

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	334	330	- 1.2%	1,829	1,579	- 13.7%
Closed Sales	377	314	- 16.7%	1,765	1,455	- 17.6%
Median Sales Price*	\$711,000	\$720,000	+ 1.3%	\$681,513	\$699,950	+ 2.7%
Inventory of Homes for Sale	714	527	- 26.2%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	35	48	+ 37.1%
Percent of Original List Price Received*	103.9%	100.0%	- 3.8%	102.0%	97.5%	- 4.4%
New Listings	514	359	- 30.2%	2,316	1,821	- 21.4%

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

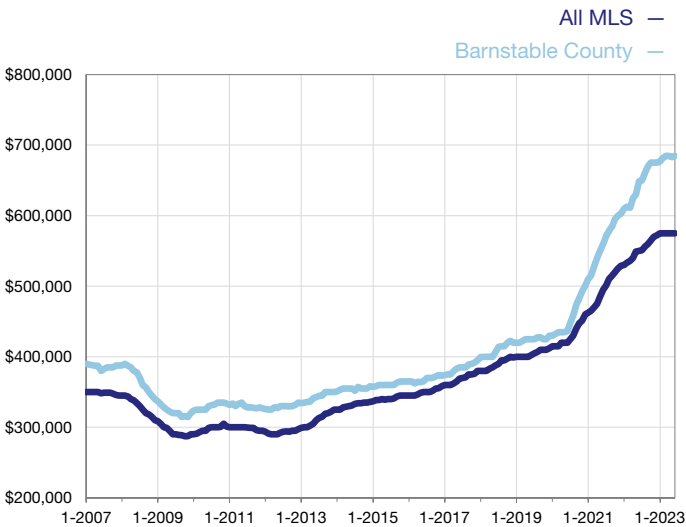
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	94	78	- 17.0%	519	460	- 11.4%
Closed Sales	101	88	- 12.9%	517	417	- 19.3%
Median Sales Price*	\$420,000	\$440,500	+ 4.9%	\$415,000	\$435,000	+ 4.8%
Inventory of Homes for Sale	147	156	+ 6.1%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	37	29	- 21.6%	41	42	+ 2.4%
Percent of Original List Price Received*	103.9%	99.4%	- 4.3%	102.0%	97.9%	- 4.0%
New Listings	127	87	- 31.5%	576	505	- 12.3%

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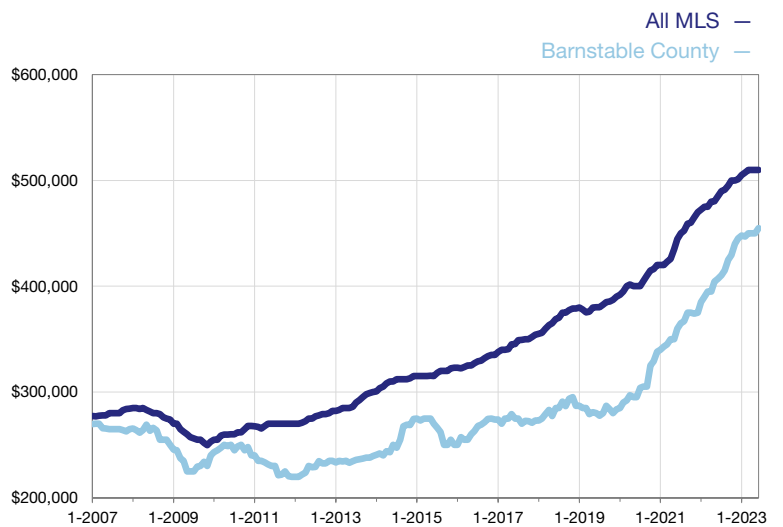
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

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## Berkshire County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	145	<b>118</b>	- 18.6%	644	<b>528</b>	- 18.0%
Closed Sales	135	<b>130</b>	- 3.7%	611	<b>463</b>	- 24.2%
Median Sales Price*	\$338,000	<b>\$320,000</b>	- 5.3%	\$317,000	<b>\$300,000</b>	- 5.4%
Inventory of Homes for Sale	347	<b>279</b>	- 19.6%	--	--	--
Months Supply of Inventory	2.8	<b>2.9</b>	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	78	<b>83</b>	+ 6.4%	100	<b>95</b>	- 5.0%
Percent of Original List Price Received*	101.0%	<b>99.4%</b>	- 1.6%	97.9%	<b>96.5%</b>	- 1.4%
New Listings	220	<b>173</b>	- 21.4%	825	<b>707</b>	- 14.3%

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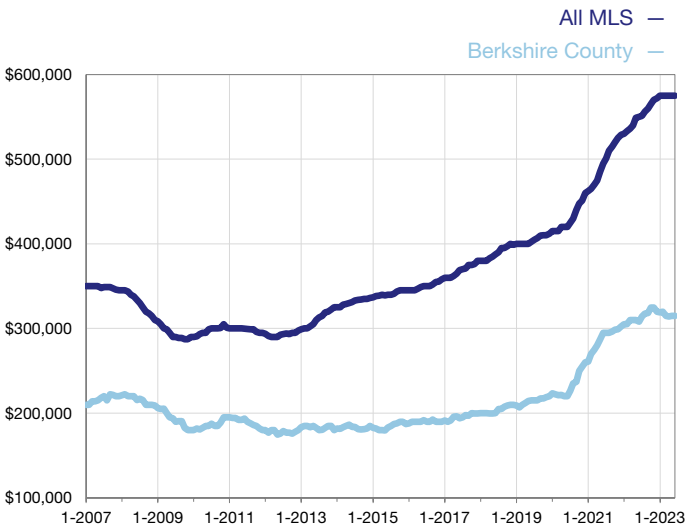
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	<b>11</b>	0.0%	74	<b>68</b>	- 8.1%
Closed Sales	17	<b>17</b>	0.0%	84	<b>68</b>	- 19.0%
Median Sales Price*	\$280,000	<b>\$350,000</b>	+ 25.0%	\$294,050	<b>\$380,000</b>	+ 29.2%
Inventory of Homes for Sale	28	<b>36</b>	+ 28.6%	--	--	--
Months Supply of Inventory	1.8	<b>3.2</b>	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	117	<b>79</b>	- 32.5%	104	<b>106</b>	+ 1.9%
Percent of Original List Price Received*	99.5%	<b>98.6%</b>	- 0.9%	97.4%	<b>98.5%</b>	+ 1.1%
New Listings	14	<b>17</b>	+ 21.4%	95	<b>83</b>	- 12.6%

