

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 0.6%**

**+ 1.6%**

**- 15.7%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	154	128	- 16.9%	676	566	- 16.3%
Closed Sales	141	137	- 2.8%	637	488	- 23.4%
Median Sales Price*	\$335,000	<b>\$328,000</b>	- 2.1%	\$316,000	<b>\$300,000</b>	- 5.1%
Inventory of Homes for Sale	388	306	- 21.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 2.4%	--	--	--
Cumulative Days on Market Until Sale	78	84	+ 7.6%	100	95	- 5.0%
Percent of Original List Price Received*	101.0%	99.5%	- 1.5%	97.8%	96.5%	- 1.4%
New Listings	241	190	- 21.2%	905	778	- 14.0%

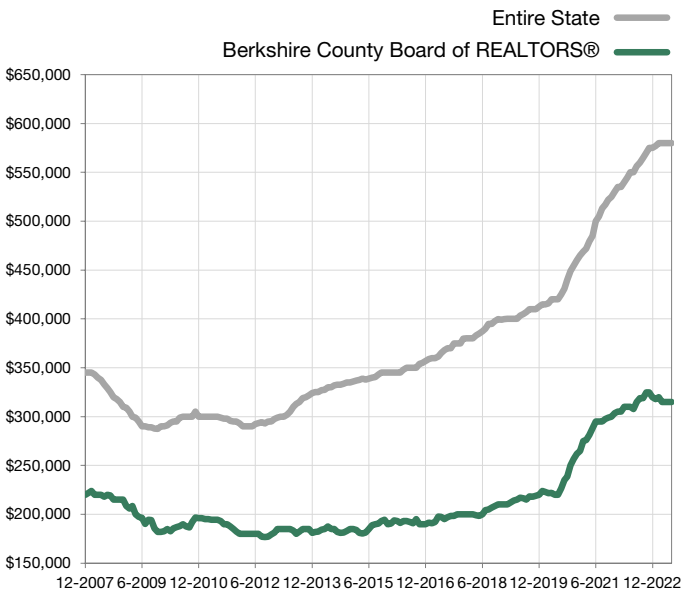
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	78	77	- 1.3%
Closed Sales	17	20	+ 17.6%	87	78	- 10.3%
Median Sales Price*	\$280,000	<b>\$367,500</b>	+ 31.3%	\$293,100	<b>\$460,000</b>	+ 56.9%
Inventory of Homes for Sale	32	48	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	3.7	+ 98.7%	--	--	--
Cumulative Days on Market Until Sale	117	76	- 35.1%	104	107	+ 3.0%
Percent of Original List Price Received*	99.5%	99.0%	- 0.6%	97.3%	98.9%	+ 1.6%
New Listings	14	22	+ 57.1%	102	99	- 2.9%

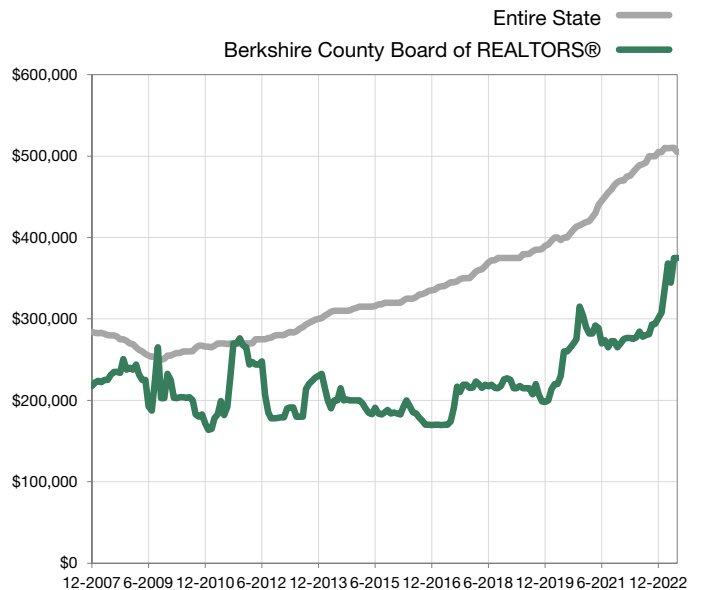
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 17.7%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.0%**

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

**- 19.1%**

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

### Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	614	<b>572</b>	- 6.8%	3,224	<b>2,798</b>	- 13.2%
Closed Sales	666	<b>548</b>	- 17.7%	3,071	<b>2,567</b>	- 16.4%
Median Sales Price*	\$675,750	<b>\$700,000</b>	+ 3.6%	\$665,000	<b>\$688,700</b>	+ 3.6%
Inventory of Homes for Sale	1,264	<b>956</b>	- 24.4%	--	--	--
Months Supply of Inventory	2.0	<b>1.9</b>	- 5.7%	--	--	--
Cumulative Days on Market Until Sale	19	<b>36</b>	+ 94.1%	33	<b>46</b>	+ 40.6%
Percent of Original List Price Received*	103.7%	<b>100.1%</b>	- 3.5%	102.3%	<b>97.6%</b>	- 4.6%
New Listings	941	<b>618</b>	- 34.3%	4,200	<b>3,298</b>	- 21.5%

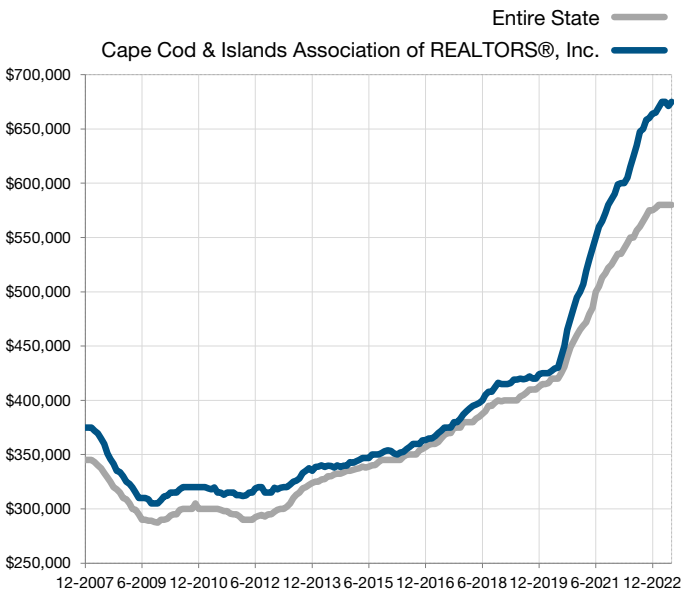
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	140	<b>118</b>	- 15.7%	809	<b>689</b>	- 14.8%
Closed Sales	157	<b>129</b>	- 17.8%	807	<b>626</b>	- 22.4%
Median Sales Price*	\$425,000	<b>\$445,000</b>	+ 4.7%	\$415,000	<b>\$440,000</b>	+ 6.0%
Inventory of Homes for Sale	228	<b>251</b>	+ 10.1%	--	--	--
Months Supply of Inventory	1.5	<b>2.2</b>	+ 42.0%	--	--	--
Cumulative Days on Market Until Sale	33	<b>34</b>	+ 2.9%	38	<b>41</b>	+ 9.5%
Percent of Original List Price Received*	104.0%	<b>99.1%</b>	- 4.7%	102.2%	<b>98.1%</b>	- 4.0%
New Listings	199	<b>136</b>	- 31.7%	898	<b>772</b>	- 14.0%

