

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

- 15.7%

+ 2.1%

- 25.5%

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

South Shore REALTORS®

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	561	508	- 9.4%	1,888	1,670	- 11.5%
Closed Sales	441	369	- 16.3%	1,615	1,339	- 17.1%
Median Sales Price*	\$650,000	\$655,000	+ 0.8%	\$609,000	\$609,000	0.0%
Inventory of Homes for Sale	629	438	- 30.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.1%	--	--	--
Cumulative Days on Market Until Sale	26	34	+ 32.2%	30	43	+ 44.6%
Percent of Original List Price Received*	105.8%	101.4%	- 4.1%	103.8%	98.6%	- 4.9%
New Listings	683	502	- 26.5%	2,373	1,863	- 21.5%

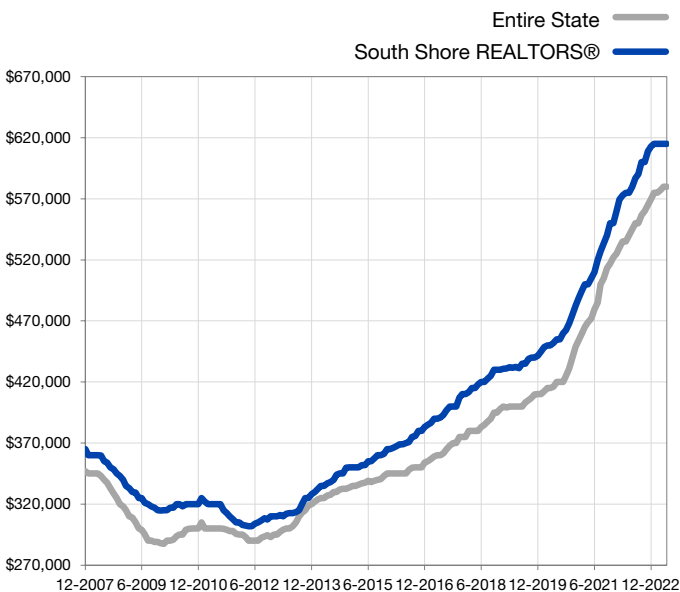
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	167	176	+ 5.4%	630	616	- 2.2%
Closed Sales	152	131	- 13.8%	627	498	- 20.6%
Median Sales Price*	\$432,550	\$465,000	+ 7.5%	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	147	140	- 4.8%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	26	35	+ 35.6%	36	36	+ 1.7%
Percent of Original List Price Received*	104.1%	101.0%	- 3.0%	102.7%	100.3%	- 2.4%
New Listings	167	179	+ 7.2%	714	687	- 3.8%

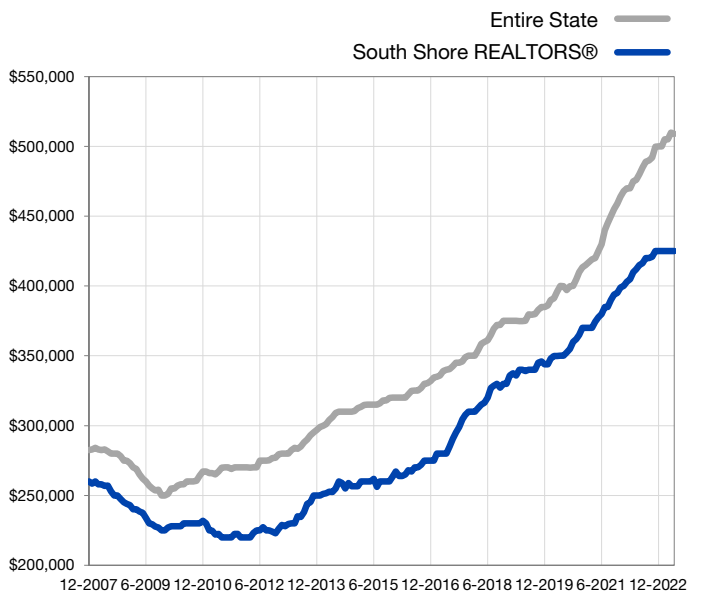
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 12.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.2%

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

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	436	448	+ 2.8%	1,585	1,426	- 10.0%
Closed Sales	339	303	- 10.6%	1,415	1,173	- 17.1%
Median Sales Price*	\$490,000	\$479,900	- 2.1%	\$460,000	\$460,000	0.0%
Inventory of Homes for Sale	619	359	- 42.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	34	45	+ 33.0%
Percent of Original List Price Received*	104.3%	100.9%	- 3.3%	102.9%	98.9%	- 3.9%
New Listings	568	404	- 28.9%	2,030	1,586	- 21.9%

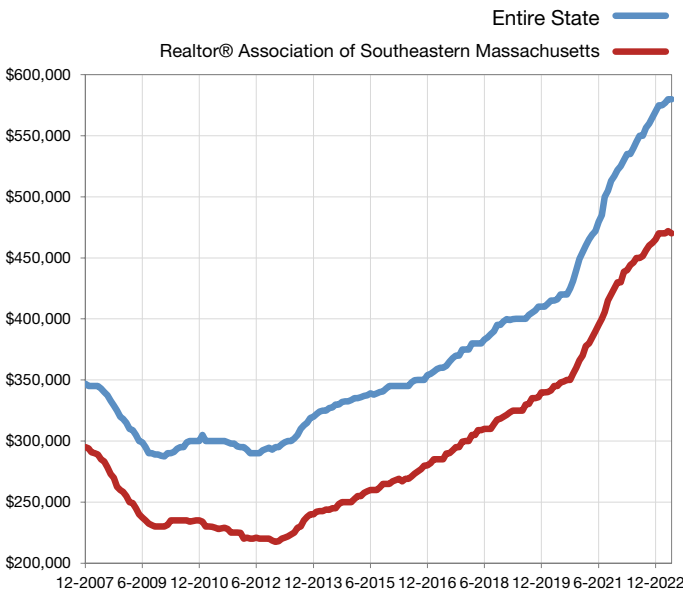
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	91	+ 9.6%	365	295	- 19.2%
Closed Sales	71	58	- 18.3%	343	235	- 31.5%
Median Sales Price*	\$345,000	\$402,500	+ 16.7%	\$315,000	\$365,000	+ 15.9%
Inventory of Homes for Sale	95	82	- 13.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.4%	27	42	+ 52.9%
Percent of Original List Price Received*	106.6%	101.8%	- 4.5%	104.4%	100.1%	- 4.1%
New Listings	89	93	+ 4.5%	415	319	- 23.1%