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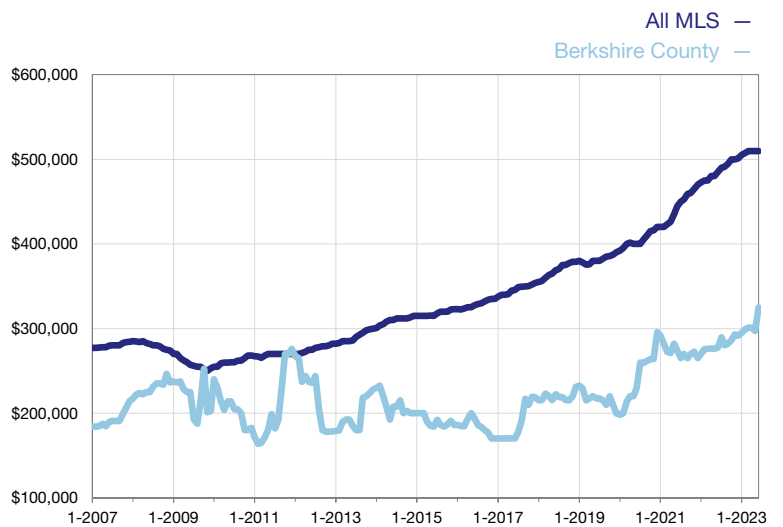
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Bristol County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	418	<b>386</b>	- 7.7%	1,926	<b>1,636</b>	- 15.1%
Closed Sales	410	<b>325</b>	- 20.7%	1,781	<b>1,433</b>	- 19.5%
Median Sales Price*	\$465,000	<b>\$490,000</b>	+ 5.4%	\$455,000	<b>\$460,000</b>	+ 1.1%
Inventory of Homes for Sale	654	<b>372</b>	- 43.1%	--	--	--
Months Supply of Inventory	1.8	<b>1.3</b>	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	25	<b>29</b>	+ 16.0%	32	<b>41</b>	+ 28.1%
Percent of Original List Price Received*	104.1%	<b>102.1%</b>	- 1.9%	102.6%	<b>99.6%</b>	- 2.9%
New Listings	554	<b>383</b>	- 30.9%	2,433	<b>1,852</b>	- 23.9%

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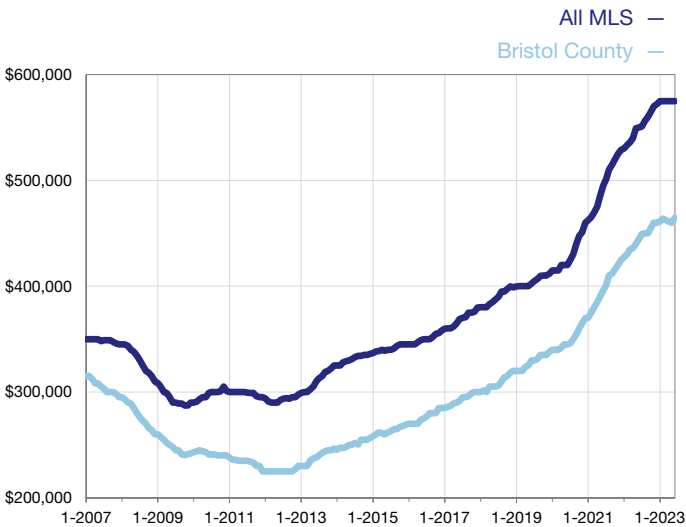
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	72	<b>89</b>	+ 23.6%	416	<b>351</b>	- 15.6%
Closed Sales	73	<b>76</b>	+ 4.1%	394	<b>296</b>	- 24.9%
Median Sales Price*	\$345,000	<b>\$340,000</b>	- 1.4%	\$309,750	<b>\$340,000</b>	+ 9.8%
Inventory of Homes for Sale	79	<b>44</b>	- 44.3%	--	--	--
Months Supply of Inventory	1.1	<b>0.8</b>	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	29	<b>21</b>	- 27.6%	26	<b>33</b>	+ 26.9%
Percent of Original List Price Received*	104.8%	<b>103.5%</b>	- 1.2%	103.9%	<b>100.8%</b>	- 3.0%
New Listings	84	<b>74</b>	- 11.9%	461	<b>356</b>	- 22.8%

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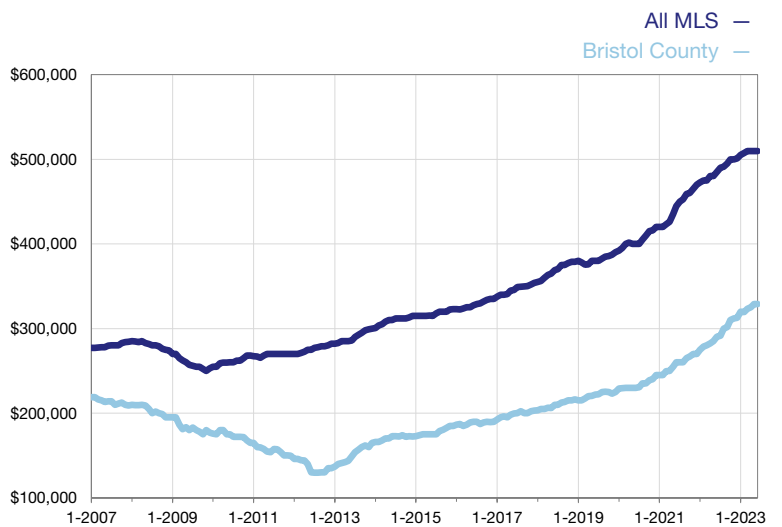
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Dukes County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	23	25	+ 8.7%
Closed Sales	4	4	0.0%	26	30	+ 15.4%
Median Sales Price*	\$2,612,500	<b>\$1,127,500</b>	- 56.8%	\$1,390,750	<b>\$1,249,500</b>	- 10.2%
Inventory of Homes for Sale	35	42	+ 20.0%	--	--	--
Months Supply of Inventory	7.1	8.7	+ 22.5%	--	--	--
Cumulative Days on Market Until Sale	53	67	+ 26.4%	81	91	+ 12.3%
Percent of Original List Price Received*	91.0%	93.2%	+ 2.4%	97.5%	92.6%	- 5.0%
New Listings	12	16	+ 33.3%	43	50	+ 16.3%