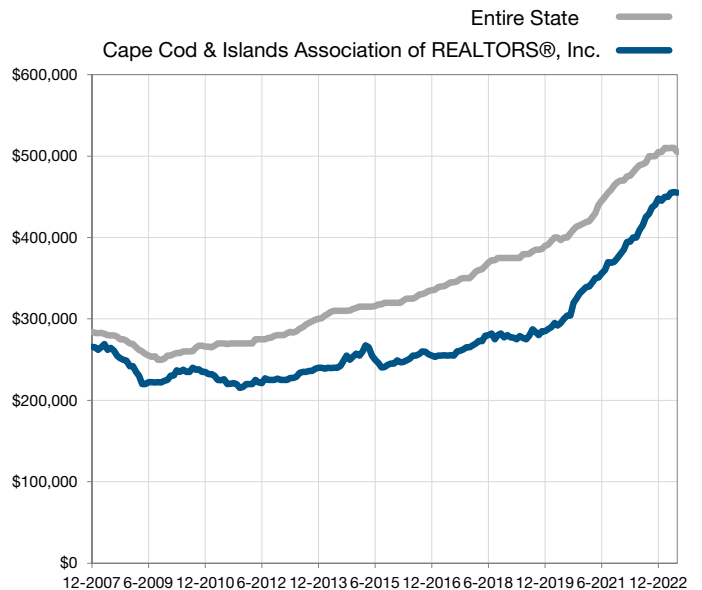
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,396	<b>1,336</b>	- 4.3%	6,726	<b>5,494</b>	- 18.3%
Closed Sales	1,703	<b>1,291</b>	- 24.2%	5,818	<b>4,441</b>	- 23.7%
Median Sales Price*	\$900,000	<b>\$900,000</b>	0.0%	\$825,000	<b>\$837,000</b>	+ 1.5%
Inventory of Homes for Sale	1,889	<b>1,074</b>	- 43.1%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	18	<b>24</b>	+ 33.3%	24	<b>36</b>	+ 50.0%
Percent of Original List Price Received*	107.6%	<b>104.6%</b>	- 2.8%	106.5%	<b>101.9%</b>	- 4.3%
New Listings	1,974	<b>1,222</b>	- 38.1%	8,437	<b>6,309</b>	- 25.2%

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

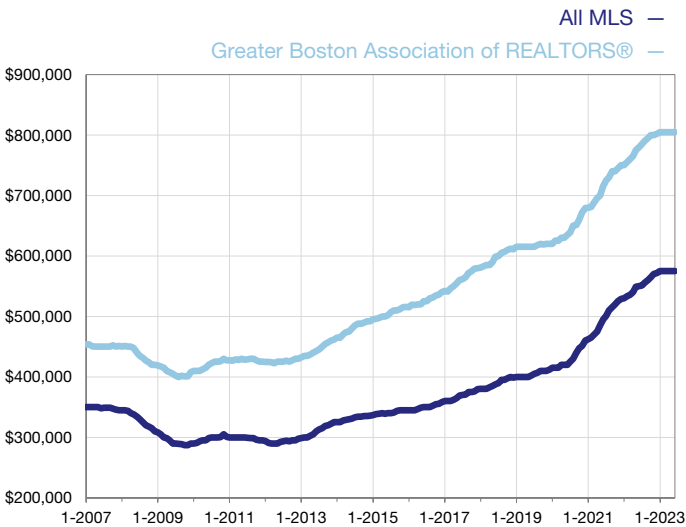
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,050	<b>1,088</b>	+ 3.6%	6,429	<b>5,133</b>	- 20.2%
Closed Sales	1,415	<b>1,047</b>	- 26.0%	5,813	<b>4,393</b>	- 24.4%
Median Sales Price*	\$700,000	<b>\$745,000</b>	+ 6.4%	\$680,000	<b>\$705,000</b>	+ 3.7%
Inventory of Homes for Sale	2,358	<b>1,578</b>	- 33.1%	--	--	--
Months Supply of Inventory	2.3	<b>2.0</b>	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>33</b>	+ 17.9%	40	<b>45</b>	+ 12.5%
Percent of Original List Price Received*	102.9%	<b>101.1%</b>	- 1.7%	101.8%	<b>99.8%</b>	- 2.0%
New Listings	1,593	<b>1,110</b>	- 30.3%	8,643	<b>6,634</b>	- 23.2%

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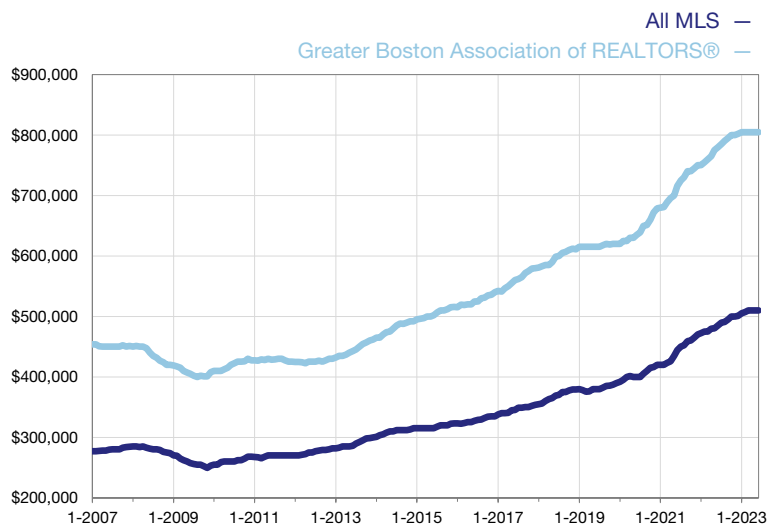
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 23.1%**

