

**Massachusetts Association of REALTORS® Reports June Housing Statistics**  
*Rising prices and lack of inventory cool hope for a hot summer market*

**FOXBOROUGH, Mass. – July 17, 2023** – [The Massachusetts Association of REALTORS®](#) (MAR) has released its housing statistics for June 2023. Despite another year-over-year decline, Massachusetts saw improvement in closed sales for the fourth month in a row.

MAR data provided the following key indicators for June:

- The median sales price for single-family homes increased by 4% to \$650,000, while the condominium median price was flat when compared to last year.
- New listings decreased by 33.2% for single-family homes and 28.7% for condominiums, both compared to 2022.
- Compared to June 2022, closed sales decreased by 23.2% for single-family homes, and by 21.2% for condominiums.

Despite some positive growth in sales over the last few months, sales prices, compounded by other economic factors, continue to be a barrier for the Massachusetts housing market as it looks to return to pre-pandemic levels. As prices continue their steady rise both month-over-month and year-over-year, buyers might opt to wait for a more balanced market, leaving sellers to delay and reevaluate when and how much they list their homes for.

“Inventory continues to hamper any year-over-year growth, despite the monthly growth we have seen in sales,” said David McCarthy, 2023 president of MAR and REALTOR® at Keller Williams. “With many existing homeowners having favorable interest rates, there isn’t as much incentive to sell as there has been in prior years. New build projects in the state will hopefully provide some much-needed inventory.”

For a complete breakdown of statewide housing data, please visit <http://www.marealtor.com/market-data>

**June 2023 Data**

	June 2023 Closed Sales	June 2022 Closed Sales	June 2023 Median Price	% Change Closed Sales (year over year)
Single-Family	4,440	5,782	\$650,000	-23.2%
Condominium	1,942	2,463	\$550,000	-21.2%

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**About the Massachusetts Association of REALTORS®**

Organized in 1924, the [Massachusetts Association of REALTORS®](#) is a professional trade organization with more than 27,000+ members. The term REALTOR® is registered as the exclusive designation of members of the National Association of REALTORS® who subscribe to a strict code of ethics and enjoy continuing education programs.

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