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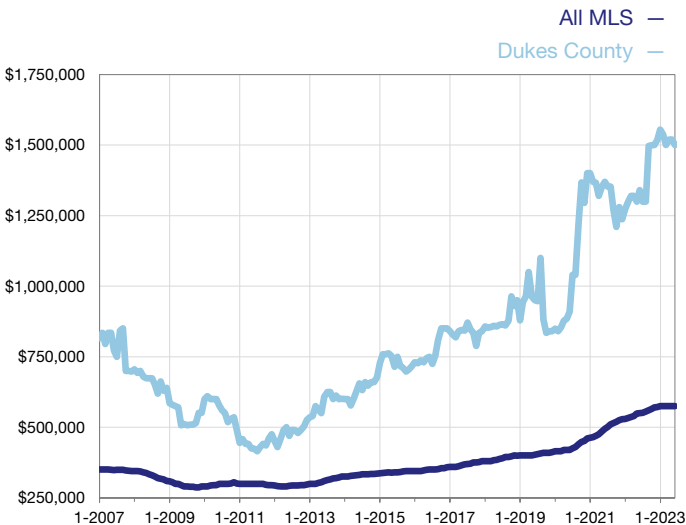
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$520,000	<b>\$1,075,000</b>	+ 106.7%	\$890,000	<b>\$1,075,000</b>	+ 20.8%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.8	7.0	+ 775.0%	--	--	--
Cumulative Days on Market Until Sale	23	19	- 17.4%	14	19	+ 35.7%
Percent of Original List Price Received*	104.4%	86.0%	- 17.6%	107.0%	86.0%	- 19.6%
New Listings	0	2	--	3	5	+ 66.7%

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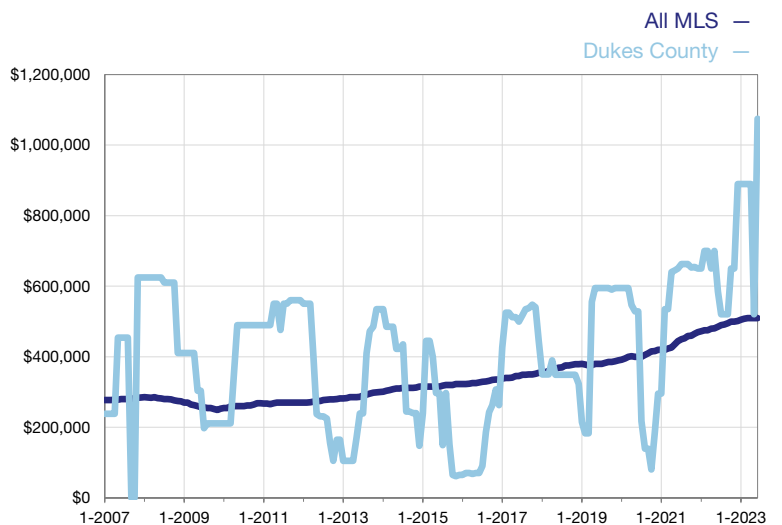
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	578	<b>527</b>	- 8.8%	2,522	<b>2,038</b>	- 19.2%
Closed Sales	625	<b>469</b>	- 25.0%	2,240	<b>1,688</b>	- 24.6%
Median Sales Price*	\$687,000	<b>\$705,000</b>	+ 2.6%	\$630,000	<b>\$650,000</b>	+ 3.2%
Inventory of Homes for Sale	738	<b>388</b>	- 47.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.1</b>	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	22	<b>26</b>	+ 18.2%	25	<b>34</b>	+ 36.0%
Percent of Original List Price Received*	107.9%	<b>104.3%</b>	- 3.3%	106.4%	<b>101.9%</b>	- 4.2%
New Listings	757	<b>486</b>	- 35.8%	3,161	<b>2,316</b>	- 26.7%

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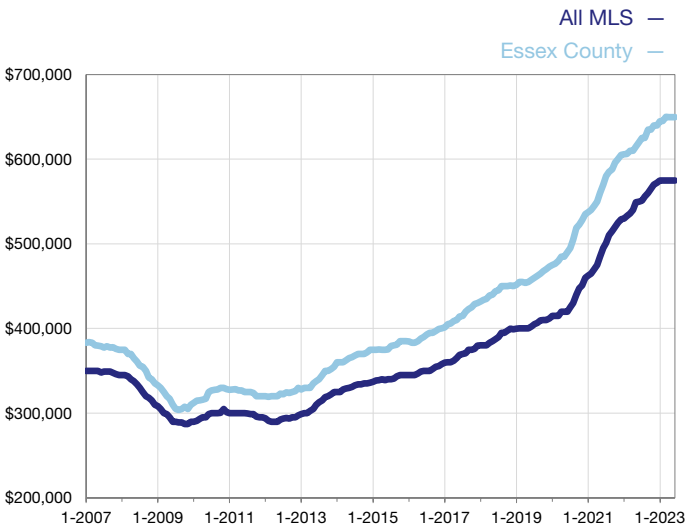
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	223	<b>222</b>	- 0.4%	1,221	<b>1,037</b>	- 15.1%
Closed Sales	263	<b>204</b>	- 22.4%	1,205	<b>932</b>	- 22.7%
Median Sales Price*	\$445,000	<b>\$432,500</b>	- 2.8%	\$420,000	<b>\$430,000</b>	+ 2.4%
Inventory of Homes for Sale	285	<b>152</b>	- 46.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	27	<b>25</b>	- 7.4%	30	<b>36</b>	+ 20.0%
Percent of Original List Price Received*	104.5%	<b>103.0%</b>	- 1.4%	104.2%	<b>101.5%</b>	- 2.6%
New Listings	283	<b>211</b>	- 25.4%	1,395	<b>1,105</b>	- 20.8%

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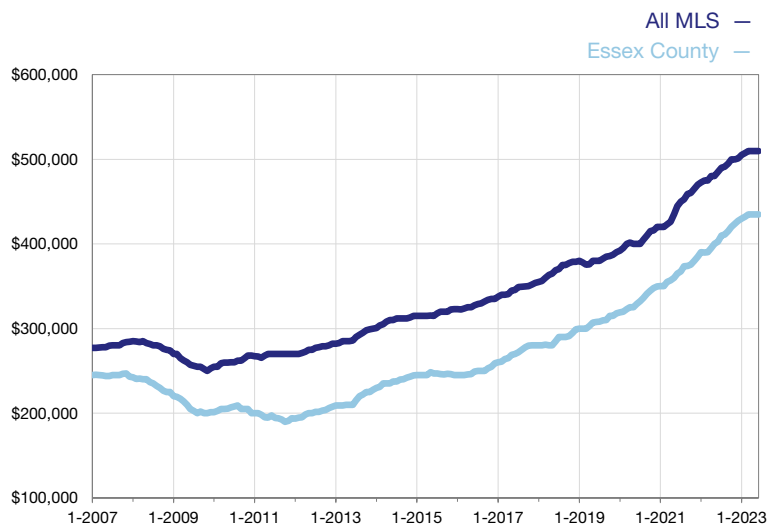
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Franklin County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	62	71	+ 14.5%	243	242	- 0.4%
Closed Sales	60	53	- 11.7%	237	206	- 13.1%
Median Sales Price*	\$370,000	\$315,000	- 14.9%	\$315,000	\$295,000	- 6.3%
Inventory of Homes for Sale	111	71	- 36.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	41	58	+ 41.5%
Percent of Original List Price Received*	104.7%	102.6%	- 2.0%	102.2%	98.9%	- 3.2%
New Listings	94	68	- 27.7%	323	261	- 19.2%

