

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	373	<b>338</b>	- 9.4%	1,495	<b>1,274</b>	- 14.8%
Closed Sales	334	<b>277</b>	- 17.1%	1,387	<b>1,136</b>	- 18.1%
Median Sales Price*	\$749,000	<b>\$699,000</b>	- 6.7%	\$675,000	<b>\$696,100</b>	+ 3.1%
Inventory of Homes for Sale	565	<b>524</b>	- 7.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.9</b>	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	31	<b>31</b>	0.0%	39	<b>50</b>	+ 28.2%
Percent of Original List Price Received*	104.1%	<b>99.8%</b>	- 4.1%	101.5%	<b>96.8%</b>	- 4.6%
New Listings	516	<b>408</b>	- 20.9%	1,802	<b>1,459</b>	- 19.0%

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

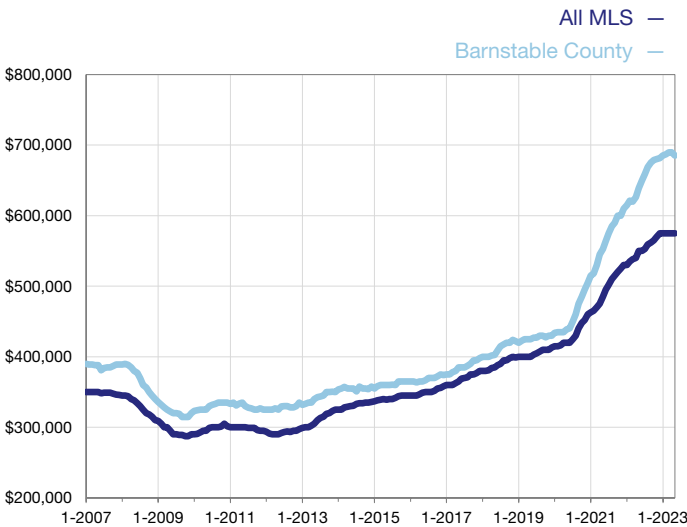
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	104	<b>106</b>	+ 1.9%	425	<b>394</b>	- 7.3%
Closed Sales	103	<b>84</b>	- 18.4%	416	<b>327</b>	- 21.4%
Median Sales Price*	\$445,000	<b>\$440,000</b>	- 1.1%	\$415,000	<b>\$428,900</b>	+ 3.3%
Inventory of Homes for Sale	119	<b>142</b>	+ 19.3%	--	--	--
Months Supply of Inventory	1.2	<b>1.9</b>	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	35	<b>39</b>	+ 11.4%	42	<b>45</b>	+ 7.1%
Percent of Original List Price Received*	101.9%	<b>98.7%</b>	- 3.1%	101.5%	<b>97.5%</b>	- 3.9%
New Listings	102	<b>95</b>	- 6.9%	449	<b>420</b>	- 6.5%

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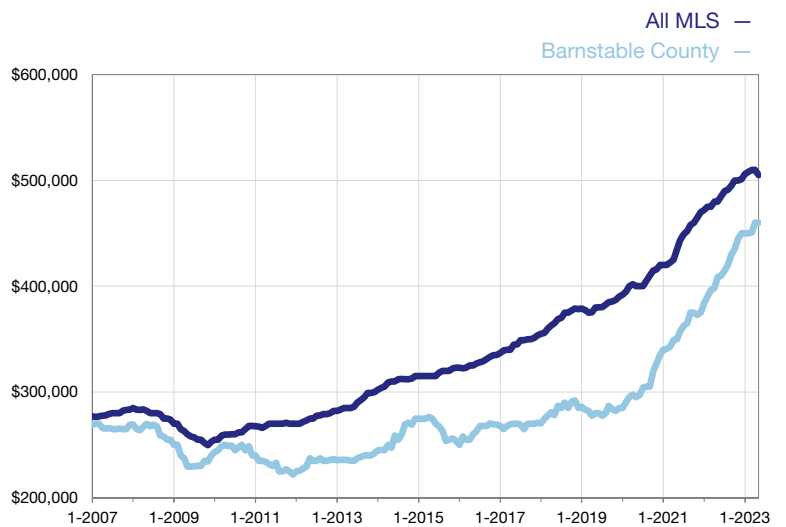
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	855	<b>718</b>	- 16.0%	2,826	<b>2,312</b>	- 18.2%
Closed Sales	580	<b>452</b>	- 22.1%	2,395	<b>1,826</b>	- 23.8%
Median Sales Price*	\$440,000	<b>\$456,000</b>	+ 3.6%	\$410,000	<b>\$425,000</b>	+ 3.7%
Inventory of Homes for Sale	888	<b>573</b>	- 35.5%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	25	<b>30</b>	+ 20.0%	32	<b>40</b>	+ 25.0%
Percent of Original List Price Received*	107.1%	<b>103.1%</b>	- 3.7%	103.8%	<b>100.2%</b>	- 3.5%
New Listings	942	<b>747</b>	- 20.7%	3,336	<b>2,581</b>	- 22.6%

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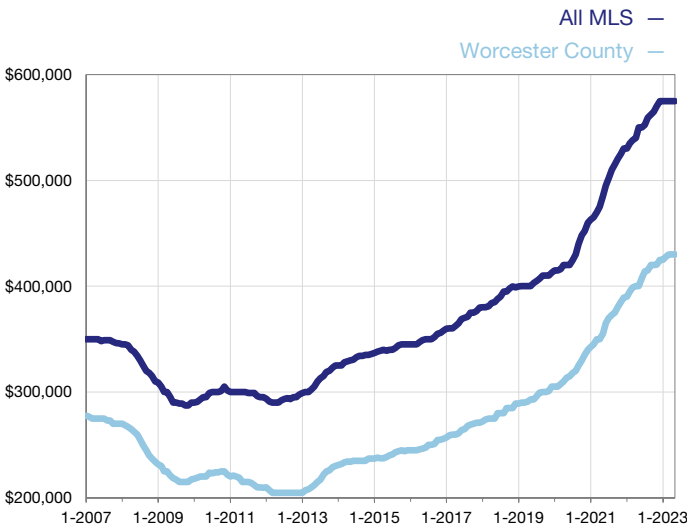
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	176	<b>203</b>	+ 15.3%	722	<b>638</b>	- 11.6%
Closed Sales	151	<b>135</b>	- 10.6%	595	<b>525</b>	- 11.8%
Median Sales Price*	\$340,000	<b>\$380,000</b>	+ 11.8%	\$315,000	<b>\$365,000</b>	+ 15.9%
Inventory of Homes for Sale	220	<b>174</b>	- 20.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	21	<b>36</b>	+ 71.4%	29	<b>42</b>	+ 44.8%
Percent of Original List Price Received*	106.4%	<b>102.8%</b>	- 3.4%	104.5%	<b>102.1%</b>	- 2.3%
New Listings	192	<b>206</b>	+ 7.3%	845	<b>718</b>	- 15.0%