**+ 5.6%**

**- 34.4%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	73	64	- 12.3%	299	256	- 14.4%
Closed Sales	74	61	- 17.6%	232	198	- 14.7%
Median Sales Price*	\$791,500	<b>\$780,000</b>	- 1.5%	\$707,500	<b>\$750,000</b>	+ 6.0%
Inventory of Homes for Sale	106	72	- 32.1%	--	--	--
Months Supply of Inventory	2.1	1.6	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 11.1%	31	33	+ 6.1%
Percent of Original List Price Received*	106.8%	<b>103.2%</b>	- 3.4%	105.7%	<b>102.1%</b>	- 3.4%
New Listings	104	62	- 40.4%	412	330	- 19.9%

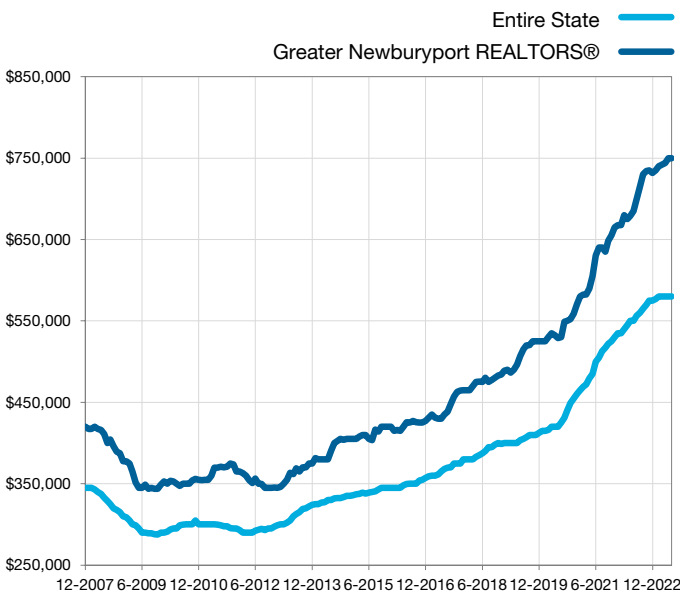
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	43	+ 38.7%	180	183	+ 1.7%
Closed Sales	43	29	- 32.6%	189	158	- 16.4%
Median Sales Price*	\$500,000	<b>\$529,000</b>	+ 5.8%	\$493,000	<b>\$542,450</b>	+ 10.0%
Inventory of Homes for Sale	57	35	- 38.6%	--	--	--
Months Supply of Inventory	1.7	1.2	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 41.3%	33	56	+ 69.9%
Percent of Original List Price Received*	102.9%	<b>102.2%</b>	- 0.7%	103.6%	<b>101.7%</b>	- 1.7%
New Listings	49	36	- 26.5%	223	216	- 3.1%

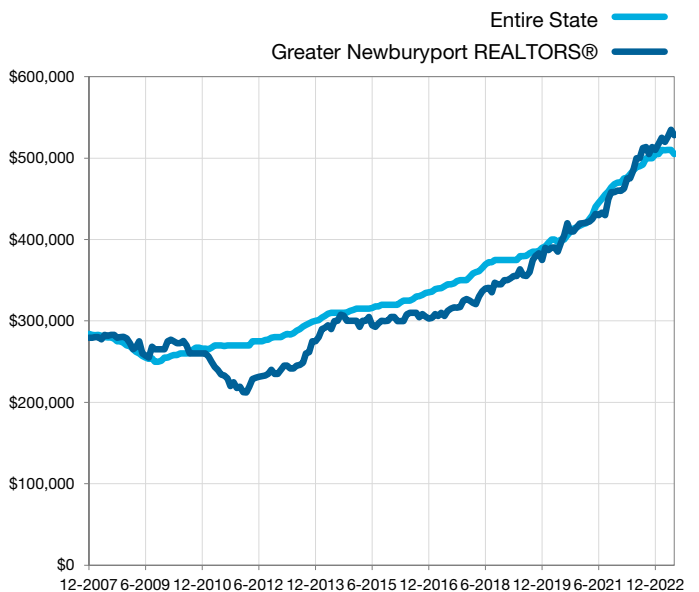
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 14.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 11.2%**

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

**- 43.4%**

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

### Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	275	<b>252</b>	- 8.4%	1,193	<b>1,064</b>	- 10.8%
Closed Sales	284	<b>241</b>	- 15.1%	1,087	<b>918</b>	- 15.5%
Median Sales Price*	\$450,000	<b>\$475,000</b>	+ 5.6%	\$398,000	<b>\$420,000</b>	+ 5.5%
Inventory of Homes for Sale	430	<b>240</b>	- 44.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.3</b>	- 31.5%	--	--	--
Cumulative Days on Market Until Sale	23	<b>36</b>	+ 57.0%	28	<b>42</b>	+ 46.7%
Percent of Original List Price Received*	105.4%	<b>102.5%</b>	- 2.8%	104.1%	<b>100.4%</b>	- 3.5%
New Listings	389	<b>259</b>	- 33.4%	1,536	<b>1,220</b>	- 20.6%

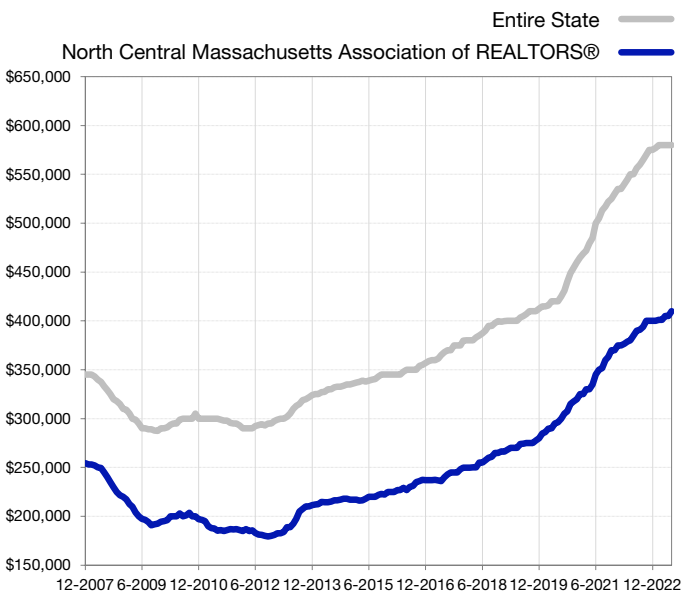
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	<b>40</b>	+ 21.2%	192	<b>190</b>	- 1.0%
Closed Sales	45	<b>40</b>	- 11.1%	189	<b>166</b>	- 12.2%
Median Sales Price*	\$307,000	<b>\$342,500</b>	+ 11.6%	\$280,000	<b>\$319,950</b>	+ 14.3%
Inventory of Homes for Sale	54	<b>34</b>	- 37.0%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 23.6%	--	--	--
Cumulative Days on Market Until Sale	22	<b>32</b>	+ 45.4%	21	<b>42</b>	+ 103.8%
Percent of Original List Price Received*	104.3%	<b>103.2%</b>	- 1.1%	104.2%	<b>102.5%</b>	- 1.6%
New Listings	45	<b>40</b>	- 11.1%	236	<b>214</b>	- 9.3%

