

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

- 20.6%

0.0%

- 36.2%

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	680	678	-0.3%	3,308	2,843	-14.1%
Closed Sales	771	595	-22.8%	3,151	2,417	-23.3%
Median Sales Price*	\$346,000	\$340,000	-1.7%	\$310,000	\$310,000	0.0%
Inventory of Homes for Sale	1,270	826	-35.0%	--	--	--
Months Supply of Inventory	2.0	1.6	-20.0%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	47	54	+ 14.9%
Percent of Original List Price Received*	104.5%	102.5%	-1.9%	102.1%	99.5%	-2.5%
New Listings	967	731	-24.4%	4,178	3,340	-20.1%

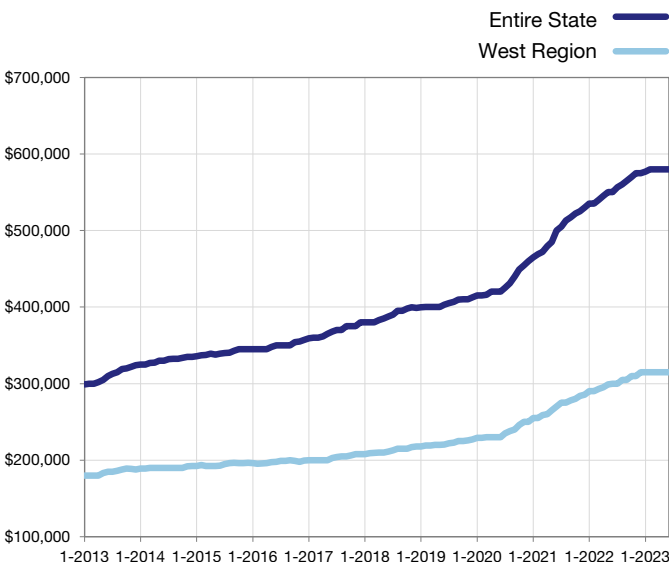
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	71	96	+ 35.2%	516	449	-13.0%
Closed Sales	108	100	-7.4%	540	412	-23.7%
Median Sales Price*	\$250,000	\$305,250	+ 22.1%	\$229,500	\$246,500	+ 7.4%
Inventory of Homes for Sale	184	104	-43.5%	--	--	--
Months Supply of Inventory	1.8	1.4	-22.2%	--	--	--
Cumulative Days on Market Until Sale	36	54	+ 50.0%	40	54	+ 35.0%
Percent of Original List Price Received*	103.8%	101.6%	-2.1%	102.5%	101.1%	-1.4%
New Listings	126	93	-26.2%	645	475	-26.4%

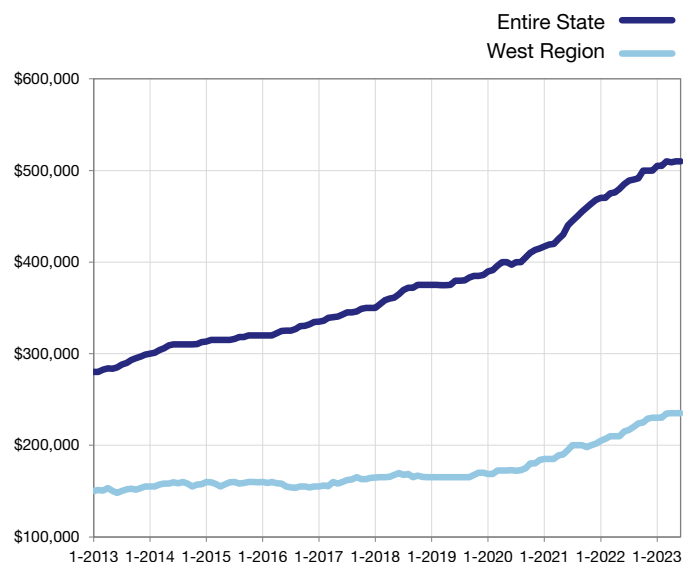
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Southeast Region