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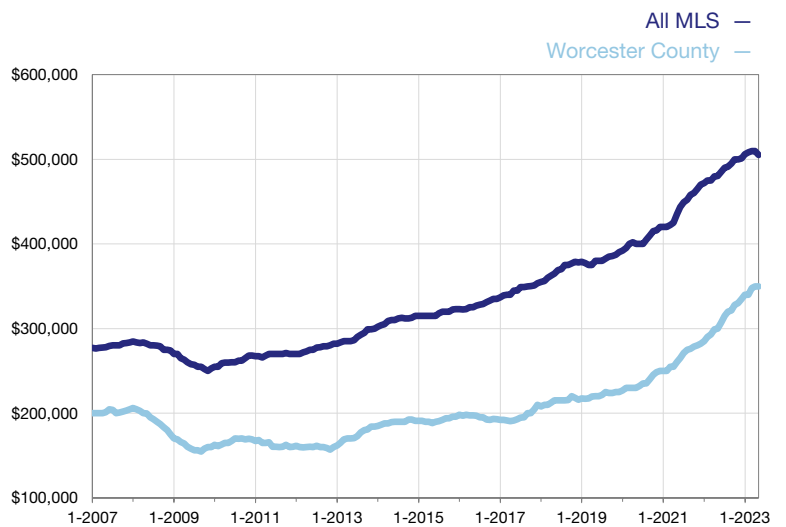
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

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## Suffolk County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	166	<b>132</b>	- 20.5%	555	<b>435</b>	- 21.6%
Closed Sales	133	<b>92</b>	- 30.8%	460	<b>341</b>	- 25.9%
Median Sales Price*	\$785,000	<b>\$766,750</b>	- 2.3%	\$735,500	<b>\$705,000</b>	- 4.1%
Inventory of Homes for Sale	231	<b>158</b>	- 31.6%	--	--	--
Months Supply of Inventory	1.9	<b>1.7</b>	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	26	<b>47</b>	+ 80.8%	35	<b>49</b>	+ 40.0%
Percent of Original List Price Received*	105.7%	<b>100.4%</b>	- 5.0%	102.7%	<b>98.0%</b>	- 4.6%
New Listings	186	<b>147</b>	- 21.0%	718	<b>538</b>	- 25.1%

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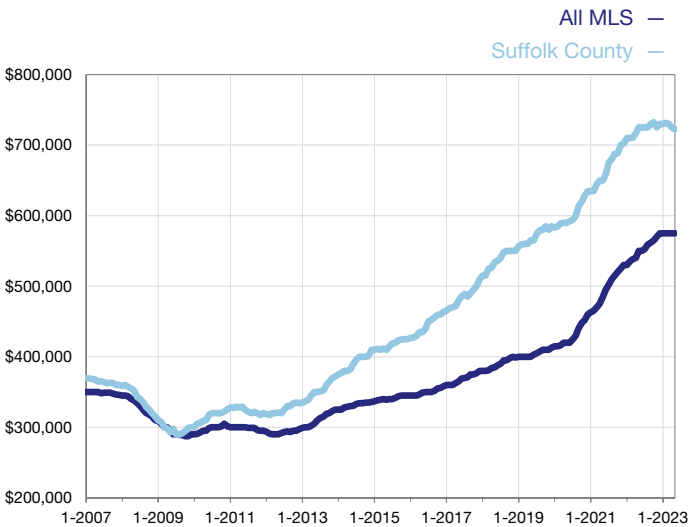
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	613	<b>525</b>	- 14.4%	2,649	<b>1,801</b>	- 32.0%
Closed Sales	571	<b>406</b>	- 28.9%	2,125	<b>1,463</b>	- 31.2%
Median Sales Price*	\$725,000	<b>\$762,500</b>	+ 5.2%	\$699,900	<b>\$725,000</b>	+ 3.6%
Inventory of Homes for Sale	1,241	<b>1,053</b>	- 15.1%	--	--	--
Months Supply of Inventory	2.5	<b>3.2</b>	+ 28.0%	--	--	--
Cumulative Days on Market Until Sale	36	<b>42</b>	+ 16.7%	51	<b>52</b>	+ 2.0%
Percent of Original List Price Received*	101.3%	<b>99.6%</b>	- 1.7%	99.4%	<b>98.2%</b>	- 1.2%
New Listings	827	<b>691</b>	- 16.4%	3,675	<b>2,695</b>	- 26.7%

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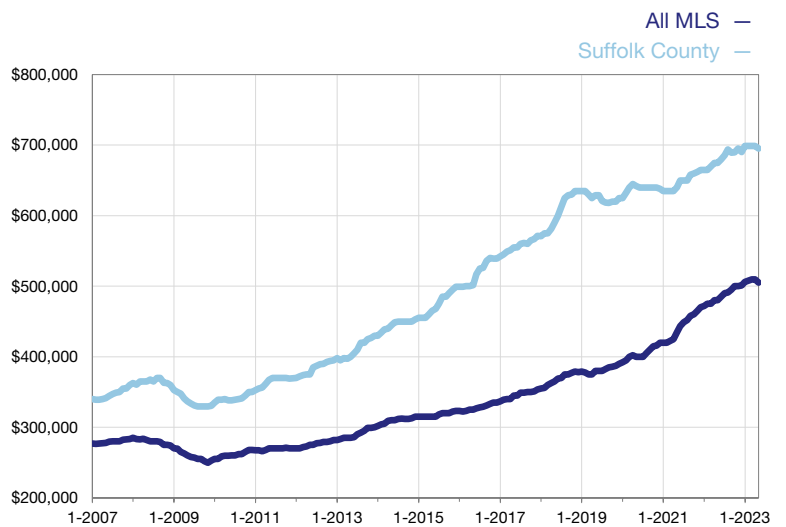
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

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## Plymouth County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	531	<b>515</b>	- 3.0%	1,921	<b>1,713</b>	- 10.8%
Closed Sales	427	<b>381</b>	- 10.8%	1,705	<b>1,375</b>	- 19.4%
Median Sales Price*	\$600,000	<b>\$597,500</b>	- 0.4%	\$543,000	<b>\$550,000</b>	+ 1.3%
Inventory of Homes for Sale	666	<b>459</b>	- 31.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>39</b>	+ 39.3%	33	<b>47</b>	+ 42.4%
Percent of Original List Price Received*	105.0%	<b>100.4%</b>	- 4.4%	103.1%	<b>98.4%</b>	- 4.6%
New Listings	653	<b>515</b>	- 21.1%	2,331	<b>1,882</b>	- 19.3%

