

Multi-Family Housing Activity Report

June 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jun-2022	Jun-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		757	544	- 28.1%	3,703	2,460	- 33.6%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$607,000	\$650,000	+ 7.1%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,817	691	- 62.0%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.6	1.4	- 47.8%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		28	35	+ 24.3%	38	44	+ 15.9%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.7%	101.9%	- 0.8%	101.5%	99.2%	- 2.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,086	682	- 37.2%	5,230	3,461	- 33.8%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