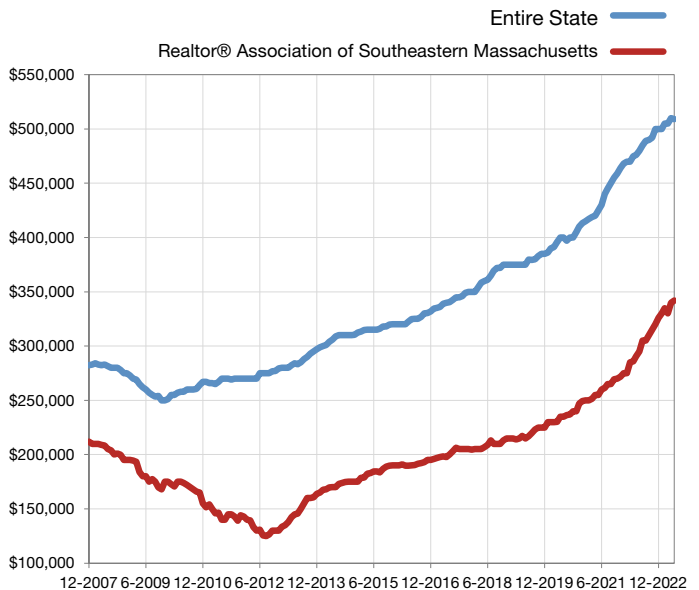
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 15.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.3%

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

- 34.3%

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

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	541	567	+ 4.8%	2,106	1,816	- 13.8%
Closed Sales	430	367	- 14.7%	1,884	1,467	- 22.1%
Median Sales Price*	\$316,000	\$322,750	+ 2.1%	\$300,000	\$303,500	+ 1.2%
Inventory of Homes for Sale	739	493	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 19.3%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 21.8%	36	47	+ 31.3%
Percent of Original List Price Received*	104.6%	102.6%	- 1.9%	102.5%	99.3%	- 3.2%
New Listings	692	583	- 15.8%	2,547	2,019	- 20.7%

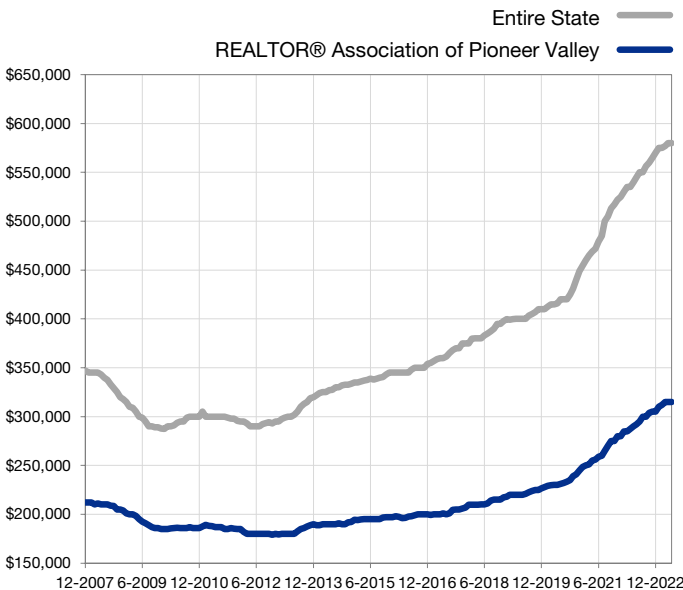
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	88	81	- 8.0%	378	301	- 20.4%
Closed Sales	73	60	- 17.8%	362	251	- 30.7%
Median Sales Price*	\$241,000	\$226,800	- 5.9%	\$211,500	\$225,000	+ 6.4%
Inventory of Homes for Sale	114	67	- 41.2%	--	--	--
Months Supply of Inventory	1.3	1.0	- 21.5%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 29.1%	29	39	+ 32.7%
Percent of Original List Price Received*	105.2%	102.6%	- 2.5%	103.2%	101.4%	- 1.8%
New Listings	98	80	- 18.4%	432	305	- 29.4%

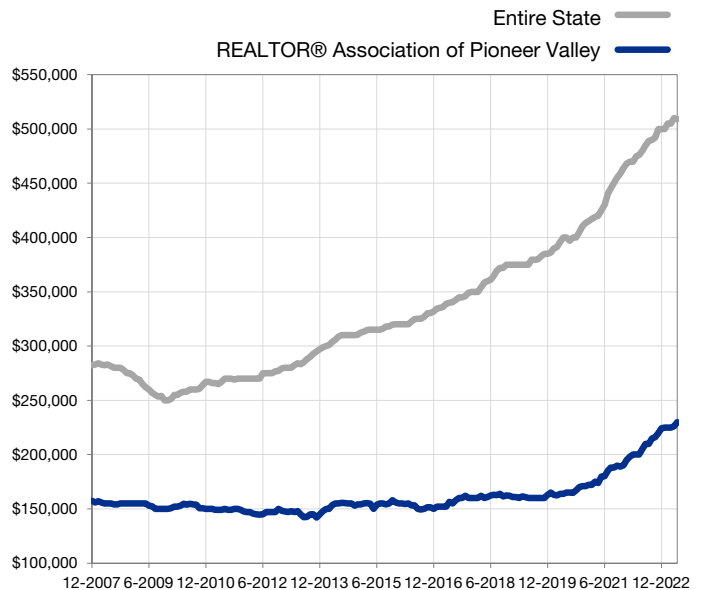
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 30.2%