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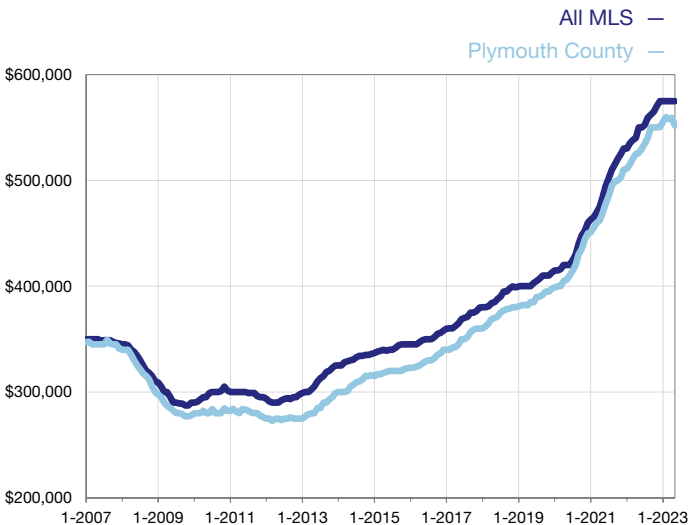
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	103	<b>125</b>	+ 21.4%	413	<b>414</b>	+ 0.2%
Closed Sales	106	<b>96</b>	- 9.4%	444	<b>363</b>	- 18.2%
Median Sales Price*	\$429,693	<b>\$460,450</b>	+ 7.2%	\$420,500	<b>\$419,900</b>	- 0.1%
Inventory of Homes for Sale	126	<b>111</b>	- 11.9%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	31	<b>43</b>	+ 38.7%	36	<b>44</b>	+ 22.2%
Percent of Original List Price Received*	104.3%	<b>100.8%</b>	- 3.4%	103.8%	<b>100.0%</b>	- 3.7%
New Listings	105	<b>112</b>	+ 6.7%	465	<b>444</b>	- 4.5%

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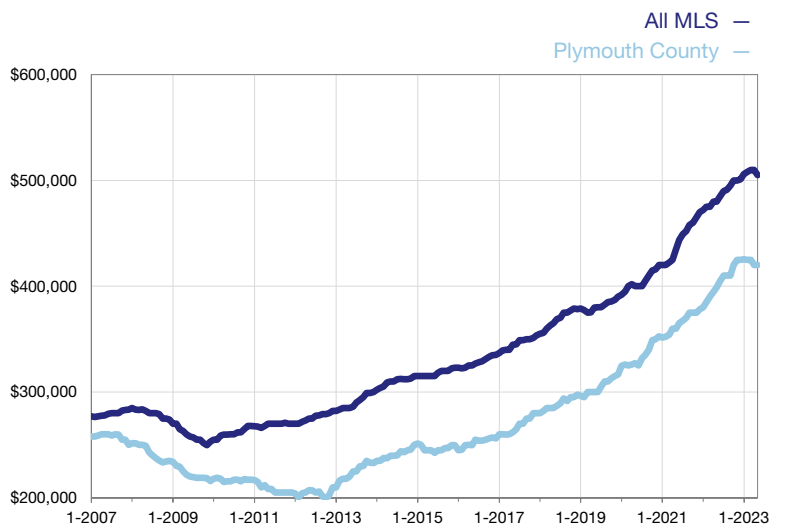
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Norfolk County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	678	<b>582</b>	- 14.2%	2,157	<b>1,790</b>	- 17.0%
Closed Sales	486	<b>359</b>	- 26.1%	1,725	<b>1,341</b>	- 22.3%
Median Sales Price*	\$735,000	<b>\$750,000</b>	+ 2.0%	\$700,000	<b>\$688,000</b>	- 1.7%
Inventory of Homes for Sale	639	<b>479</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	<b>27</b>	+ 22.7%	27	<b>38</b>	+ 40.7%
Percent of Original List Price Received*	107.0%	<b>103.4%</b>	- 3.4%	105.1%	<b>100.2%</b>	- 4.7%
New Listings	733	<b>595</b>	- 18.8%	2,645	<b>2,068</b>	- 21.8%

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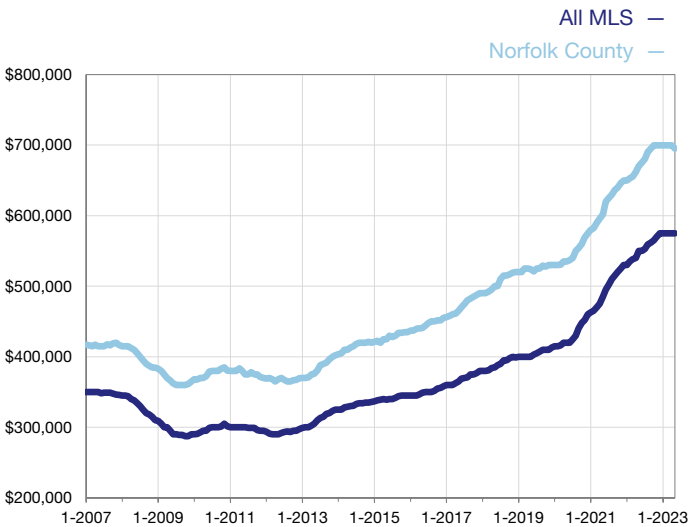
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	270	<b>258</b>	- 4.4%	1,070	<b>881</b>	- 17.7%
Closed Sales	244	<b>188</b>	- 23.0%	906	<b>701</b>	- 22.6%
Median Sales Price*	\$549,000	<b>\$543,000</b>	- 1.1%	\$524,000	<b>\$560,000</b>	+ 6.9%
Inventory of Homes for Sale	293	<b>216</b>	- 26.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>38</b>	+ 35.7%	40	<b>42</b>	+ 5.0%
Percent of Original List Price Received*	104.1%	<b>101.2%</b>	- 2.8%	102.4%	<b>100.3%</b>	- 2.1%
New Listings	285	<b>245</b>	- 14.0%	1,248	<b>1,002</b>	- 19.7%