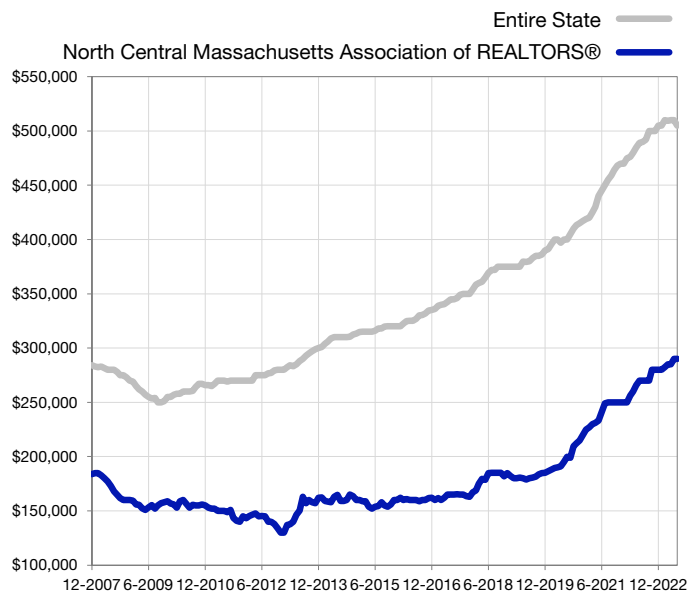
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 22.6%**

**+ 1.7%**

**- 46.2%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	374	<b>343</b>	- 8.3%	1,594	<b>1,332</b>	- 16.4%
Closed Sales	393	<b>299</b>	- 23.9%	1,462	<b>1,122</b>	- 23.3%
Median Sales Price*	\$650,000	<b>\$670,000</b>	+ 3.1%	\$618,000	<b>\$632,000</b>	+ 2.3%
Inventory of Homes for Sale	512	<b>269</b>	- 47.5%	--	--	--
Months Supply of Inventory	1.6	<b>1.1</b>	- 34.2%	--	--	--
Cumulative Days on Market Until Sale	21	<b>28</b>	+ 34.1%	24	<b>34</b>	+ 41.2%
Percent of Original List Price Received*	108.1%	<b>104.0%</b>	- 3.7%	106.2%	<b>101.5%</b>	- 4.4%
New Listings	489	<b>330</b>	- 32.5%	2,067	<b>1,539</b>	- 25.5%

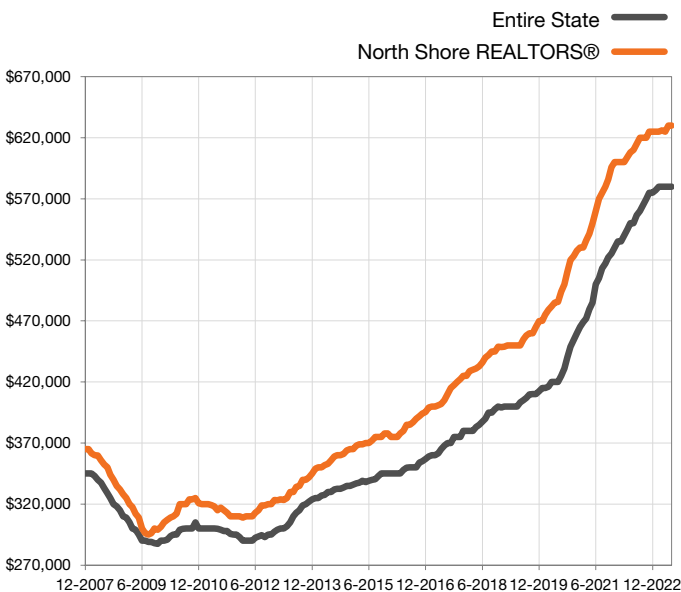
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	157	<b>137</b>	- 12.7%	832	<b>642</b>	- 22.8%
Closed Sales	165	<b>133</b>	- 19.4%	794	<b>585</b>	- 26.3%
Median Sales Price*	\$435,000	<b>\$435,000</b>	0.0%	\$419,950	<b>\$430,000</b>	+ 2.4%
Inventory of Homes for Sale	196	<b>112</b>	- 42.9%	--	--	--
Months Supply of Inventory	1.3	<b>1.0</b>	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	25	<b>26</b>	+ 3.0%	31	<b>32</b>	+ 3.8%
Percent of Original List Price Received*	104.7%	<b>103.1%</b>	- 1.6%	104.0%	<b>101.3%</b>	- 2.6%
New Listings	196	<b>148</b>	- 24.5%	966	<b>705</b>	- 27.0%

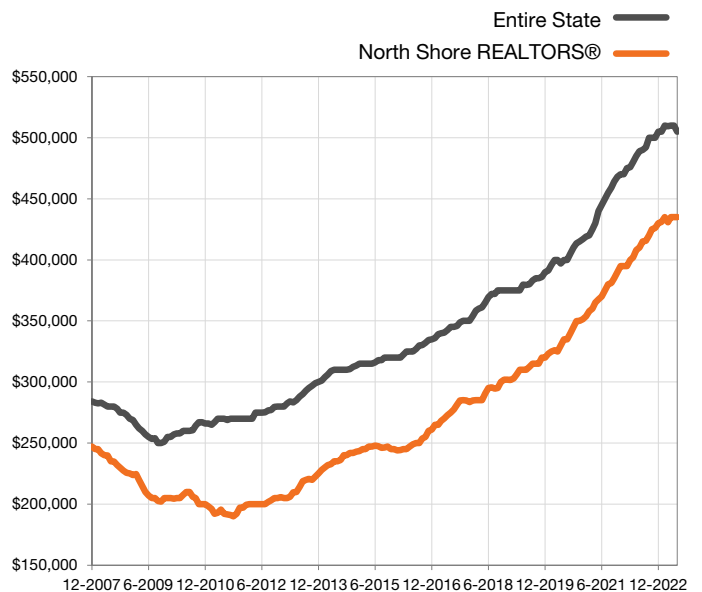
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 31.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 1.7%**