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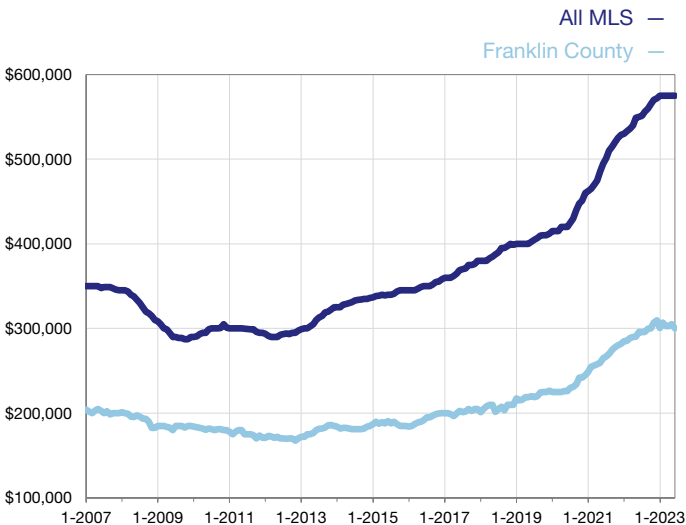
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	19	12	- 36.8%
Closed Sales	4	6	+ 50.0%	21	12	- 42.9%
Median Sales Price*	\$232,500	\$268,500	+ 15.5%	\$225,000	\$272,500	+ 21.1%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	61	14	- 77.0%	28	17	- 39.3%
Percent of Original List Price Received*	107.1%	104.1%	- 2.8%	105.0%	102.8%	- 2.1%
New Listings	4	0	- 100.0%	25	13	- 48.0%

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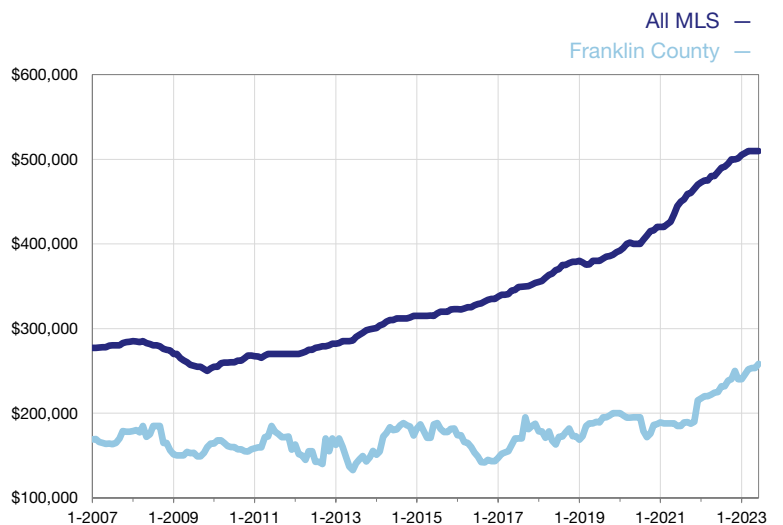
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	344	<b>340</b>	- 1.2%	1,823	<b>1,568</b>	- 14.0%
Closed Sales	428	<b>298</b>	- 30.4%	1,752	<b>1,361</b>	- 22.3%
Median Sales Price*	\$320,750	<b>\$315,000</b>	- 1.8%	\$287,900	<b>\$296,000</b>	+ 2.8%
Inventory of Homes for Sale	569	<b>314</b>	- 44.8%	--	--	--
Months Supply of Inventory	1.7	<b>1.1</b>	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	24	<b>30</b>	+ 25.0%	31	<b>41</b>	+ 32.3%
Percent of Original List Price Received*	104.6%	<b>103.2%</b>	- 1.3%	103.1%	<b>100.3%</b>	- 2.7%
New Listings	459	<b>342</b>	- 25.5%	2,206	<b>1,732</b>	- 21.5%

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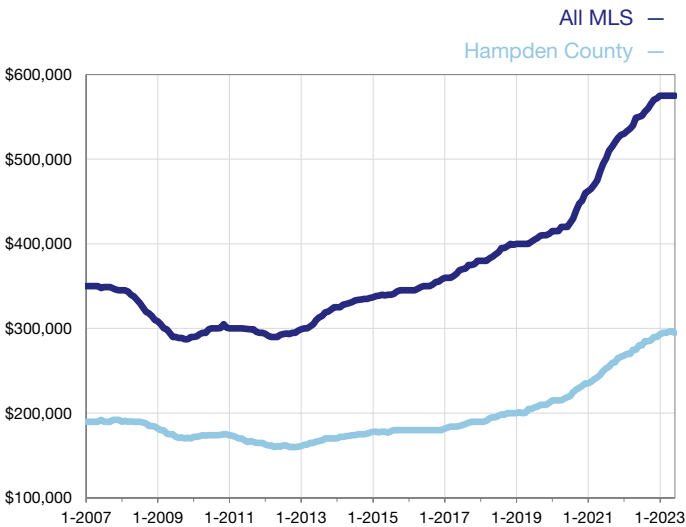
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	<b>49</b>	+ 16.7%	298	<b>231</b>	- 22.5%
Closed Sales	54	<b>43</b>	- 20.4%	309	<b>213</b>	- 31.1%
Median Sales Price*	\$220,000	<b>\$243,000</b>	+ 10.5%	\$195,000	<b>\$219,000</b>	+ 12.3%
Inventory of Homes for Sale	77	<b>29</b>	- 62.3%	--	--	--
Months Supply of Inventory	1.4	<b>0.7</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	<b>48</b>	+ 200.0%	24	<b>38</b>	+ 58.3%
Percent of Original List Price Received*	102.9%	<b>100.1%</b>	- 2.7%	102.4%	<b>100.6%</b>	- 1.8%
New Listings	66	<b>42</b>	- 36.4%	343	<b>233</b>	- 32.1%