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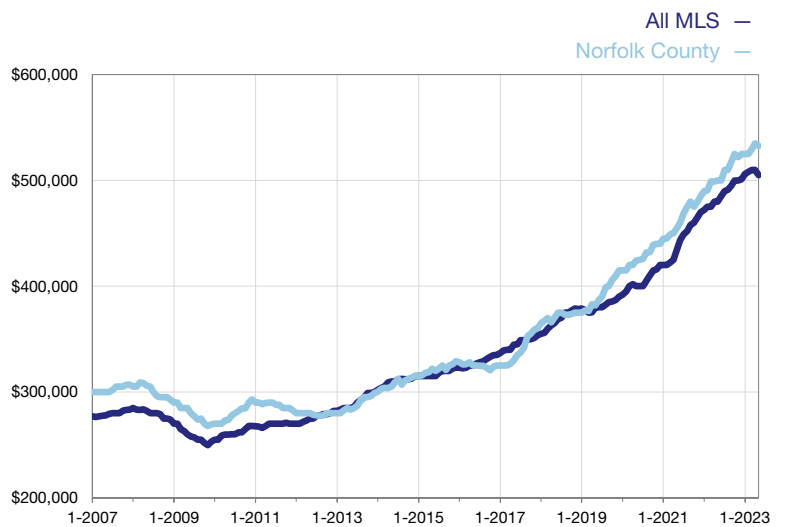
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Nantucket County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	8	8	0.0%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$4,895,000	<b>\$4,144,400</b>	- 15.3%	\$2,865,000	<b>\$3,188,800</b>	+ 11.3%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	3.3	10.5	+ 218.2%	--	--	--
Cumulative Days on Market Until Sale	428	104	- 75.7%	222	131	- 41.0%
Percent of Original List Price Received*	92.4%	91.8%	- 0.6%	94.0%	93.2%	- 0.9%
New Listings	6	9	+ 50.0%	20	21	+ 5.0%

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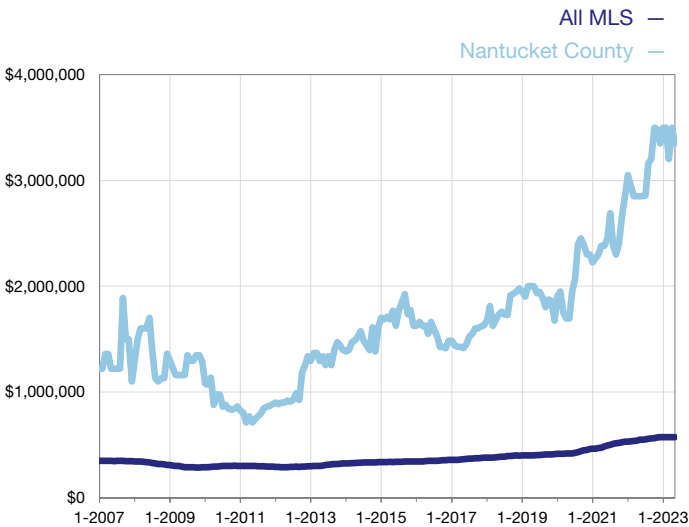
### Condominium Properties

Key Metrics	May			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	<b>\$0</b>	--	\$1,545,000	<b>\$0</b>	- 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	--

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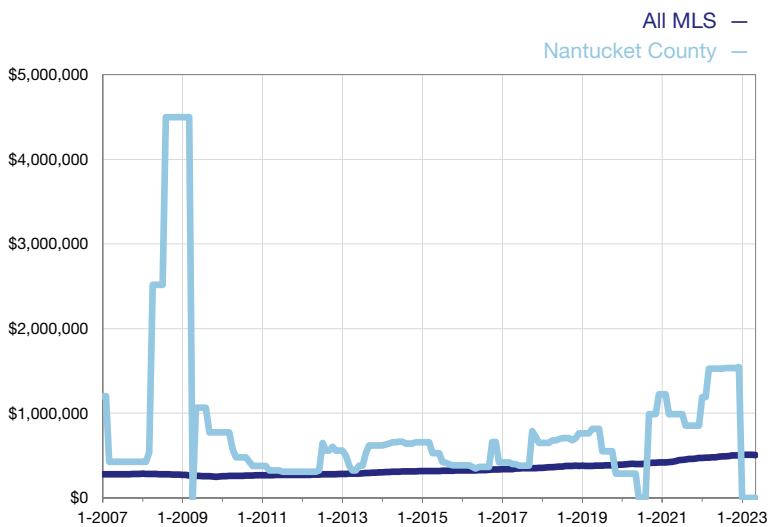
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

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## Middlesex County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,308	<b>1,048</b>	- 19.9%	4,228	<b>3,278</b>	- 22.5%
Closed Sales	966	<b>704</b>	- 27.1%	3,312	<b>2,491</b>	- 24.8%
Median Sales Price*	\$810,000	<b>\$875,000</b>	+ 8.0%	\$750,000	<b>\$764,000</b>	+ 1.9%
Inventory of Homes for Sale	1,036	<b>888</b>	- 14.3%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	17	<b>28</b>	+ 64.7%	25	<b>39</b>	+ 56.0%
Percent of Original List Price Received*	110.0%	<b>104.2%</b>	- 5.3%	106.8%	<b>101.4%</b>	- 5.1%
New Listings	1,391	<b>1,162</b>	- 16.5%	5,019	<b>3,839</b>	- 23.5%

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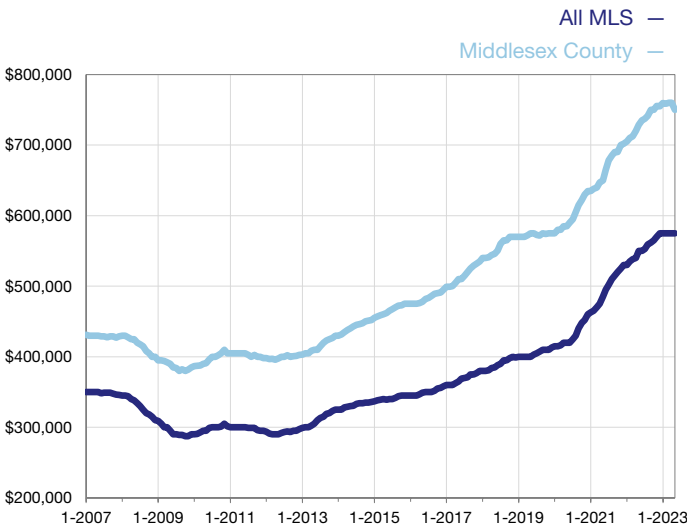
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	609	<b>592</b>	- 2.8%	2,414	<b>2,138</b>	- 11.4%
Closed Sales	557	<b>436</b>	- 21.7%	2,056	<b>1,661</b>	- 19.2%
Median Sales Price*	\$620,000	<b>\$635,000</b>	+ 2.4%	\$590,000	<b>\$615,000</b>	+ 4.2%
Inventory of Homes for Sale	689	<b>567</b>	- 17.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	25	<b>34</b>	+ 36.0%	33	<b>42</b>	+ 27.3%
Percent of Original List Price Received*	105.4%	<b>102.6%</b>	- 2.7%	103.9%	<b>100.6%</b>	- 3.2%
New Listings	695	<b>650</b>	- 6.5%	2,931	<b>2,539</b>	- 13.4%