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

**- 59.7%**

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

### Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	357	312	- 12.6%	1,734	1,224	- 29.4%
Closed Sales	416	285	- 31.5%	1,560	1,036	- 33.6%
Median Sales Price*	\$650,000	\$689,000	+ 6.0%	\$615,000	\$615,000	0.0%
Inventory of Homes for Sale	446	182	- 59.2%	--	--	--
Months Supply of Inventory	1.4	0.8	- 44.3%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.8%	22	31	+ 39.3%
Percent of Original List Price Received*	107.2%	105.7%	- 1.4%	106.6%	102.6%	- 3.8%
New Listings	515	291	- 43.5%	2,138	1,355	- 36.6%

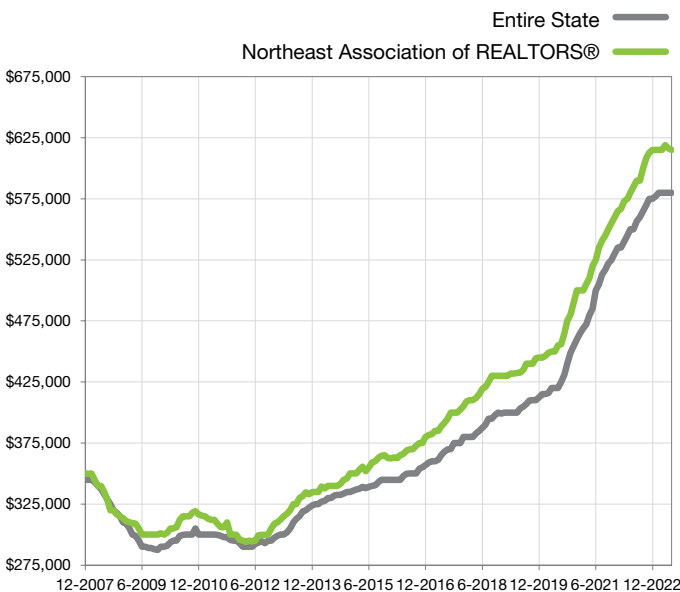
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	125	124	- 0.8%	678	599	- 11.7%
Closed Sales	161	112	- 30.4%	676	518	- 23.4%
Median Sales Price*	\$425,000	\$390,000	- 8.2%	\$370,000	\$373,750	+ 1.0%
Inventory of Homes for Sale	152	59	- 61.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 47.0%	--	--	--
Cumulative Days on Market Until Sale	19	22	+ 14.8%	24	28	+ 18.4%
Percent of Original List Price Received*	105.3%	104.3%	- 1.0%	105.2%	102.4%	- 2.6%
New Listings	161	101	- 37.3%	795	608	- 23.5%

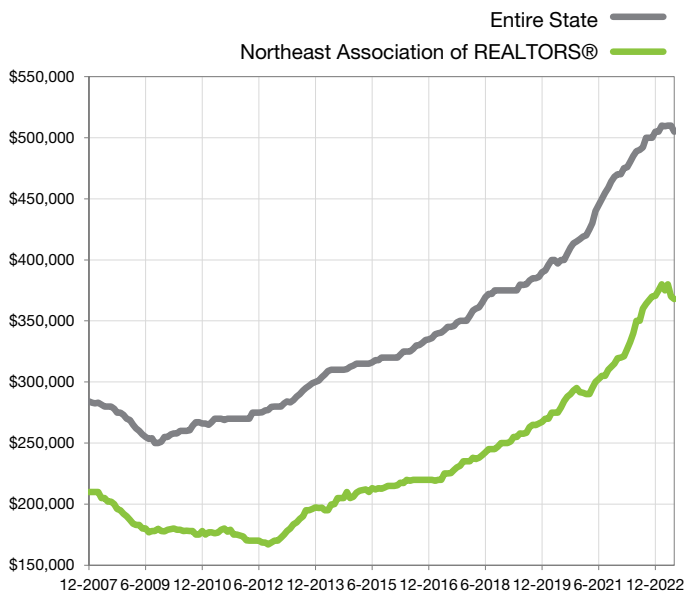
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 25.8%**

**+ 11.1%**

**- 53.1%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	600	579	- 3.5%	2,804	2,279	- 18.7%
Closed Sales	656	473	- 27.9%	2,512	1,875	- 25.4%
Median Sales Price*	\$478,000	<b>\$525,000</b>	+ 9.8%	\$440,000	<b>\$460,000</b>	+ 4.5%
Inventory of Homes for Sale	858	403	- 53.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.4%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 31.5%	28	35	+ 23.0%
Percent of Original List Price Received*	106.3%	104.0%	- 2.2%	104.6%	101.3%	- 3.1%
New Listings	838	565	- 32.6%	3,488	2,539	- 27.2%

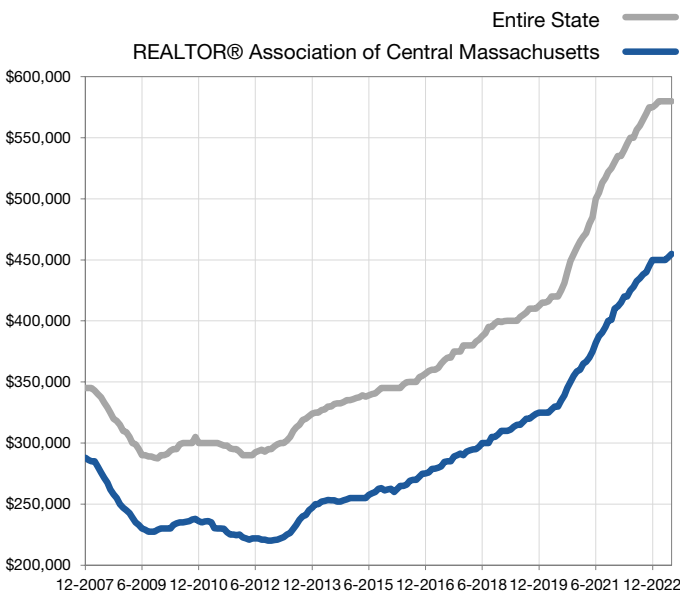
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	150	163	+ 8.7%	798	717	- 10.2%
Closed Sales	192	156	- 18.8%	717	610	- 14.9%
Median Sales Price*	\$400,000	<b>\$425,000</b>	+ 6.3%	\$352,000	<b>\$400,000</b>	+ 13.6%
Inventory of Homes for Sale	256	119	- 53.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 26.3%	29	38	+ 28.9%
Percent of Original List Price Received*	104.7%	102.4%	- 2.3%	104.6%	102.2%	- 2.4%
New Listings	215	136	- 36.7%	989	792	- 19.9%