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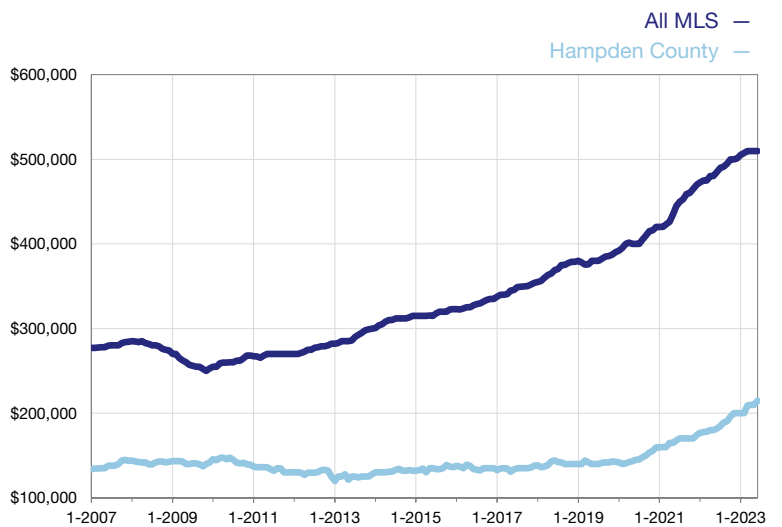
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

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## Hampshire County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	124	<b>139</b>	+ 12.1%	574	<b>496</b>	- 13.6%
Closed Sales	145	<b>116</b>	- 20.0%	535	<b>396</b>	- 26.0%
Median Sales Price*	\$438,875	<b>\$408,250</b>	- 7.0%	\$405,000	<b>\$392,000</b>	- 3.2%
Inventory of Homes for Sale	186	<b>120</b>	- 35.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	30	<b>31</b>	+ 3.3%	37	<b>44</b>	+ 18.9%
Percent of Original List Price Received*	107.6%	<b>103.9%</b>	- 3.4%	104.3%	<b>100.8%</b>	- 3.4%
New Listings	159	<b>125</b>	- 21.4%	699	<b>548</b>	- 21.6%

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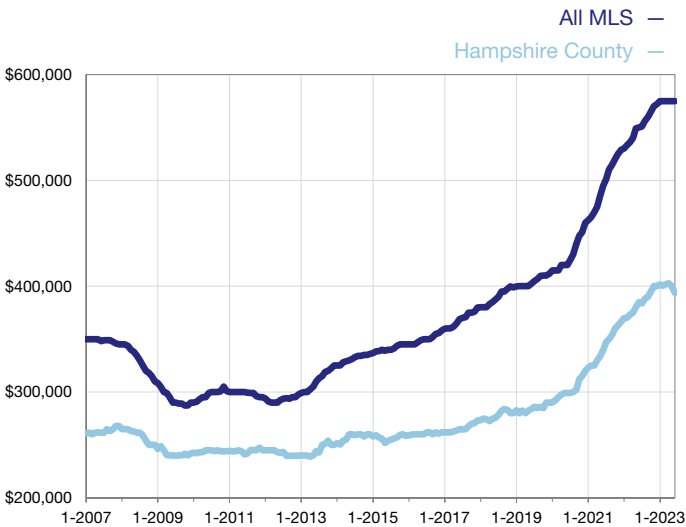
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	<b>33</b>	+ 106.3%	123	<b>129</b>	+ 4.9%
Closed Sales	34	<b>31</b>	- 8.8%	126	<b>109</b>	- 13.5%
Median Sales Price*	\$302,250	<b>\$350,000</b>	+ 15.8%	\$285,000	<b>\$305,000</b>	+ 7.0%
Inventory of Homes for Sale	66	<b>27</b>	- 59.1%	--	--	--
Months Supply of Inventory	2.6	<b>1.3</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>53</b>	+ 82.8%	37	<b>48</b>	+ 29.7%
Percent of Original List Price Received*	106.8%	<b>104.2%</b>	- 2.4%	105.8%	<b>103.2%</b>	- 2.5%
New Listings	44	<b>28</b>	- 36.4%	171	<b>128</b>	- 25.1%

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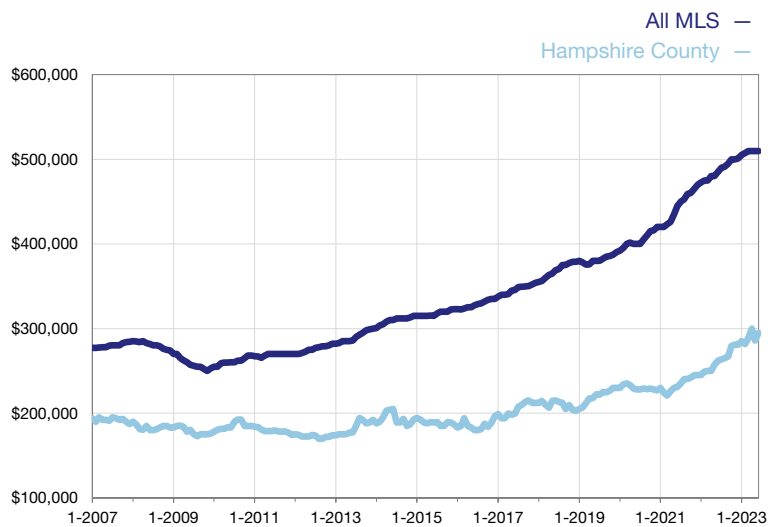
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Middlesex County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,129	<b>1,013</b>	- 10.3%	5,357	<b>4,220</b>	- 21.2%
Closed Sales	1,321	<b>986</b>	- 25.4%	4,633	<b>3,489</b>	- 24.7%
Median Sales Price*	\$825,000	<b>\$863,500</b>	+ 4.7%	\$772,500	<b>\$800,000</b>	+ 3.6%
Inventory of Homes for Sale	1,404	<b>787</b>	- 43.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	17	<b>24</b>	+ 41.2%	23	<b>34</b>	+ 47.8%
Percent of Original List Price Received*	108.1%	<b>105.1%</b>	- 2.8%	107.2%	<b>102.4%</b>	- 4.5%
New Listings	1,605	<b>954</b>	- 40.6%	6,624	<b>4,767</b>	- 28.0%

