630,000	+0.8%	\$34.4	\$25.0	-27.3%
Southeast	435	469	+7.8%	\$460,000	\$455,000	-1.1%	\$17.8	\$13.9	-21.9%
South Shore	457	455	-0.4%	\$625,000	\$625,000	0.0%	\$24.7	\$18.1	-26.7%
West	587	592	+0.9%	\$305,000	\$306,000	+0.3%	\$17.9	\$12.6	-29.6%
State Totals	4,732	4,560	-3.6%	\$600,000	\$600,000	0.0%	\$274.4	\$207.9	-24.2%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Apr-2022	Apr-2023	+ / -	Apr-2022	Apr-2023	+ / -	Apr-2022	Apr-2023	+ / -
Cape Cod & Islands	133	138	+3.8%	\$390,000	\$445,000	+14.1%	\$7.2	\$5.9	-18.1%
Central	192	171	-10.9%	\$325,000	\$395,000	+21.5%	\$5.2	\$4.2	-19.2%
Greater Boston	1,329	1,173	-11.7%	\$715,000	\$711,610	-0.5%	\$90.7	\$60.6	-33.2%
Northeast	341	304	-10.9%	\$425,000	\$392,000	-7.8%	\$13.1	\$7.9	-39.7%
Southeast	83	69	-16.9%	\$296,000	\$327,500	+10.6%	\$3.0	\$1.5	-50.0%
South Shore	135	165	+22.2%	\$432,500	\$420,800	-2.7%	\$6.3	\$4.8	-23.8%
West	98	79	-19.4%	\$223,722	\$265,000	+18.5%	\$2.9	\$2.0	-31.0%
State Totals	2,311	2,099	-9.2%	\$536,500	\$525,000	-2.1%	\$128.4	\$87.0	-32.2%