+ 2.7%

- 36.6%

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

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	360	329	- 8.6%	1,220	1,023	- 16.1%
Closed Sales	295	208	- 29.5%	1,069	821	- 23.2%
Median Sales Price*	\$645,000	\$673,750	+ 4.5%	\$600,000	\$620,000	+ 3.3%
Inventory of Homes for Sale	436	290	- 33.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 18.0%	--	--	--
Cumulative Days on Market Until Sale	19	26	+ 37.4%	25	36	+ 43.5%
Percent of Original List Price Received*	108.2%	104.2%	- 3.7%	105.5%	100.6%	- 4.7%
New Listings	467	364	- 22.1%	1,578	1,211	- 23.3%

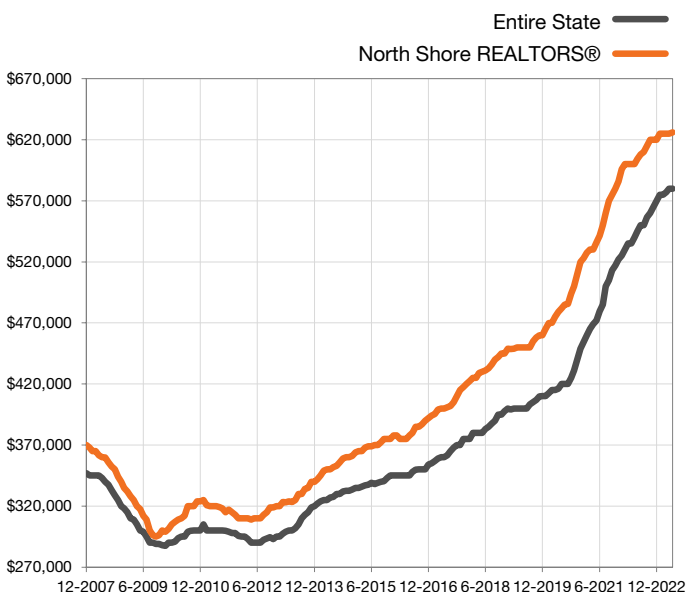
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	160	157	- 1.9%	675	521	- 22.8%
Closed Sales	168	115	- 31.5%	629	452	- 28.1%
Median Sales Price*	\$437,500	\$455,000	+ 4.0%	\$415,000	\$430,000	+ 3.6%
Inventory of Homes for Sale	174	97	- 44.3%	--	--	--
Months Supply of Inventory	1.1	0.8	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 2.4%	32	34	+ 4.6%
Percent of Original List Price Received*	105.6%	104.7%	- 0.8%	103.8%	100.8%	- 2.9%
New Listings	174	136	- 21.8%	770	557	- 27.7%

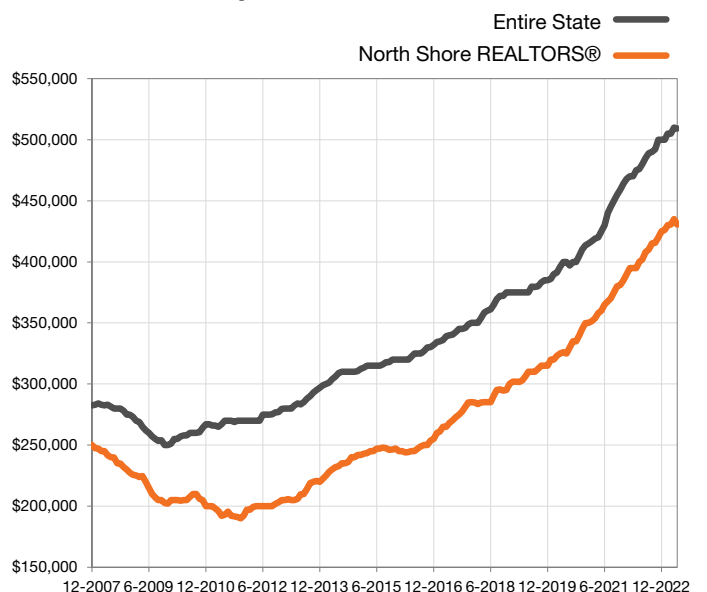
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 36.9%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.1%

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

- 35.8%

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

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	404	287	- 29.0%	1,377	939	- 31.8%
Closed Sales	327	193	- 41.0%	1,144	749	- 34.5%
Median Sales Price*	\$650,000	\$650,000	0.0%	\$595,000	\$600,000	+ 0.8%
Inventory of Homes for Sale	326	212	- 35.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 15.1%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 24.0%	24	35	+ 48.5%
Percent of Original List Price Received*	108.1%	104.0%	- 3.8%	106.4%	101.5%	- 4.7%
New Listings	445	323	- 27.4%	1,623	1,068	- 34.2%