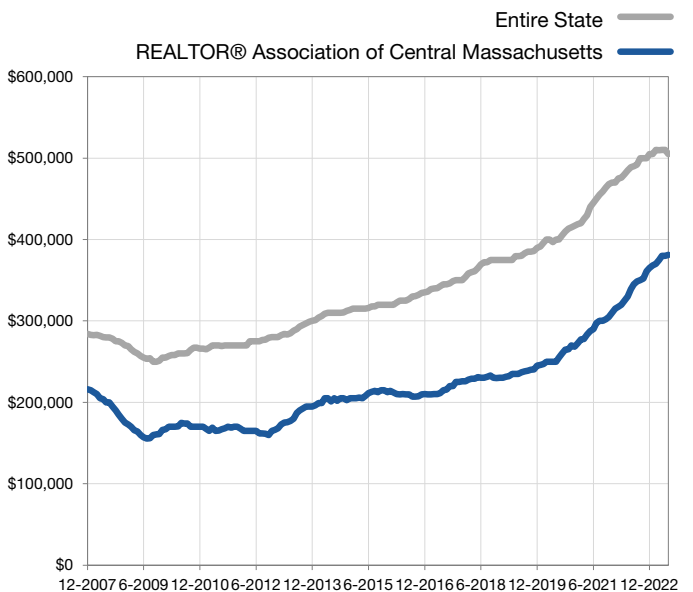
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 25.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 0.8%**

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

**- 44.3%**

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

### Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	526	<b>550</b>	+ 4.6%	2,632	<b>2,277</b>	- 13.5%
Closed Sales	630	<b>458</b>	- 27.3%	2,514	<b>1,929</b>	- 23.3%
Median Sales Price*	\$350,000	<b>\$340,000</b>	- 2.9%	\$309,000	<b>\$311,661</b>	+ 0.9%
Inventory of Homes for Sale	882	<b>520</b>	- 41.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.3</b>	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	27	<b>31</b>	+ 16.2%	34	<b>43</b>	+ 28.7%
Percent of Original List Price Received*	105.3%	<b>103.4%</b>	- 1.8%	103.2%	<b>100.3%</b>	- 2.9%
New Listings	726	<b>541</b>	- 25.5%	3,273	<b>2,562</b>	- 21.7%

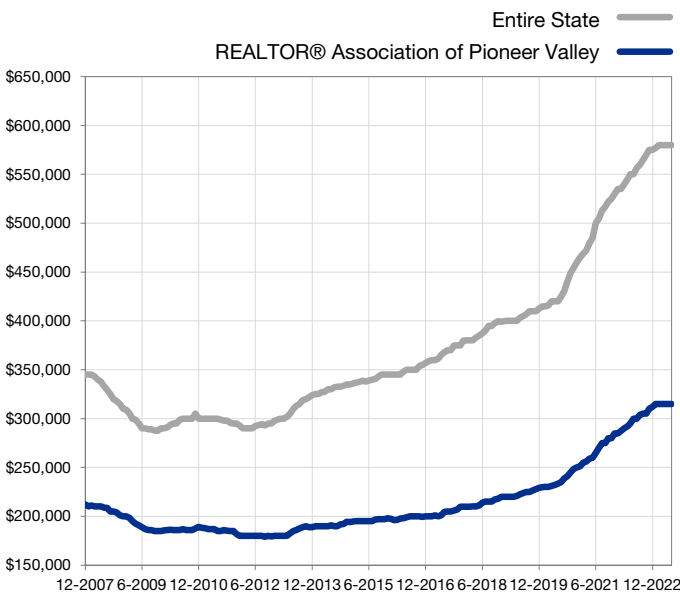
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	60	<b>84</b>	+ 40.0%	438	<b>372</b>	- 15.1%
Closed Sales	91	<b>80</b>	- 12.1%	453	<b>334</b>	- 26.3%
Median Sales Price*	\$241,000	<b>\$301,000</b>	+ 24.9%	\$220,000	<b>\$235,000</b>	+ 6.8%
Inventory of Homes for Sale	152	<b>56</b>	- 63.2%	--	--	--
Months Supply of Inventory	1.7	<b>0.9</b>	- 49.6%	--	--	--
Cumulative Days on Market Until Sale	21	<b>49</b>	+ 130.9%	28	<b>41</b>	+ 48.6%
Percent of Original List Price Received*	104.6%	<b>102.2%</b>	- 2.3%	103.5%	<b>101.6%</b>	- 1.8%
New Listings	112	<b>71</b>	- 36.6%	543	<b>376</b>	- 30.8%

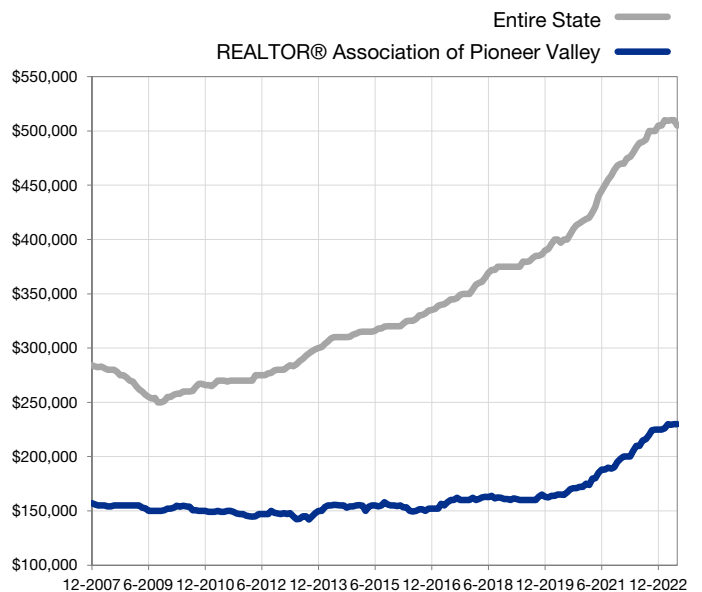
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 16.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 6.8%**