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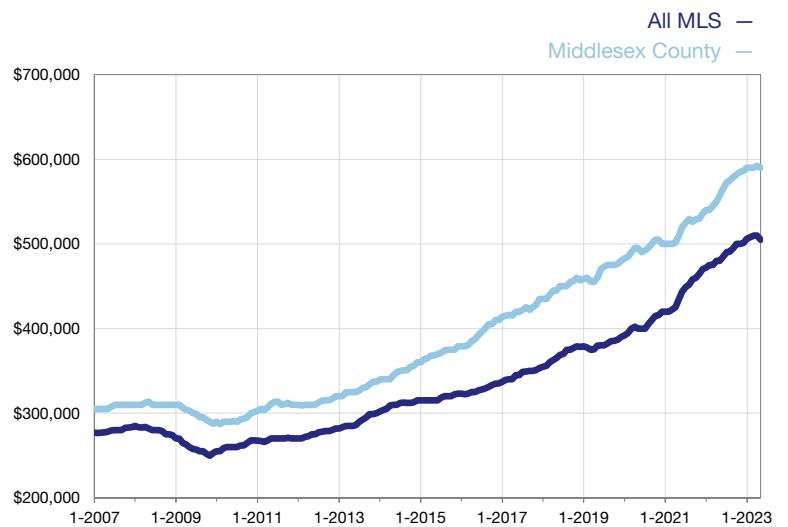
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

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## Hampshire County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	123	<b>136</b>	+ 10.6%	450	<b>378</b>	- 16.0%
Closed Sales	86	<b>77</b>	- 10.5%	390	<b>280</b>	- 28.2%
Median Sales Price*	\$431,000	<b>\$405,000</b>	- 6.0%	\$390,500	<b>\$389,000</b>	- 0.4%
Inventory of Homes for Sale	160	<b>120</b>	- 25.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	36	<b>48</b>	+ 33.3%	40	<b>50</b>	+ 25.0%
Percent of Original List Price Received*	106.6%	<b>102.7%</b>	- 3.7%	103.0%	<b>99.5%</b>	- 3.4%
New Listings	147	<b>131</b>	- 10.9%	540	<b>422</b>	- 21.9%

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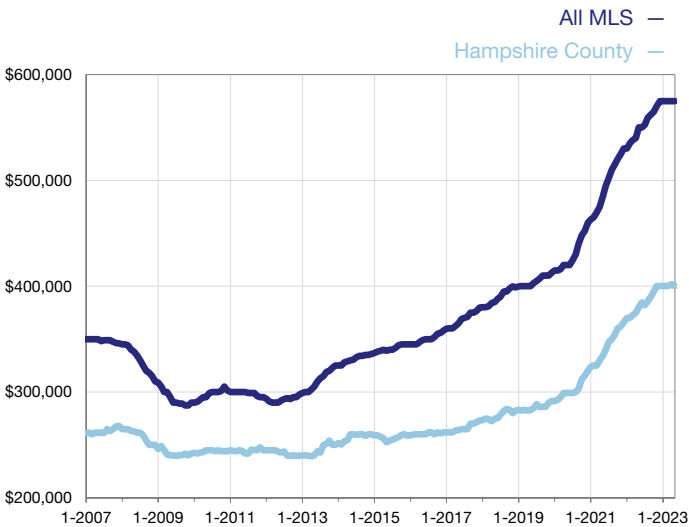
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	<b>27</b>	0.0%	107	<b>103</b>	- 3.7%
Closed Sales	18	<b>20</b>	+ 11.1%	92	<b>78</b>	- 15.2%
Median Sales Price*	\$350,000	<b>\$240,000</b>	- 31.4%	\$279,800	<b>\$300,000</b>	+ 7.2%
Inventory of Homes for Sale	48	<b>30</b>	- 37.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	22	<b>42</b>	+ 90.9%	40	<b>46</b>	+ 15.0%
Percent of Original List Price Received*	107.7%	<b>103.2%</b>	- 4.2%	105.4%	<b>102.8%</b>	- 2.5%
New Listings	22	<b>27</b>	+ 22.7%	128	<b>100</b>	- 21.9%

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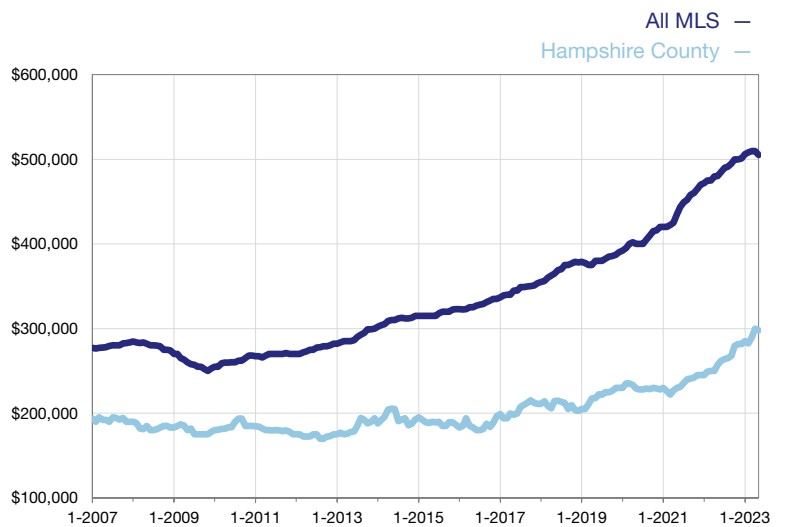
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – May 2023

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## Hampden County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	375	<b>373</b>	- 0.5%	1,479	<b>1,284</b>	- 13.2%
Closed Sales	311	<b>258</b>	- 17.0%	1,324	<b>1,059</b>	- 20.0%
Median Sales Price*	\$300,500	<b>\$301,250</b>	+ 0.2%	\$280,000	<b>\$290,000</b>	+ 3.6%
Inventory of Homes for Sale	482	<b>287</b>	- 40.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	<b>31</b>	+ 3.3%	33	<b>44</b>	+ 33.3%
Percent of Original List Price Received*	104.4%	<b>102.8%</b>	- 1.5%	102.6%	<b>99.4%</b>	- 3.1%
New Listings	460	<b>364</b>	- 20.9%	1,747	<b>1,393</b>	- 20.3%