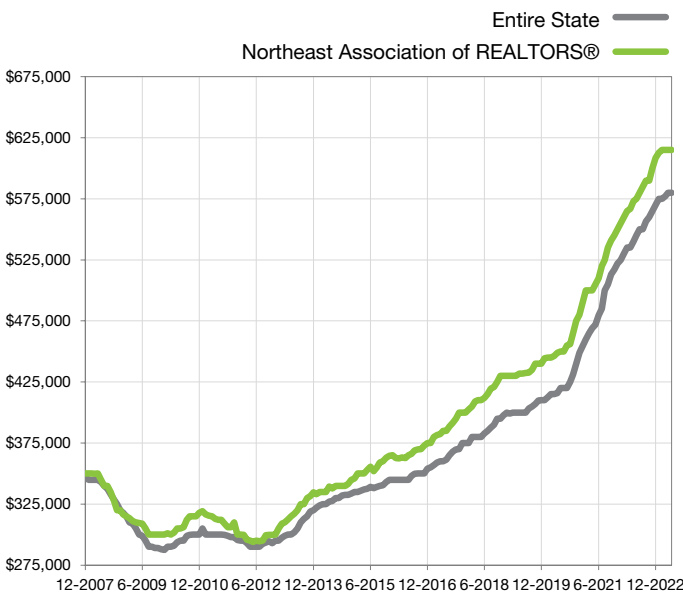
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	121	125	+ 3.3%	553	489	- 11.6%
Closed Sales	147	106	- 27.9%	515	406	- 21.2%
Median Sales Price*	\$355,000	\$371,500	+ 4.6%	\$350,000	\$366,000	+ 4.6%
Inventory of Homes for Sale	127	79	- 37.8%	--	--	--
Months Supply of Inventory	0.9	0.8	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	18	26	+ 40.3%	25	29	+ 18.4%
Percent of Original List Price Received*	105.8%	103.3%	- 2.4%	105.1%	101.9%	- 3.1%
New Listings	147	110	- 25.2%	634	509	- 19.7%

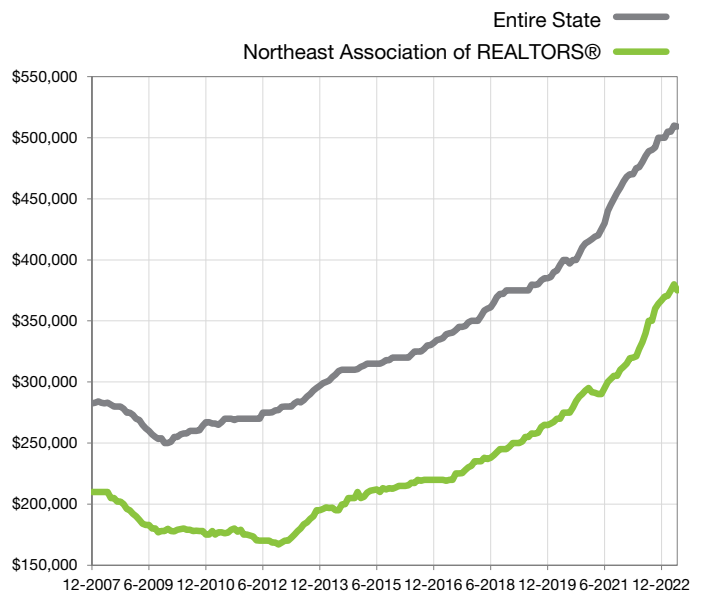
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 10.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.5%

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

- 28.9%

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

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	280	255	- 8.9%	918	845	- 8.0%
Closed Sales	200	175	- 12.5%	803	674	- 16.1%
Median Sales Price*	\$413,500	\$429,000	+ 3.7%	\$382,500	\$405,000	+ 5.9%
Inventory of Homes for Sale	348	237	- 31.9%	--	--	--
Months Supply of Inventory	1.5	1.2	- 17.5%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 39.5%	30	44	+ 44.1%
Percent of Original List Price Received*	107.5%	102.4%	- 4.7%	103.6%	99.7%	- 3.7%
New Listings	329	287	- 12.8%	1,147	961	- 16.2%

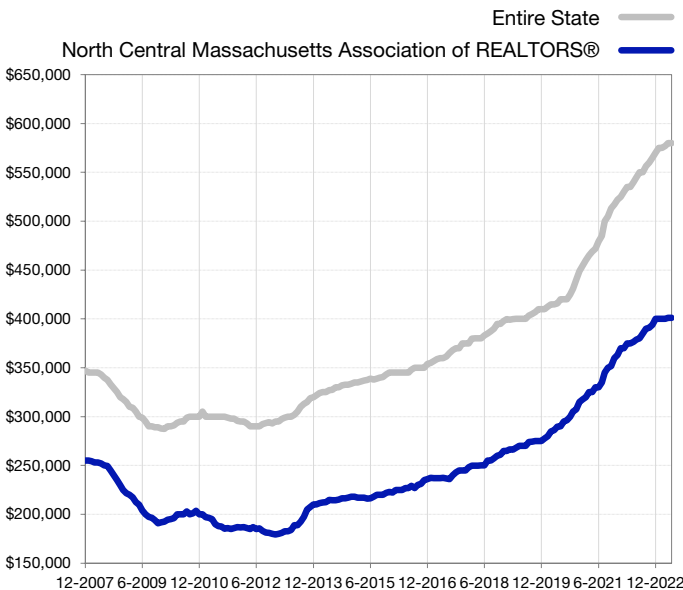
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	52	+ 52.9%	159	155	- 2.5%
Closed Sales	39	40	+ 2.6%	144	126	- 12.5%
Median Sales Price*	\$313,000	\$338,500	+ 8.1%	\$275,000	\$305,000	+ 10.9%
Inventory of Homes for Sale	43	41	- 4.7%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 13.7%	--	--	--
Cumulative Days on Market Until Sale	13	29	+ 133.7%	20	45	+ 123.8%
Percent of Original List Price Received*	105.3%	102.6%	- 2.6%	104.1%	102.2%	- 1.8%
New Listings	32	46	+ 43.8%	191	173	- 9.4%