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

**- 47.5%**

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

### Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	444	<b>390</b>	- 12.2%	2,029	<b>1,749</b>	- 13.8%
Closed Sales	438	<b>351</b>	- 19.9%	1,853	<b>1,532</b>	- 17.3%
Median Sales Price*	\$472,000	<b>\$515,000</b>	+ 9.1%	\$465,000	<b>\$475,000</b>	+ 2.2%
Inventory of Homes for Sale	720	<b>368</b>	- 48.9%	--	--	--
Months Supply of Inventory	1.9	<b>1.2</b>	- 37.1%	--	--	--
Cumulative Days on Market Until Sale	24	<b>33</b>	+ 37.8%	31	<b>42</b>	+ 34.2%
Percent of Original List Price Received*	104.4%	<b>102.1%</b>	- 2.2%	103.2%	<b>99.6%</b>	- 3.5%
New Listings	610	<b>386</b>	- 36.7%	2,640	<b>1,971</b>	- 25.3%

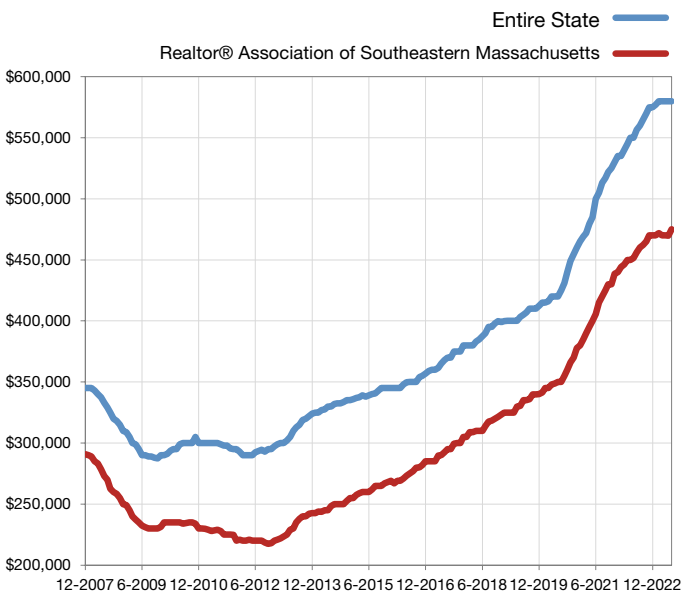
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	79	<b>99</b>	+ 25.3%	444	<b>380</b>	- 14.4%
Closed Sales	75	<b>80</b>	+ 6.7%	418	<b>316</b>	- 24.4%
Median Sales Price*	\$365,000	<b>\$349,000</b>	- 4.4%	\$325,000	<b>\$360,500</b>	+ 10.9%
Inventory of Homes for Sale	109	<b>67</b>	- 38.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 27.1%	--	--	--
Cumulative Days on Market Until Sale	21	<b>30</b>	+ 45.6%	26	<b>39</b>	+ 48.3%
Percent of Original List Price Received*	105.2%	<b>103.6%</b>	- 1.6%	104.5%	<b>101.0%</b>	- 3.4%
New Listings	101	<b>79</b>	- 21.8%	516	<b>398</b>	- 22.9%

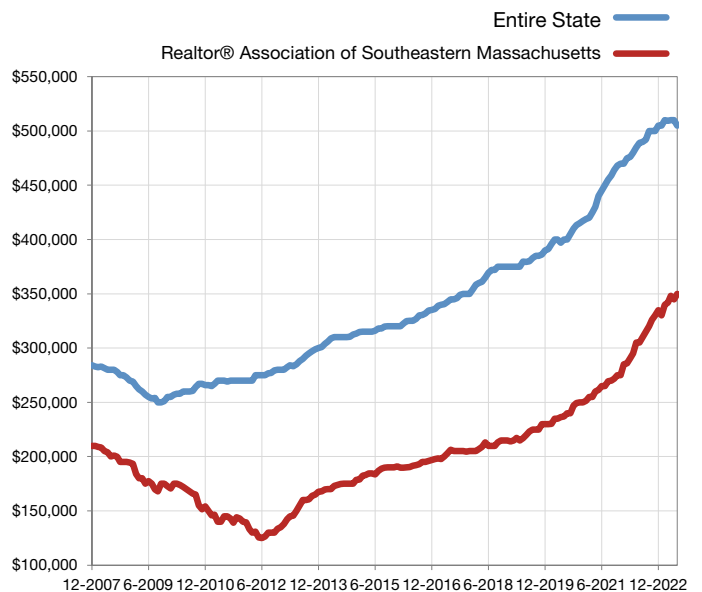
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS® Greater Fall River Region

**- 6.7%**

**+ 2.4%**

**- 31.3%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	78	<b>99</b>	+ 26.9%	412	<b>377</b>	- 8.5%
Closed Sales	79	<b>75</b>	- 5.1%	422	<b>335</b>	- 20.6%
Median Sales Price*	\$450,000	<b>\$440,000</b>	- 2.2%	\$420,000	<b>\$425,000</b>	+ 1.2%
Inventory of Homes for Sale	178	<b>119</b>	- 33.1%	--	--	--
Months Supply of Inventory	2.1	<b>1.9</b>	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	30	<b>31</b>	+ 3.2%	37	<b>44</b>	+ 20.6%
Percent of Original List Price Received*	101.4%	<b>101.1%</b>	- 0.4%	100.1%	<b>98.9%</b>	- 1.3%
New Listings	134	<b>100</b>	- 25.4%	553	<b>464</b>	- 16.1%

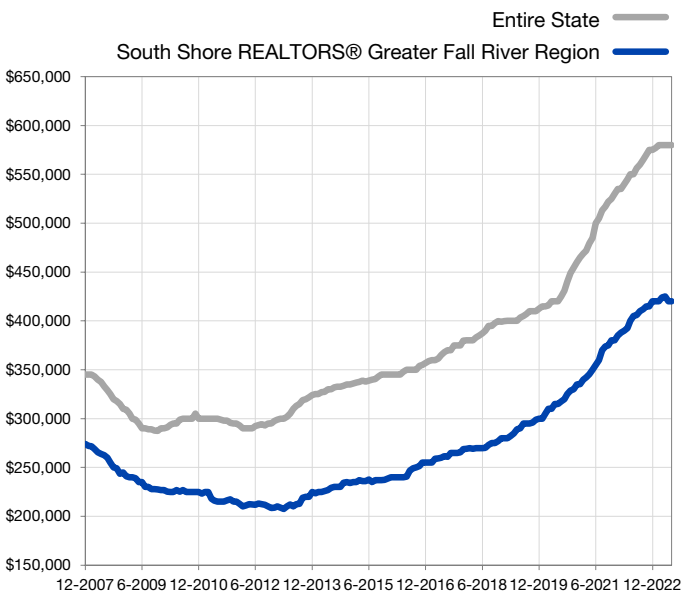
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	<b>6</b>	+ 20.0%	56	<b>51</b>	- 8.9%
Closed Sales	11	<b>9</b>	- 18.2%	66	<b>45</b>	- 31.8%
Median Sales Price*	\$228,500	<b>\$280,000</b>	+ 22.5%	\$218,750	<b>\$270,000</b>	+ 23.4%
Inventory of Homes for Sale	20	<b>17</b>	- 15.0%	--	--	--
Months Supply of Inventory	1.7	<b>2.1</b>	+ 27.9%	--	--	--
Cumulative Days on Market Until Sale	91	<b>24</b>	- 74.2%	51	<b>47</b>	- 7.1%
Percent of Original List Price Received*	100.0%	<b>99.1%</b>	- 1.0%	98.9%	<b>98.0%</b>	- 0.9%
New Listings	7	<b>15</b>	+ 114.3%	62	<b>60</b>	- 3.2%