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

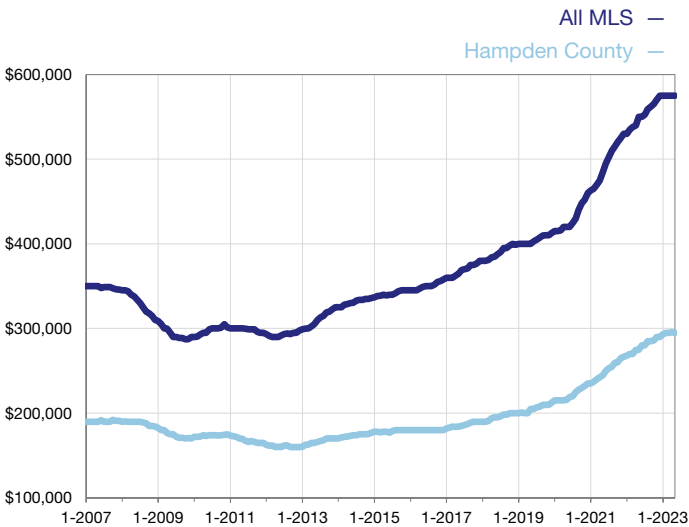
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	56	<b>51</b>	- 8.9%	256	<b>188</b>	- 26.6%
Closed Sales	54	<b>40</b>	- 25.9%	255	<b>167</b>	- 34.5%
Median Sales Price*	\$217,500	<b>\$221,500</b>	+ 1.8%	\$190,000	<b>\$210,000</b>	+ 10.5%
Inventory of Homes for Sale	56	<b>34</b>	- 39.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.8</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	27	<b>29</b>	+ 7.4%	26	<b>36</b>	+ 38.5%
Percent of Original List Price Received*	104.5%	<b>102.4%</b>	- 2.0%	102.3%	<b>100.7%</b>	- 1.6%
New Listings	69	<b>49</b>	- 29.0%	277	<b>191</b>	- 31.0%

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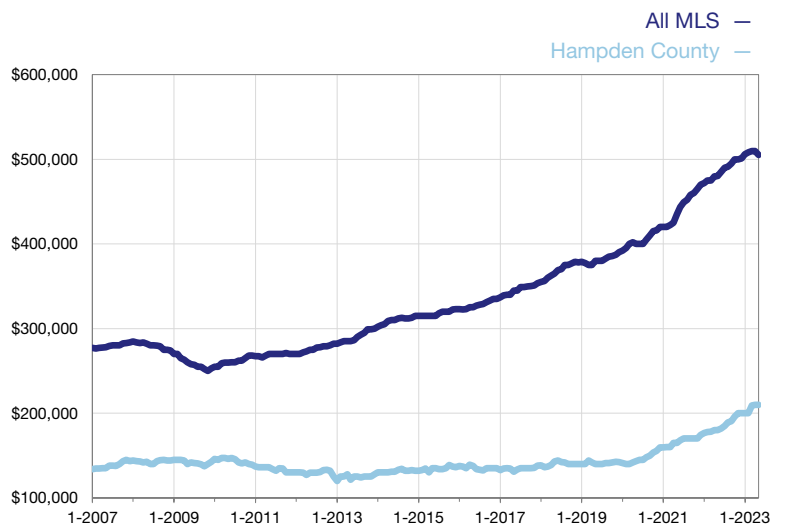
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	60	+ 27.7%	181	178	- 1.7%
Closed Sales	32	41	+ 28.1%	177	152	- 14.1%
Median Sales Price*	\$295,000	<b>\$302,900</b>	+ 2.7%	\$303,000	<b>\$290,000</b>	- 4.3%
Inventory of Homes for Sale	84	74	- 11.9%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	60	+ 100.0%	44	63	+ 43.2%
Percent of Original List Price Received*	102.3%	<b>101.8%</b>	- 0.5%	101.3%	<b>97.6%</b>	- 3.7%
New Listings	69	85	+ 23.2%	229	193	- 15.7%

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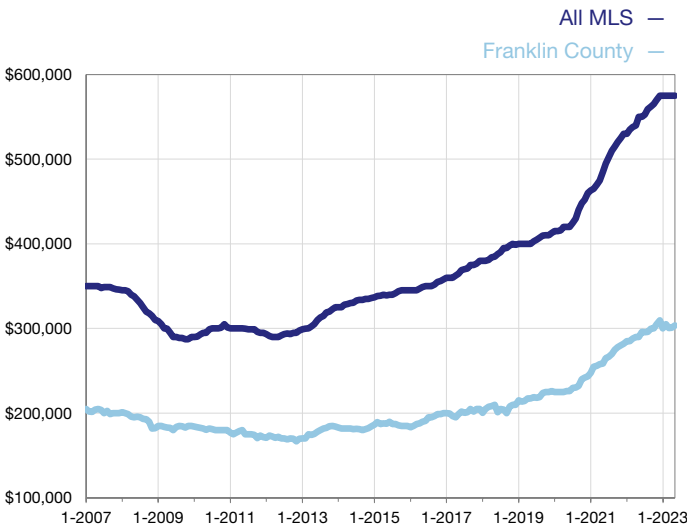
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	17	11	- 35.3%
Closed Sales	3	1	- 66.7%	17	6	- 64.7%
Median Sales Price*	\$313,000	<b>\$325,000</b>	+ 3.8%	\$225,000	<b>\$272,500</b>	+ 21.1%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	26	36	+ 38.5%	20	21	+ 5.0%
Percent of Original List Price Received*	103.2%	<b>92.9%</b>	- 10.0%	104.5%	<b>101.4%</b>	- 3.0%
New Listings	4	5	+ 25.0%	21	13	- 38.1%

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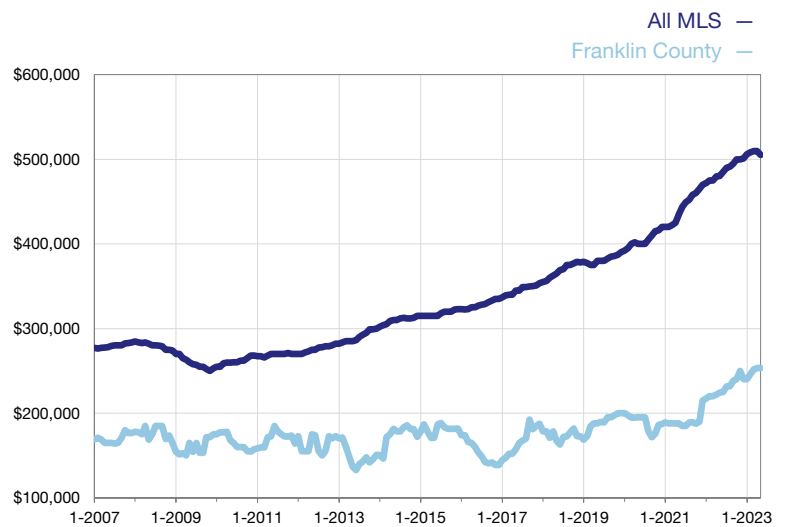
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	595	<b>506</b>	- 15.0%	1,944	<b>1,560</b>	- 19.8%
Closed Sales	464	<b>321</b>	- 30.8%	1,615	<b>1,216</b>	- 24.7%
Median Sales Price*	\$665,000	<b>\$690,001</b>	+ 3.8%	\$610,000	<b>\$630,000</b>	+ 3.3%
Inventory of Homes for Sale	594	<b>435</b>	- 26.8%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	20	<b>25</b>	+ 25.0%	26	<b>36</b>	+ 38.5%
Percent of Original List Price Received*	107.9%	<b>104.3%</b>	- 3.3%	105.9%	<b>100.9%</b>	- 4.7%
New Listings	694	<b>576</b>	- 17.0%	2,404	<b>1,836</b>	- 23.6%