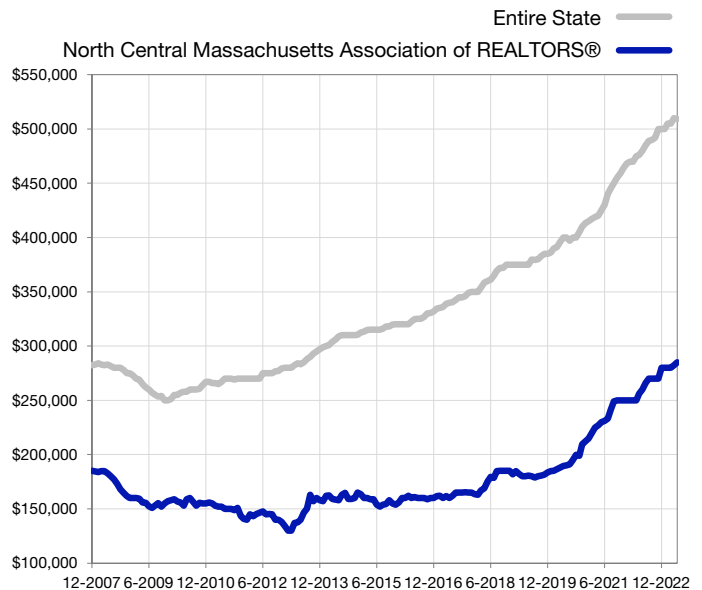
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 31.5%

+ 11.0%

- 1.6%

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

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	77	70	- 9.1%	226	197	- 12.8%
Closed Sales	47	34	- 27.7%	158	136	- 13.9%
Median Sales Price*	\$740,000	\$804,000	+ 8.6%	\$692,500	\$744,950	+ 7.6%
Inventory of Homes for Sale	85	80	- 5.9%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 4.7%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 19.9%	34	35	+ 4.4%
Percent of Original List Price Received*	106.1%	105.6%	- 0.4%	105.1%	101.6%	- 3.3%
New Listings	92	93	+ 1.1%	308	268	- 13.0%

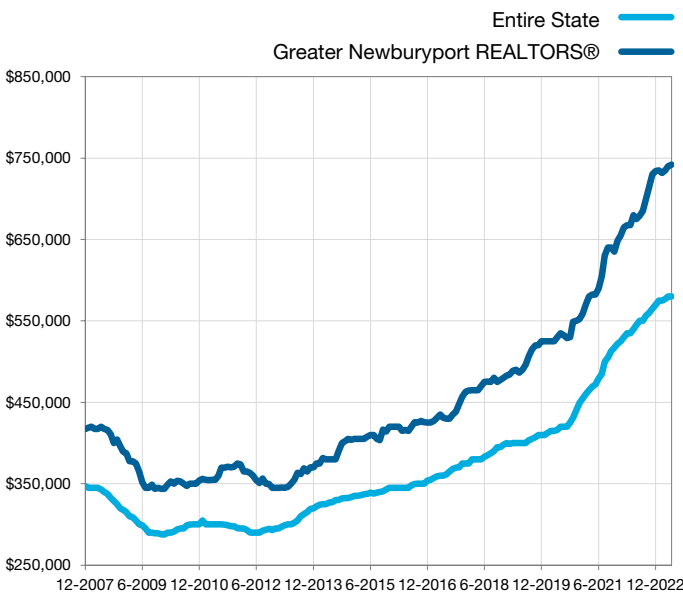
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	41	+ 13.9%	149	144	- 3.4%
Closed Sales	45	29	- 35.6%	146	128	- 12.3%
Median Sales Price*	\$479,000	\$585,000	+ 22.1%	\$492,000	\$542,450	+ 10.3%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 20.5%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 23.3%	32	60	+ 84.9%
Percent of Original List Price Received*	105.6%	105.2%	- 0.4%	103.7%	101.6%	- 2.0%
New Listings	40	48	+ 20.0%	174	181	+ 4.0%

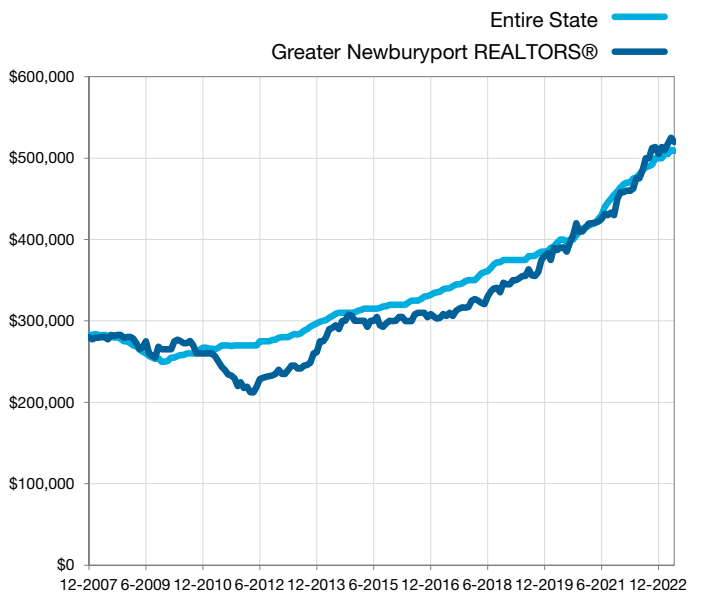
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 40.8%

- 3.9%

- 16.5%

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

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	76	76	0.0%	334	294	- 12.0%
Closed Sales	88	51	- 42.0%	343	257	- 25.1%
Median Sales Price*	\$460,000	\$460,000	0.0%	\$420,000	\$423,000	+ 0.7%
Inventory of Homes for Sale	139	121	- 12.9%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	22	47	+ 114.6%	38	49	+ 26.5%
Percent of Original List Price Received*	102.5%	99.1%	- 3.2%	99.8%	98.2%	- 1.7%
New Listings	95	101	+ 6.3%	419	366	- 12.6%