- 14.1%

+ 4.5%

- 44.1%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	522	489	-6.3%	2,441	2,126	-12.9%
Closed Sales	517	426	-17.6%	2,275	1,867	-17.9%
Median Sales Price*	\$465,000	\$500,000	+ 7.5%	\$455,000	\$465,000	+ 2.2%
Inventory of Homes for Sale	898	487	-45.8%	--	--	--
Months Supply of Inventory	1.9	1.3	-31.6%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	32	43	+ 34.4%
Percent of Original List Price Received*	103.9%	101.9%	-1.9%	102.6%	99.5%	-3.0%
New Listings	744	486	-34.7%	3,193	2,435	-23.7%

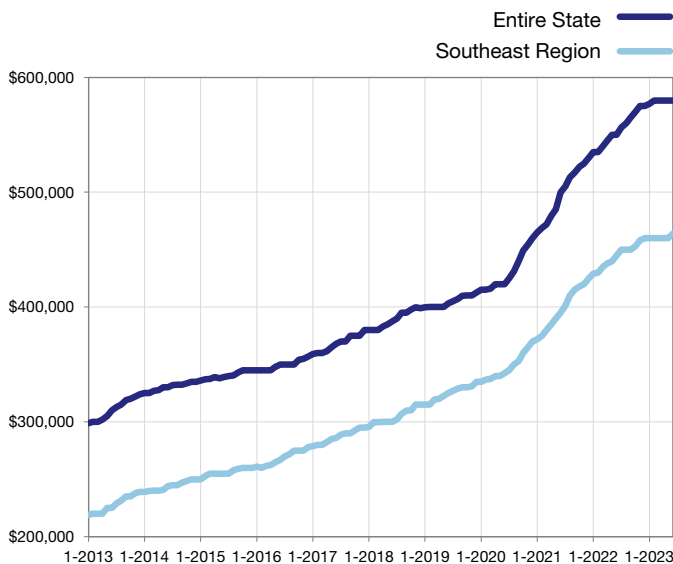
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	84	105	+ 25.0%	500	431	-13.8%
Closed Sales	86	89	+ 3.5%	484	361	-25.4%
Median Sales Price*	\$351,000	\$340,000	-3.1%	\$315,000	\$342,500	+ 8.7%
Inventory of Homes for Sale	129	84	-34.9%	--	--	--
Months Supply of Inventory	1.5	1.2	-20.0%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	30	40	+ 33.3%
Percent of Original List Price Received*	104.5%	103.1%	-1.3%	103.7%	100.6%	-3.0%
New Listings	108	94	-13.0%	578	458	-20.8%

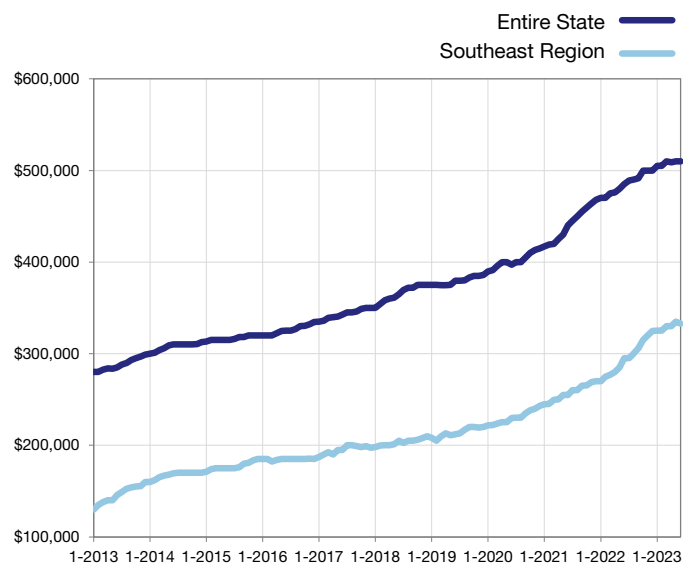
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 25.4%