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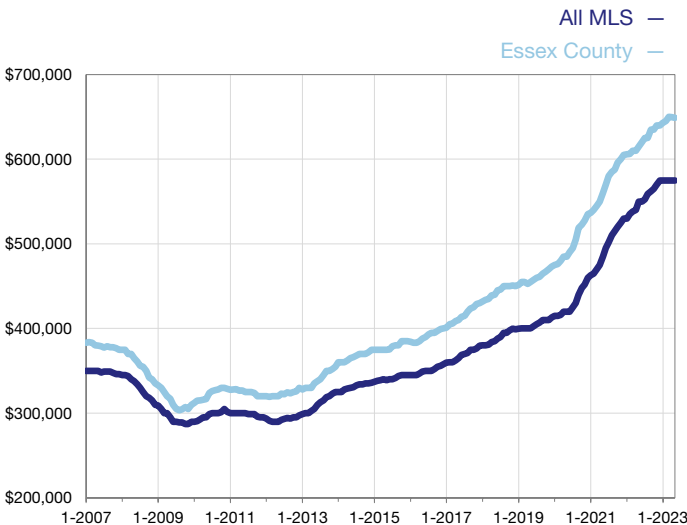
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	233	<b>239</b>	+ 2.6%	998	<b>837</b>	- 16.1%
Closed Sales	255	<b>182</b>	- 28.6%	942	<b>726</b>	- 22.9%
Median Sales Price*	\$439,900	<b>\$454,500</b>	+ 3.3%	\$412,250	<b>\$430,000</b>	+ 4.3%
Inventory of Homes for Sale	236	<b>158</b>	- 33.1%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</b>	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	24	<b>26</b>	+ 8.3%	30	<b>39</b>	+ 30.0%
Percent of Original List Price Received*	105.7%	<b>104.5%</b>	- 1.1%	104.1%	<b>101.1%</b>	- 2.9%
New Listings	244	<b>217</b>	- 11.1%	1,112	<b>895</b>	- 19.5%

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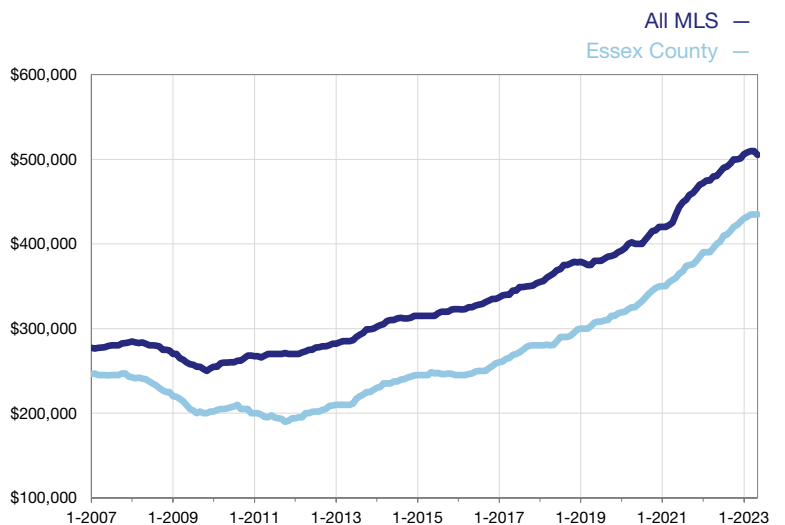
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dukes County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	19	23	+ 21.1%
Closed Sales	5	5	0.0%	22	26	+ 18.2%
Median Sales Price*	\$1,050,000	<b>\$1,224,000</b>	+ 16.6%	\$1,305,000	<b>\$1,249,500</b>	- 4.3%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	5.5	5.6	+ 1.8%	--	--	--
Cumulative Days on Market Until Sale	158	32	- 79.7%	86	94	+ 9.3%
Percent of Original List Price Received*	97.6%	101.0%	+ 3.5%	98.7%	92.5%	- 6.3%
New Listings	15	9	- 40.0%	31	33	+ 6.5%

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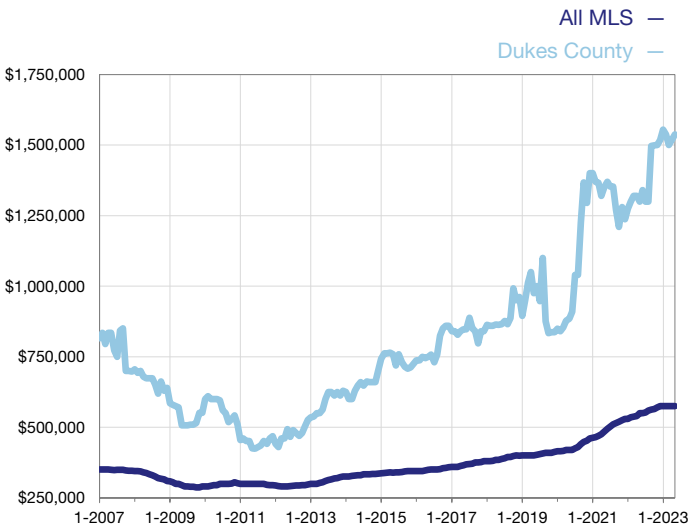
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,260,000	<b>\$0</b>	- 100.0%	\$1,260,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.8	6.0	+ 650.0%	--	--	--
Cumulative Days on Market Until Sale	4	0	- 100.0%	4	0	- 100.0%
Percent of Original List Price Received*	109.6%	0.0%	- 100.0%	109.6%	0.0%	- 100.0%
New Listings	1	1	0.0%	3	3	0.0%