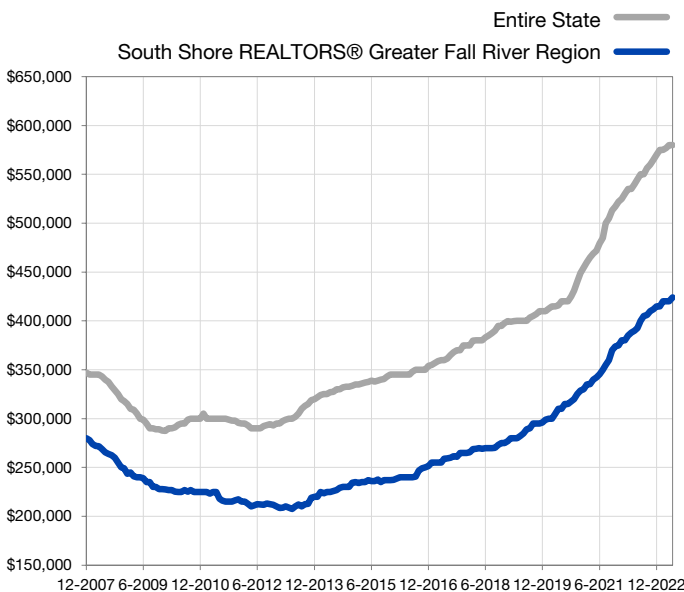
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	51	46	- 9.8%
Closed Sales	15	10	- 33.3%	55	36	- 34.5%
Median Sales Price*	\$275,000	\$262,000	- 4.7%	\$212,500	\$262,500	+ 23.5%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	23	84	+ 272.4%	43	53	+ 24.1%
Percent of Original List Price Received*	100.7%	95.8%	- 4.9%	98.6%	97.7%	- 0.9%
New Listings	7	8	+ 14.3%	55	45	- 18.2%

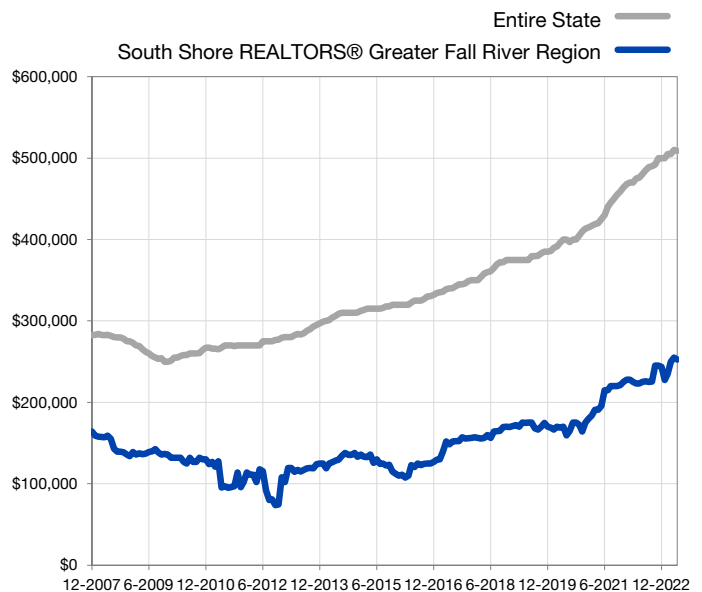
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 21.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.5%

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

- 36.0%

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

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	667	549	- 17.7%	2,204	1,757	- 20.3%
Closed Sales	434	343	- 21.0%	1,856	1,392	- 25.0%
Median Sales Price*	\$460,000	\$470,000	+ 2.2%	\$430,150	\$450,000	+ 4.6%
Inventory of Homes for Sale	686	417	- 39.2%	--	--	--
Months Supply of Inventory	1.3	1.0	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 18.8%	32	39	+ 20.8%
Percent of Original List Price Received*	107.0%	103.4%	- 3.4%	104.0%	100.4%	- 3.5%
New Listings	756	560	- 25.9%	2,650	1,978	- 25.4%

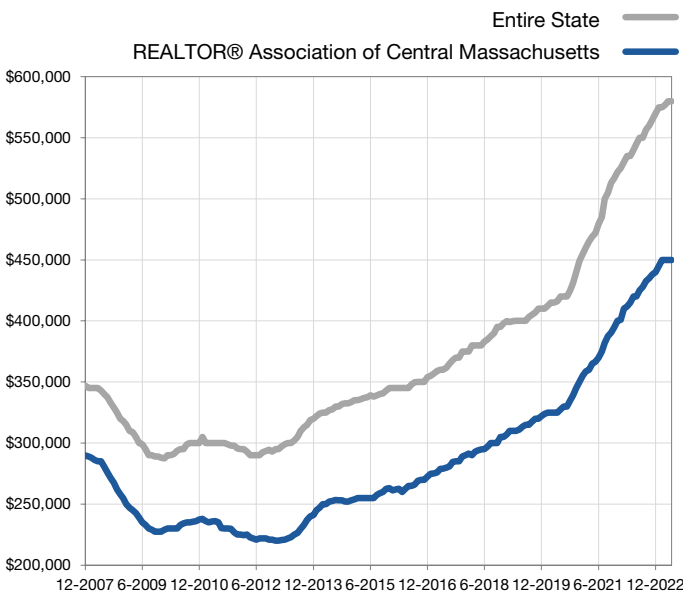
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	166	177	+ 6.6%	648	571	- 11.9%
Closed Sales	134	105	- 21.6%	525	449	- 14.5%
Median Sales Price*	\$352,500	\$409,900	+ 16.3%	\$335,000	\$395,000	+ 17.9%
Inventory of Homes for Sale	203	152	- 25.1%	--	--	--
Months Supply of Inventory	1.5	1.2	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 50.1%	31	40	+ 30.0%
Percent of Original List Price Received*	106.4%	103.0%	- 3.2%	104.6%	102.1%	- 2.4%
New Listings	187	186	- 0.5%	774	655	- 15.4%

