

Multi-Family Housing Activity Report

May 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2022	May-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		679	436	- 35.8%	2,946	1,907	- 35.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$600,000	\$615,000	+ 2.5%	\$561,000	\$595,000	+ 6.1%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,574	750	- 52.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.2	1.5	- 33.6%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		31	38	+ 21.5%	40	47	+ 15.0%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.9%	100.7%	- 2.2%	101.2%	98.4%	- 2.7%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,022	672	- 34.2%	4,143	2,781	- 32.9%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