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

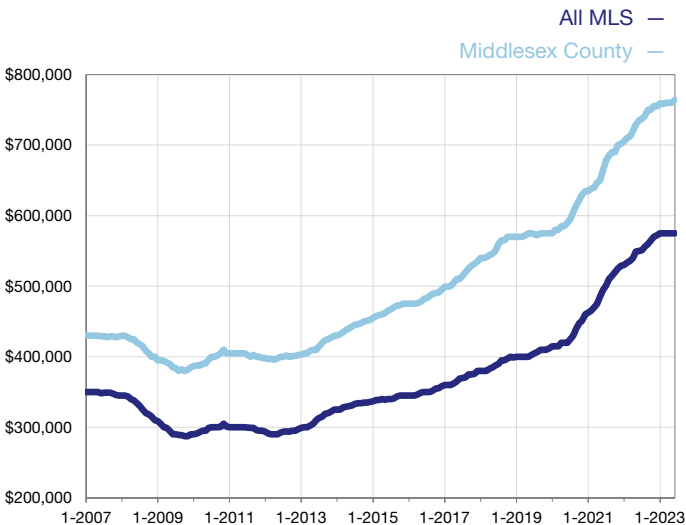
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	581	<b>569</b>	- 2.1%	2,996	<b>2,650</b>	- 11.5%
Closed Sales	690	<b>524</b>	- 24.1%	2,746	<b>2,194</b>	- 20.1%
Median Sales Price*	\$624,000	<b>\$682,500</b>	+ 9.4%	\$600,000	<b>\$630,000</b>	+ 5.0%
Inventory of Homes for Sale	848	<b>503</b>	- 40.7%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	25	<b>26</b>	+ 4.0%	31	<b>39</b>	+ 25.8%
Percent of Original List Price Received*	104.9%	<b>103.0%</b>	- 1.8%	104.1%	<b>101.2%</b>	- 2.8%
New Listings	810	<b>521</b>	- 35.7%	3,742	<b>3,059</b>	- 18.3%

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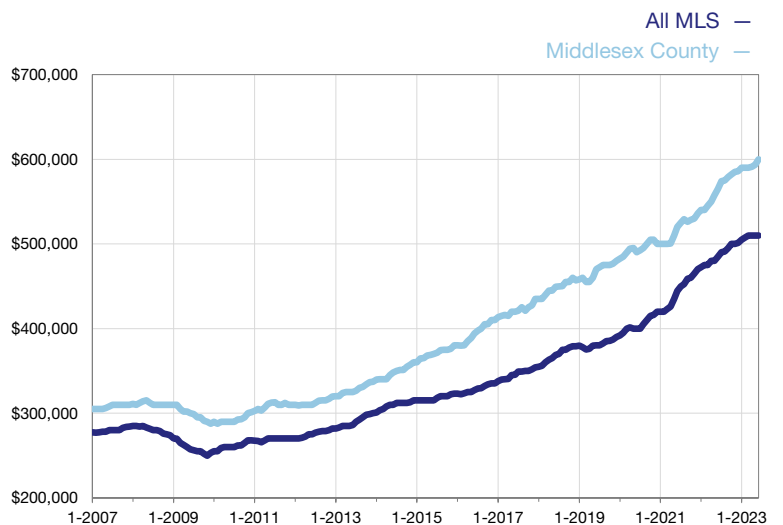
### Median Sales Price – Single-Family Properties

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®

## Nantucket County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	12	12	0.0%
Closed Sales	5	1	- 80.0%	10	6	- 40.0%
Median Sales Price*	\$3,500,000	<b>\$38,127,000</b>	+ 989.3%	\$3,182,500	<b>\$4,044,400</b>	+ 27.1%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	2.8	10.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	45	358	+ 695.6%	134	169	+ 26.1%
Percent of Original List Price Received*	96.1%	68.1%	- 29.1%	95.0%	89.1%	- 6.2%
New Listings	4	4	0.0%	24	25	+ 4.2%

\* 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	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
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	1	0	- 100.0%	1	0	- 100.0%

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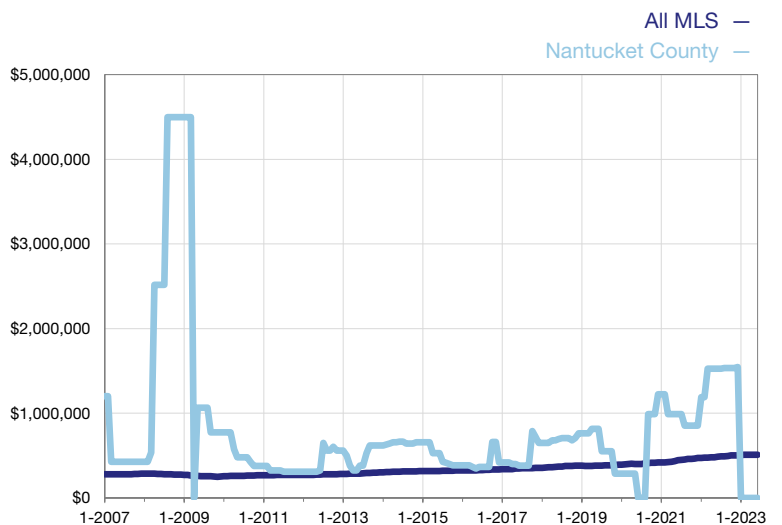
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	580	550	- 5.2%	2,736	2,280	- 16.7%
Closed Sales	708	529	- 25.3%	2,433	1,877	- 22.9%
Median Sales Price*	\$771,500	\$772,500	+ 0.1%	\$716,000	\$708,000	- 1.1%
Inventory of Homes for Sale	811	448	- 44.8%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	18	24	+ 33.3%	24	34	+ 41.7%
Percent of Original List Price Received*	107.0%	104.3%	- 2.5%	105.6%	101.4%	- 4.0%
New Listings	804	520	- 35.3%	3,448	2,588	- 24.9%

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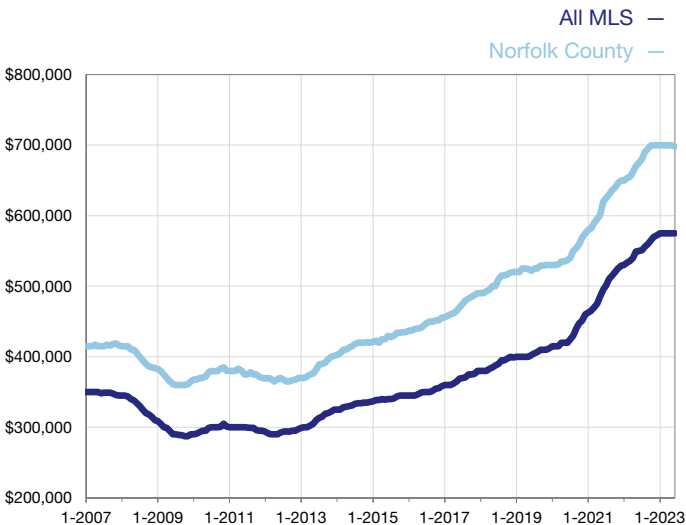
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	174	198	+ 13.8%	1,245	1,053	- 15.4%
Closed Sales	287	228	- 20.6%	1,193	934	- 21.7%
Median Sales Price*	\$550,000	\$553,750	+ 0.7%	\$529,000	\$560,000	+ 5.9%
Inventory of Homes for Sale	326	204	- 37.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 25.0%	36	39	+ 8.3%
Percent of Original List Price Received*	103.8%	101.2%	- 2.5%	102.7%	100.5%	- 2.1%
New Listings	240	205	- 14.6%	1,489	1,209	- 18.8%