+ 0.3%

- 50.4%

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	804	719	-10.6%	3,627	2,812	-22.5%
Closed Sales	883	645	-27.0%	3,254	2,356	-27.6%
Median Sales Price*	\$655,000	\$685,000	+ 4.6%	\$620,000	\$635,000	+ 2.4%
Inventory of Homes for Sale	1,064	523	-50.8%	--	--	--
Months Supply of Inventory	1.6	1.0	-37.5%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	24	33	+ 37.5%
Percent of Original List Price Received*	107.5%	104.7%	-2.6%	106.4%	102.1%	-4.0%
New Listings	1,108	683	-38.4%	4,617	3,224	-30.2%

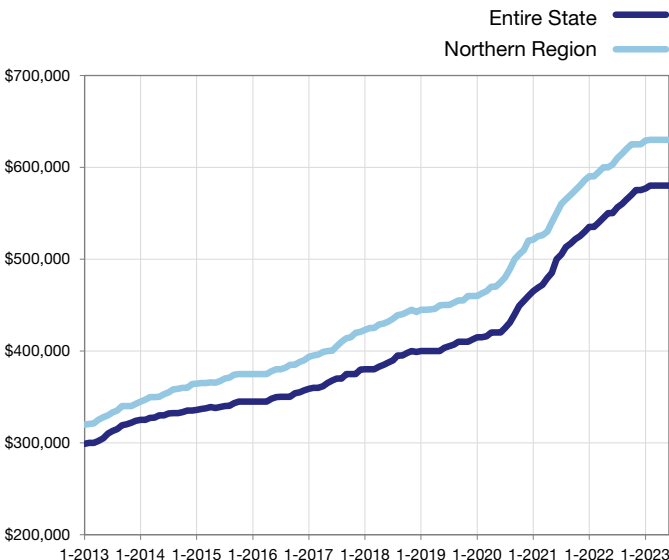
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	313	304	-2.9%	1,690	1,424	-15.7%
Closed Sales	369	274	-25.7%	1,659	1,261	-24.0%
Median Sales Price*	\$438,000	\$426,250	-2.7%	\$405,000	\$415,000	+ 2.5%
Inventory of Homes for Sale	405	206	-49.1%	--	--	--
Months Supply of Inventory	1.3	0.9	-30.8%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	28	33	+ 17.9%
Percent of Original List Price Received*	104.8%	103.5%	-1.2%	104.4%	101.8%	-2.5%
New Listings	406	285	-29.8%	1,984	1,529	-22.9%

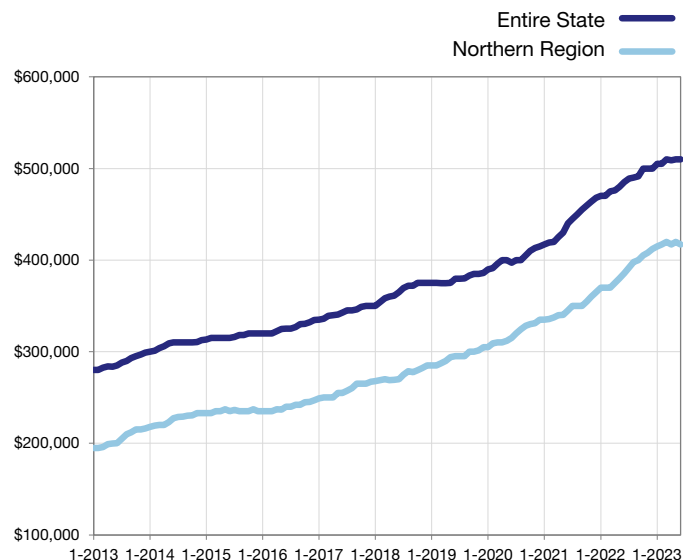
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Single-Family Properties