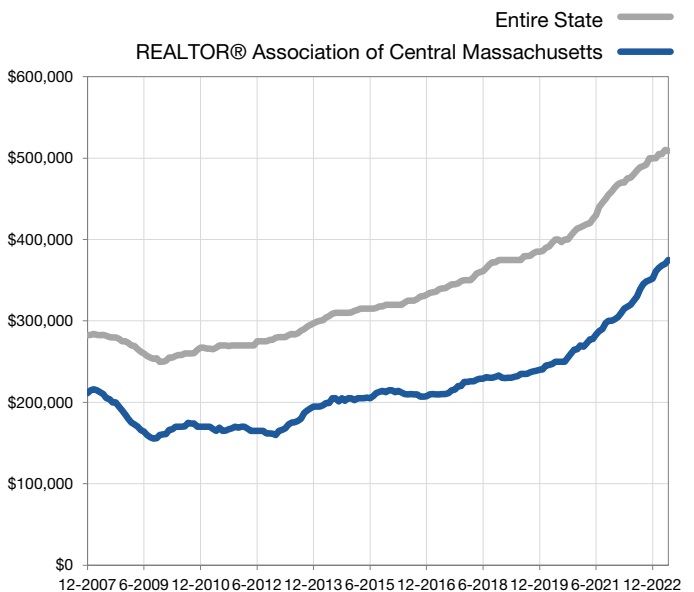
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 14.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.4%

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

- 1.1%

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

Single-Family Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	652	583	- 10.6%	2,610	2,262	- 13.3%
Closed Sales	590	504	- 14.6%	2,404	2,008	- 16.5%
Median Sales Price*	\$700,000	\$675,000	- 3.6%	\$659,900	\$677,500	+ 2.7%
Inventory of Homes for Sale	1,020	967	- 5.2%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.5%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 11.6%	36	48	+ 32.9%
Percent of Original List Price Received*	104.6%	99.9%	- 4.5%	101.9%	96.9%	- 4.9%
New Listings	961	734	- 23.6%	3,259	2,669	- 18.1%

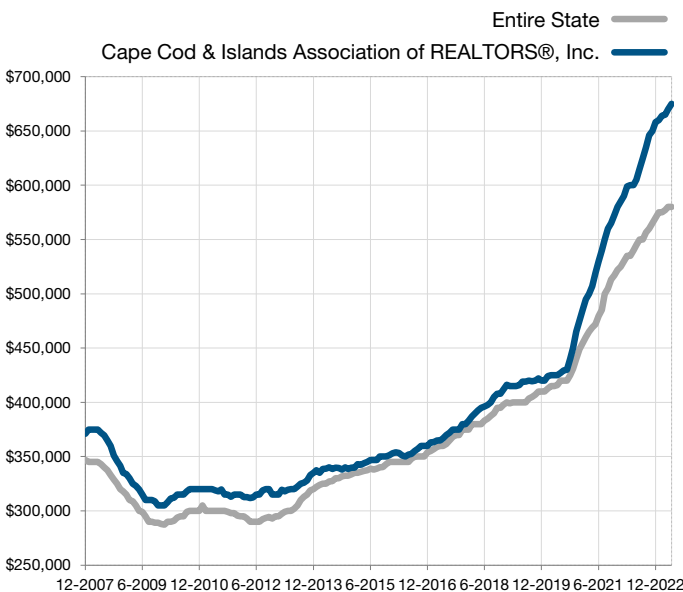
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	161	157	- 2.5%	669	586	- 12.4%
Closed Sales	156	135	- 13.5%	650	492	- 24.3%
Median Sales Price*	\$432,000	\$445,000	+ 3.0%	\$410,000	\$439,000	+ 7.1%
Inventory of Homes for Sale	185	225	+ 21.6%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 57.9%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 21.2%	39	44	+ 11.8%
Percent of Original List Price Received*	102.3%	99.4%	- 2.8%	101.7%	97.8%	- 3.9%
New Listings	151	137	- 9.3%	699	633	- 9.4%

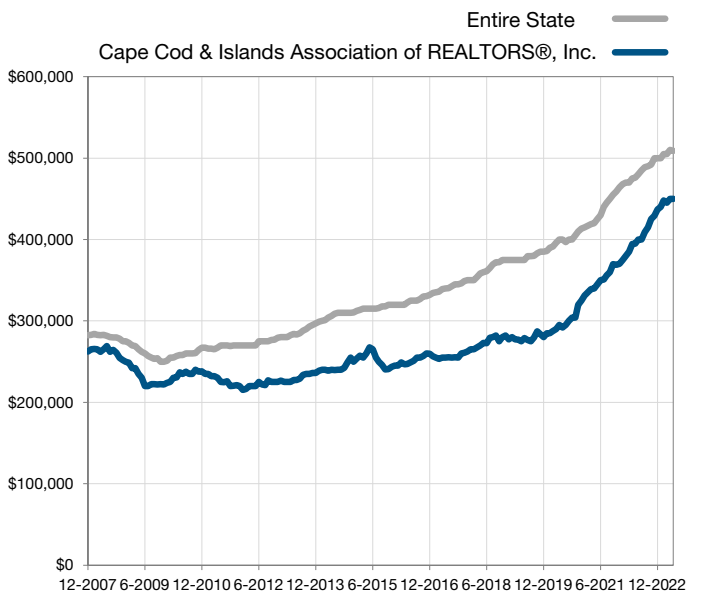
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 17.7%

+ 20.7%

- 9.4%

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

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	114	105	- 7.9%	522	430	- 17.6%
Closed Sales	105	80	- 23.8%	496	350	- 29.4%
Median Sales Price*	\$299,900	\$363,750	+ 21.3%	\$307,000	\$290,000	- 5.5%
Inventory of Homes for Sale	321	278	- 13.4%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 6.9%	--	--	--
Cumulative Days on Market Until Sale	89	99	+ 10.6%	106	99	- 6.3%
Percent of Original List Price Received*	100.7%	97.2%	- 3.5%	96.9%	95.3%	- 1.7%
New Listings	214	177	- 17.3%	663	584	- 11.9%

