

Pending Sales Report by Region

May 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)		
	May-2022	May-2023	+ / -	May-2022	May-2023	+ / -	May-2022	May-2023	+ / -
Cape Cod & Islands	652	583	-10.6%	\$700,000	\$675,000	-3.6%	\$54.5	\$47.4	-13.0%
Central	947	804	-15.1%	\$447,450	\$460,613	+2.9%	\$32.1	\$26.9	-16.2%
Greater Boston	1,671	1,431	-14.4%	\$875,000	\$900,000	+2.9%	\$138.6	\$108.7	-21.6%
Northeast	841	686	-18.4%	\$650,000	\$672,500	+3.5%	\$50.7	\$33.9	-33.1%
Southeast	512	524	+2.3%	\$476,000	\$475,000	-0.2%	\$22.5	\$19.6	-12.9%
South Shore	561	508	-9.4%	\$650,000	\$655,000	+0.8%	\$35.1	\$27.8	-20.8%
West	655	672	+2.6%	\$315,000	\$325,000	+3.2%	\$20.5	\$17.9	-12.7%
State Totals	5,834	5,206	-10.8%	\$619,950	\$624,000	+0.7%	\$353.6	\$281.9	-20.3%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	May-2022	May-2023	+ / -	May-2022	May-2023	+ / -	May-2022	May-2023	+ / -
Cape Cod & Islands	161	157	-2.5%	\$432,000	\$445,000	+3.0%	\$7.5	\$7.1	-5.3%
Central	200	229	+14.5%	\$340,000	\$380,000	+11.8%	\$6.2	\$5.9	-4.8%
Greater Boston	1,306	1,219	-6.7%	\$700,000	\$727,000	+3.9%	\$104.3	\$81.2	-22.1%
Northeast	317	323	+1.9%	\$416,000	\$440,000	+5.8%	\$16.5	\$11.7	-29.1%
Southeast	93	101	+8.6%	\$305,000	\$378,950	+24.2%	\$2.9	\$2.5	-13.8%
South Shore	167	176	+5.4%	\$432,550	\$465,000	+7.5%	\$7.3	\$7.3	0.0%
West	104	101	-2.9%	\$250,000	\$230,000	-8.0%	\$2.4	\$2.0	-16.7%
State Totals	2,343	2,306	-1.6%	\$530,000	\$540,000	+1.9%	\$147.1	\$117.7	-20.0%