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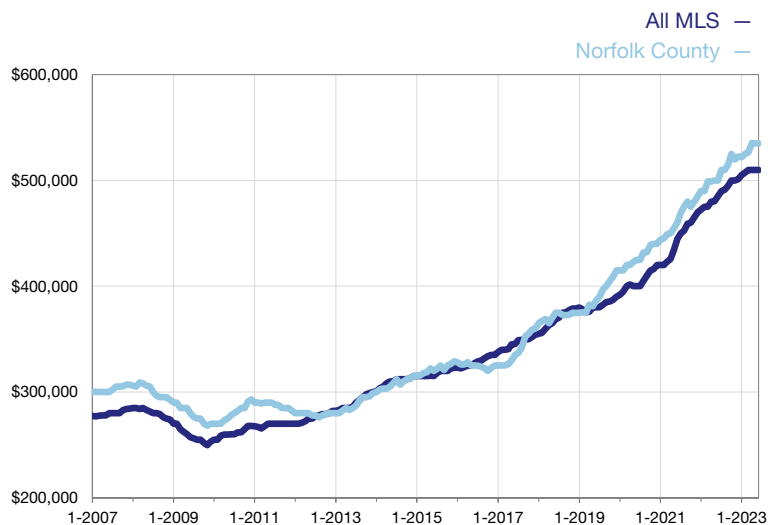
### Median Sales Price – Single-Family Properties

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®

## Plymouth County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	519	<b>477</b>	- 8.1%	2,440	<b>2,121</b>	- 13.1%
Closed Sales	554	<b>460</b>	- 17.0%	2,259	<b>1,843</b>	- 18.4%
Median Sales Price*	\$580,000	<b>\$648,000</b>	+ 11.7%	\$550,000	<b>\$570,000</b>	+ 3.6%
Inventory of Homes for Sale	835	<b>510</b>	- 38.9%	--	--	--
Months Supply of Inventory	1.9	<b>1.4</b>	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	22	<b>34</b>	+ 54.5%	30	<b>44</b>	+ 46.7%
Percent of Original List Price Received*	104.4%	<b>102.3%</b>	- 2.0%	103.4%	<b>99.4%</b>	- 3.9%
New Listings	750	<b>498</b>	- 33.6%	3,081	<b>2,378</b>	- 22.8%

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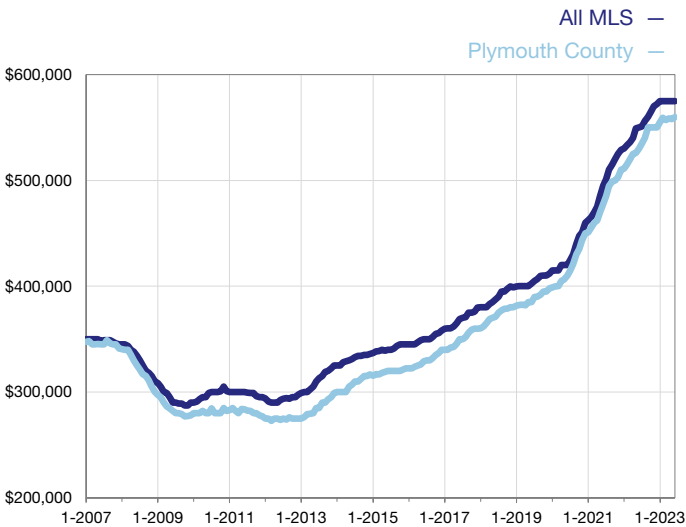
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	84	<b>105</b>	+ 25.0%	497	<b>503</b>	+ 1.2%
Closed Sales	82	<b>102</b>	+ 24.4%	526	<b>466</b>	- 11.4%
Median Sales Price*	\$451,500	<b>\$425,000</b>	- 5.9%	\$425,000	<b>\$419,950</b>	- 1.2%
Inventory of Homes for Sale	145	<b>117</b>	- 19.3%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	35	<b>47</b>	+ 34.3%	36	<b>45</b>	+ 25.0%
Percent of Original List Price Received*	103.5%	<b>101.2%</b>	- 2.2%	103.7%	<b>100.3%</b>	- 3.3%
New Listings	113	<b>102</b>	- 9.7%	578	<b>547</b>	- 5.4%

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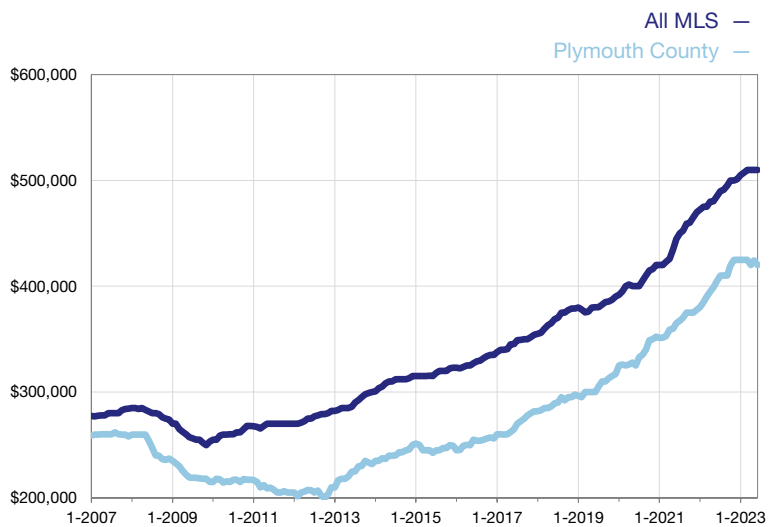
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	143	<b>149</b>	+ 4.2%	698	<b>571</b>	- 18.2%
Closed Sales	173	<b>115</b>	- 33.5%	633	<b>457</b>	- 27.8%
Median Sales Price*	\$745,000	<b>\$800,000</b>	+ 7.4%	\$740,000	<b>\$727,000</b>	- 1.8%
Inventory of Homes for Sale	252	<b>120</b>	- 52.4%	--	--	--
Months Supply of Inventory	2.1	<b>1.3</b>	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	24	<b>28</b>	+ 16.7%	32	<b>44</b>	+ 37.5%
Percent of Original List Price Received*	104.1%	<b>102.0%</b>	- 2.0%	103.1%	<b>98.9%</b>	- 4.1%
New Listings	187	<b>124</b>	- 33.7%	905	<b>660</b>	- 27.1%