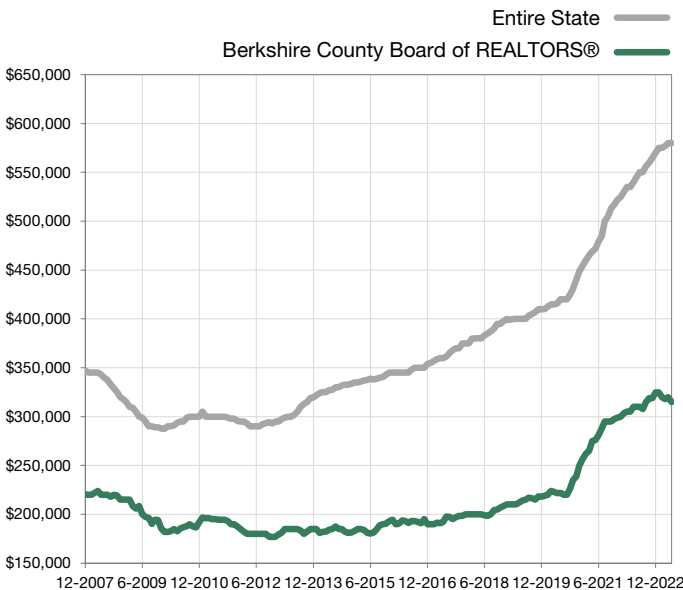
Condominium Properties

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	20	+ 25.0%	67	63	- 6.0%
Closed Sales	8	13	+ 62.5%	70	58	- 17.1%
Median Sales Price*	\$394,500	\$295,000	- 25.2%	\$303,500	\$462,500	+ 52.4%
Inventory of Homes for Sale	30	40	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 76.6%	--	--	--
Cumulative Days on Market Until Sale	52	106	+ 105.4%	100	117	+ 16.9%
Percent of Original List Price Received*	99.2%	101.5%	+ 2.3%	96.8%	98.9%	+ 2.2%
New Listings	17	21	+ 23.5%	88	77	- 12.5%

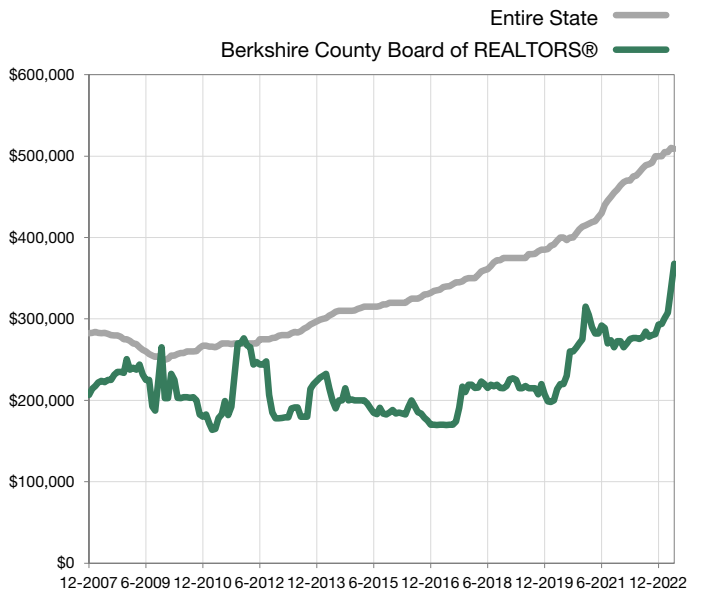
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,668	1,399	- 16.1%	5,331	4,268	- 19.9%
Closed Sales	1,215	909	- 25.2%	4,115	3,136	- 23.8%
Median Sales Price*	\$875,000	\$900,000	+ 2.9%	\$802,000	\$812,500	+ 1.3%
Inventory of Homes for Sale	1,460	1,241	- 15.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	27	40	+ 48.1%
Percent of Original List Price Received*	109.0%	103.7%	- 4.9%	106.1%	100.8%	- 5.0%
New Listings	1,757	1,526	- 13.1%	6,464	5,108	- 21.0%

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

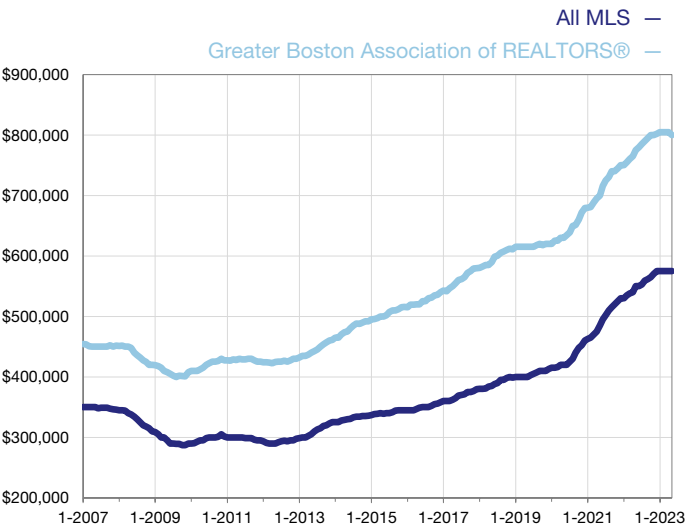
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,303	1,198	- 8.1%	5,378	4,159	- 22.7%
Closed Sales	1,185	901	- 24.0%	4,398	3,323	- 24.4%
Median Sales Price*	\$700,000	\$727,000	+ 3.9%	\$675,000	\$699,000	+ 3.6%
Inventory of Homes for Sale	2,077	1,714	- 17.5%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	43	49	+ 14.0%
Percent of Original List Price Received*	103.3%	100.9%	- 2.3%	101.5%	99.3%	- 2.2%
New Listings	1,616	1,414	- 12.5%	7,048	5,540	- 21.4%

* 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