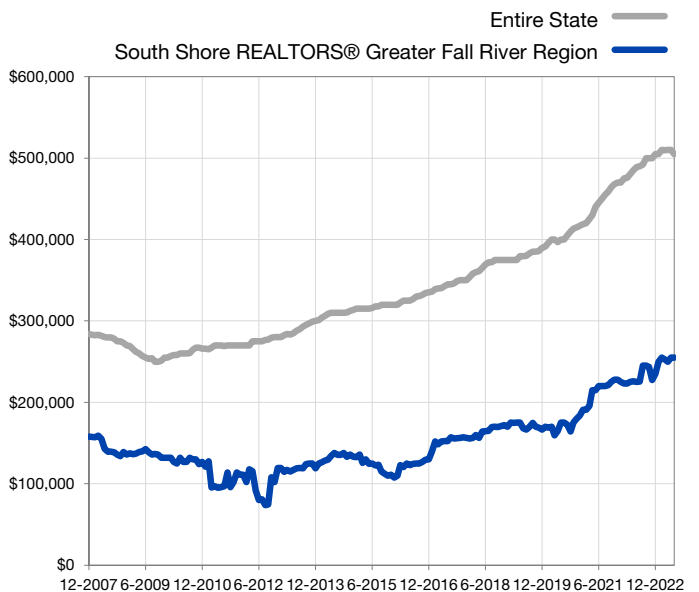
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

**- 15.2%**

**+ 2.4%**

**- 34.1%**

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

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	529	481	- 9.1%	2,417	2,081	- 13.9%
Closed Sales	562	444	- 21.0%	2,177	1,791	- 17.7%
Median Sales Price*	\$650,000	<b>\$670,000</b>	+ 3.1%	\$620,000	<b>\$625,000</b>	+ 0.8%
Inventory of Homes for Sale	771	490	- 36.4%	--	--	--
Months Supply of Inventory	1.7	1.3	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.5%	28	40	+ 44.0%
Percent of Original List Price Received*	105.4%	103.3%	- 2.0%	104.2%	99.8%	- 4.2%
New Listings	739	514	- 30.4%	3,112	2,375	- 23.7%

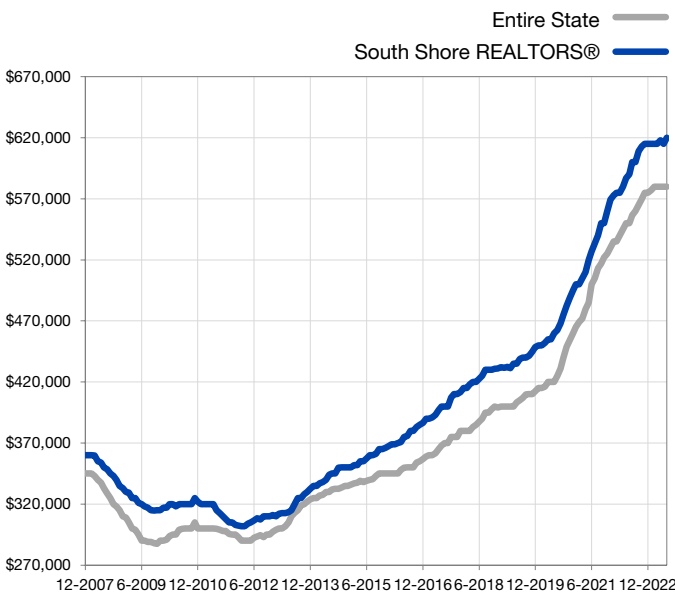
### Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	123	156	+ 26.8%	753	743	- 1.3%
Closed Sales	144	155	+ 7.6%	771	653	- 15.3%
Median Sales Price*	\$430,500	<b>\$442,500</b>	+ 2.8%	\$430,000	<b>\$435,000</b>	+ 1.2%
Inventory of Homes for Sale	165	127	- 23.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	29	29	+ 0.4%	34	34	+ 0.5%
Percent of Original List Price Received*	103.6%	101.4%	- 2.1%	102.9%	100.5%	- 2.3%
New Listings	163	134	- 17.8%	877	822	- 6.3%

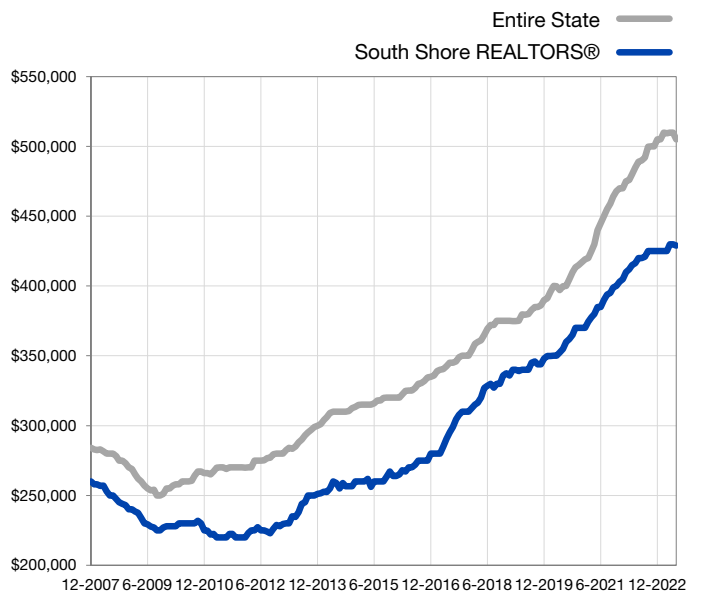
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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