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Central Region

- 22.4%

+ 8.1%

- 50.3%

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	875	831	-5.0%	3,997	3,343	-16.4%
Closed Sales	940	714	-24.0%	3,599	2,793	-22.4%
Median Sales Price*	\$470,000	\$500,000	+ 6.4%	\$429,450	\$450,000	+ 4.8%
Inventory of Homes for Sale	1,288	643	-50.1%	--	--	--
Months Supply of Inventory	1.7	1.1	-35.3%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	28	37	+ 32.1%
Percent of Original List Price Received*	106.1%	103.5%	-2.5%	104.5%	101.0%	-3.3%
New Listings	1,227	824	-32.8%	5,024	3,759	-25.2%

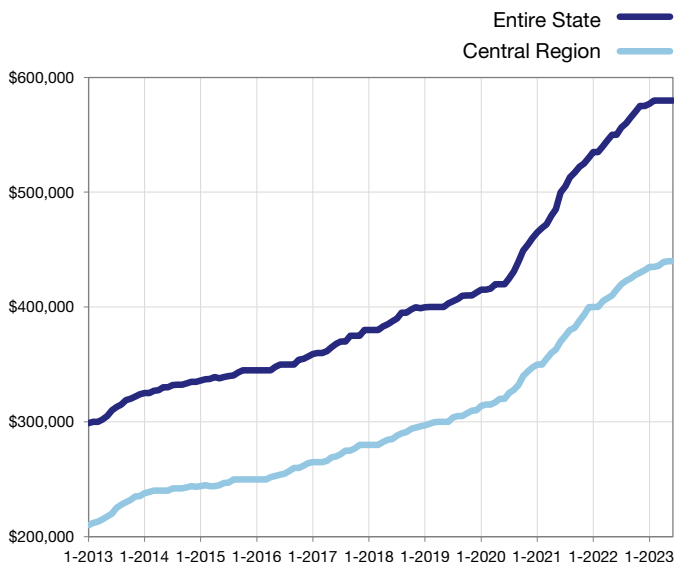
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	183	203	+ 10.9%	990	907	-8.4%
Closed Sales	237	196	-17.3%	906	776	-14.3%
Median Sales Price*	\$378,000	\$421,825	+ 11.6%	\$334,500	\$389,450	+ 16.4%
Inventory of Homes for Sale	310	153	-50.6%	--	--	--
Months Supply of Inventory	1.8	1.0	-44.4%	--	--	--
Cumulative Days on Market Until Sale	24	32	+ 33.3%	27	39	+ 44.4%
Percent of Original List Price Received*	104.6%	102.5%	-2.0%	104.5%	102.2%	-2.2%
New Listings	260	176	-32.3%	1,225	1,006	-17.9%

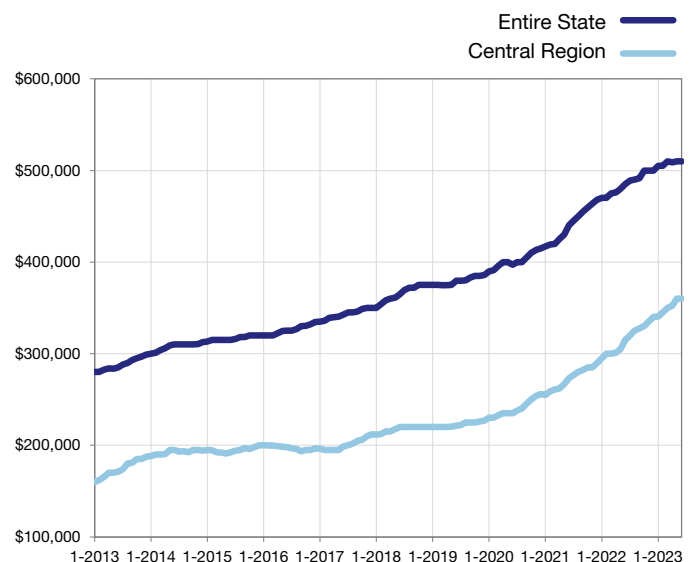
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