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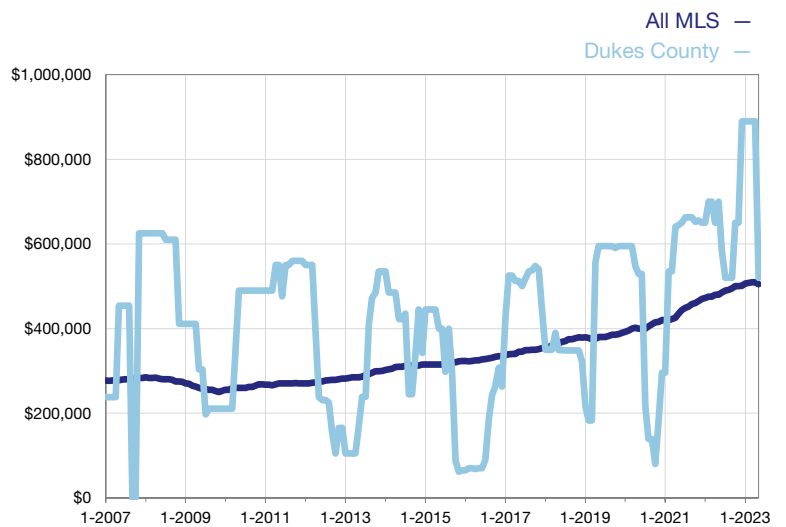
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	406	<b>405</b>	- 0.2%	1,508	<b>1,313</b>	- 12.9%
Closed Sales	344	<b>271</b>	- 21.2%	1,371	<b>1,099</b>	- 19.8%
Median Sales Price*	\$482,500	<b>\$475,000</b>	- 1.6%	\$450,000	<b>\$450,000</b>	0.0%
Inventory of Homes for Sale	559	<b>367</b>	- 34.3%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>38</b>	+ 46.2%	35	<b>44</b>	+ 25.7%
Percent of Original List Price Received*	103.9%	<b>101.3%</b>	- 2.5%	102.2%	<b>98.9%</b>	- 3.2%
New Listings	503	<b>386</b>	- 23.3%	1,879	<b>1,475</b>	- 21.5%

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

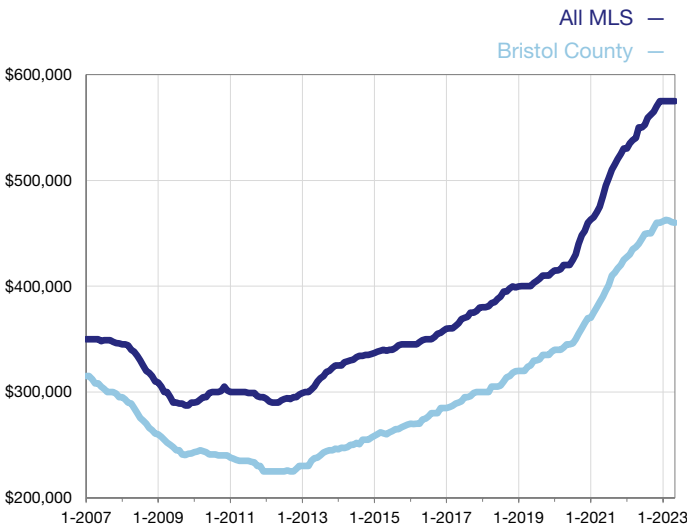
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	78	<b>76</b>	- 2.6%	344	<b>272</b>	- 20.9%
Closed Sales	70	<b>54</b>	- 22.9%	321	<b>219</b>	- 31.8%
Median Sales Price*	\$297,000	<b>\$372,500</b>	+ 25.4%	\$299,900	<b>\$344,900</b>	+ 15.0%
Inventory of Homes for Sale	72	<b>60</b>	- 16.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</b>	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	17	<b>34</b>	+ 100.0%	26	<b>37</b>	+ 42.3%
Percent of Original List Price Received*	105.7%	<b>101.2%</b>	- 4.3%	103.7%	<b>99.9%</b>	- 3.7%
New Listings	77	<b>80</b>	+ 3.9%	377	<b>284</b>	- 24.7%

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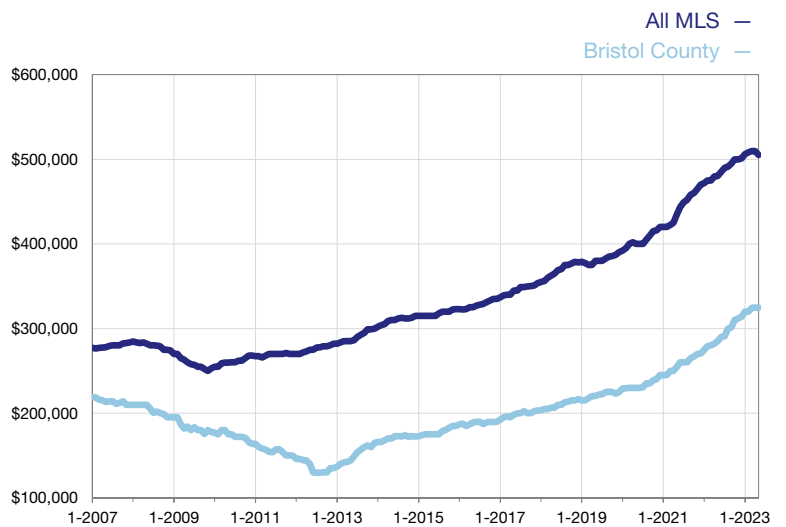
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkshire County

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	109	96	- 11.9%	499	406	- 18.6%
Closed Sales	100	77	- 23.0%	476	333	- 30.0%
Median Sales Price*	\$299,950	<b>\$362,500</b>	+ 20.9%	\$309,500	<b>\$290,000</b>	- 6.3%
Inventory of Homes for Sale	289	245	- 15.2%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	90	100	+ 11.1%	106	100	- 5.7%
Percent of Original List Price Received*	100.6%	97.0%	- 3.6%	97.0%	95.4%	- 1.6%
New Listings	191	161	- 15.7%	604	532	- 11.9%

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

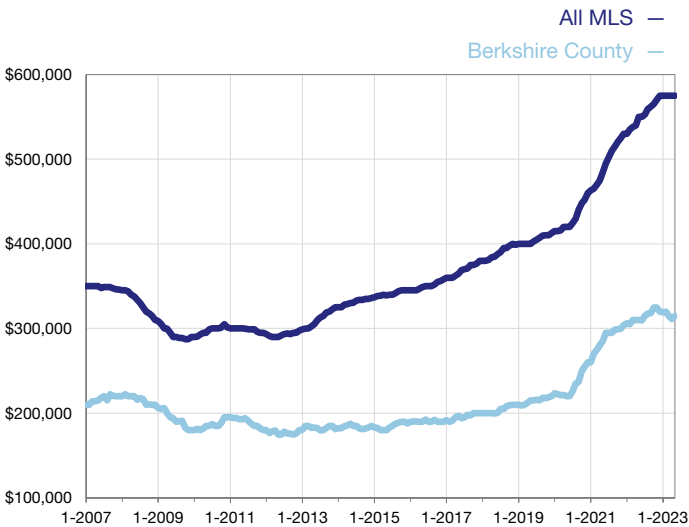
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	18	+ 20.0%	63	56	- 11.1%
Closed Sales	8	12	+ 50.0%	67	51	- 23.9%
Median Sales Price*	\$394,500	<b>\$284,050</b>	- 28.0%	\$312,000	<b>\$415,000</b>	+ 33.0%
Inventory of Homes for Sale	26	30	+ 15.4%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	52	113	+ 117.3%	101	114	+ 12.9%
Percent of Original List Price Received*	99.2%	101.1%	+ 1.9%	96.8%	98.5%	+ 1.8%
New Listings	17	16	- 5.9%	81	64	- 21.0%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