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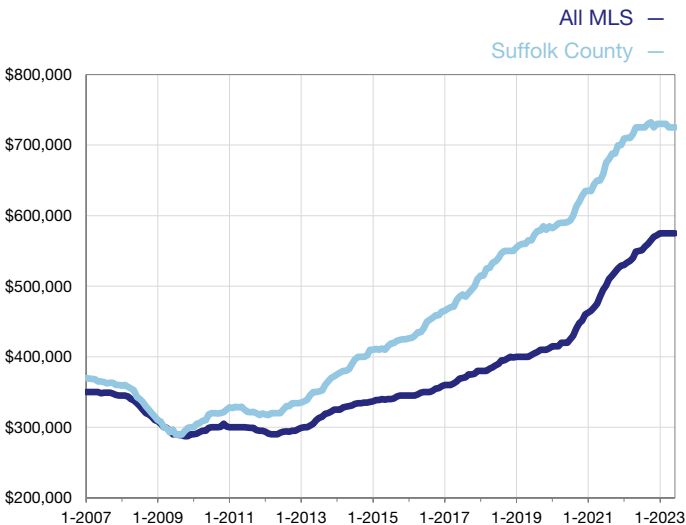
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	451	<b>495</b>	+ 9.8%	3,099	<b>2,239</b>	- 27.8%
Closed Sales	642	<b>455</b>	- 29.1%	2,767	<b>1,927</b>	- 30.4%
Median Sales Price*	\$721,500	<b>\$745,000</b>	+ 3.3%	\$700,000	<b>\$729,000</b>	+ 4.1%
Inventory of Homes for Sale	1,342	<b>976</b>	- 27.3%	--	--	--
Months Supply of Inventory	2.8	<b>3.0</b>	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	30	<b>38</b>	+ 26.7%	46	<b>49</b>	+ 6.5%
Percent of Original List Price Received*	101.1%	<b>99.5%</b>	- 1.6%	99.8%	<b>98.5%</b>	- 1.3%
New Listings	719	<b>528</b>	- 26.6%	4,394	<b>3,208</b>	- 27.0%

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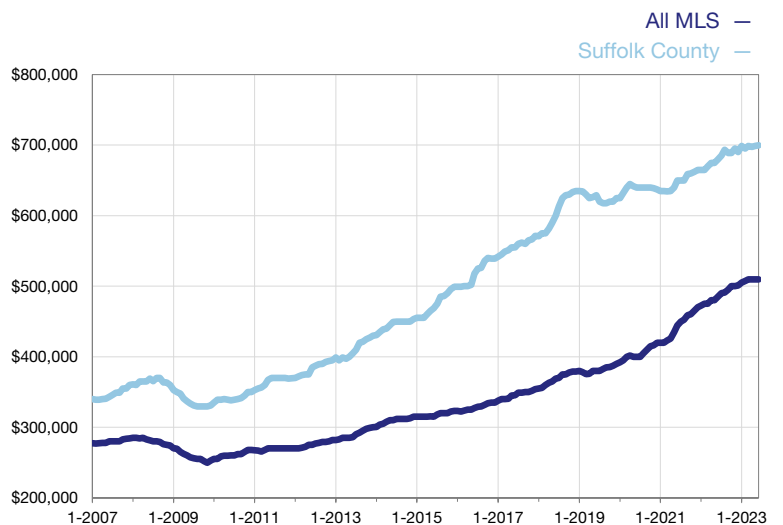
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	776	<b>757</b>	- 2.4%	3,602	<b>2,991</b>	- 17.0%
Closed Sales	835	<b>640</b>	- 23.4%	3,230	<b>2,476</b>	- 23.3%
Median Sales Price*	\$460,000	<b>\$496,750</b>	+ 8.0%	\$420,000	<b>\$439,000</b>	+ 4.5%
Inventory of Homes for Sale	1,093	<b>556</b>	- 49.1%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	19	<b>28</b>	+ 47.4%	28	<b>37</b>	+ 32.1%
Percent of Original List Price Received*	105.9%	<b>103.6%</b>	- 2.2%	104.4%	<b>101.1%</b>	- 3.2%
New Listings	1,041	<b>730</b>	- 29.9%	4,377	<b>3,298</b>	- 24.7%

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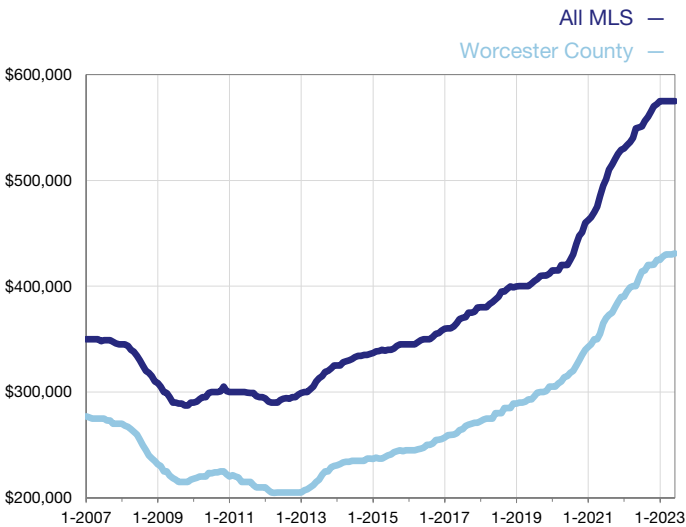
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	165	<b>177</b>	+ 7.3%	887	<b>796</b>	- 10.3%
Closed Sales	215	<b>167</b>	- 22.3%	810	<b>697</b>	- 14.0%
Median Sales Price*	\$377,035	<b>\$400,000</b>	+ 6.1%	\$330,000	<b>\$379,900</b>	+ 15.1%
Inventory of Homes for Sale	264	<b>133</b>	- 49.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	25	<b>34</b>	+ 36.0%	28	<b>40</b>	+ 42.9%
Percent of Original List Price Received*	104.6%	<b>102.6%</b>	- 1.9%	104.5%	<b>102.2%</b>	- 2.2%
New Listings	219	<b>149</b>	- 32.0%	1,064	<b>868</b>	- 18.4%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

