

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,115	936	- 16.1%	7,840	6,273	- 20.0%
Closed Sales	1,374	1,049	- 23.7%	7,192	5,525	- 23.2%
Median Sales Price*	\$845,000	\$915,000	+ 8.3%	\$830,000	\$850,000	+ 2.4%
Inventory of Homes for Sale	1,870	1,044	- 44.2%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	23	33	+ 43.5%
Percent of Original List Price Received*	105.1%	103.5%	- 1.5%	106.2%	102.2%	- 3.8%
New Listings	1,254	907	- 27.7%	9,690	7,191	- 25.8%

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

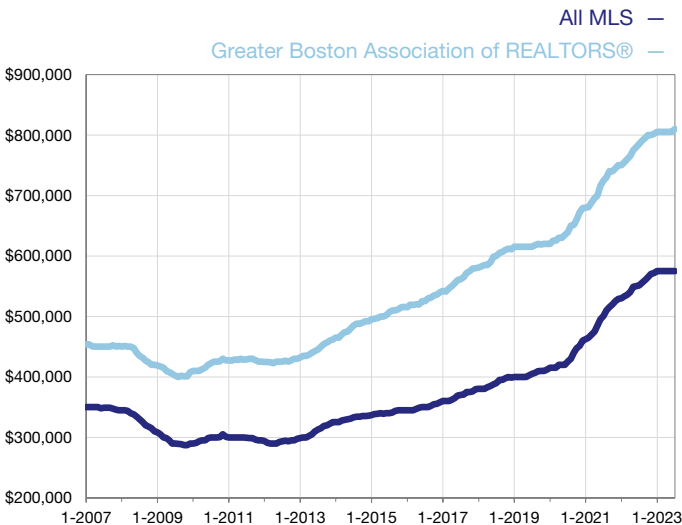
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	790	797	+ 0.9%	7,217	5,801	- 19.6%
Closed Sales	1,104	916	- 17.0%	6,917	5,354	- 22.6%
Median Sales Price*	\$685,000	\$732,500	+ 6.9%	\$680,000	\$710,000	+ 4.4%
Inventory of Homes for Sale	2,341	1,516	- 35.2%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	38	43	+ 13.2%
Percent of Original List Price Received*	101.5%	100.4%	- 1.1%	101.8%	99.9%	- 1.9%
New Listings	1,087	890	- 18.1%	9,729	7,529	- 22.6%

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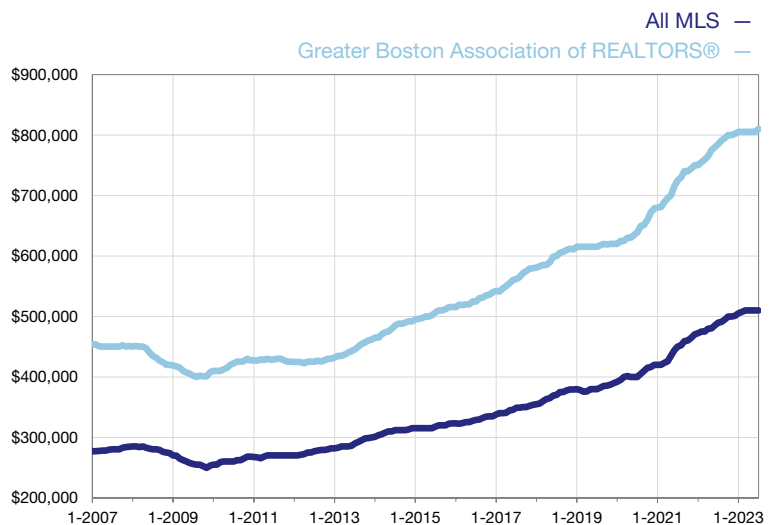
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 21.9%

+ 1.6%

- 43.4%

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

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	415	452	+ 8.9%	2,831	2,441	- 13.8%
Closed Sales	499	381	- 23.6%	2,676	2,185	- 18.3%
Median Sales Price*	\$640,000	\$670,000	+ 4.7%	\$625,000	\$630,000	+ 0.8%
Inventory of Homes for Sale	849	459	- 45.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 32.2%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.2%	27	38	+ 42.5%
Percent of Original List Price Received*	104.0%	102.2%	- 1.7%	104.2%	100.2%	- 3.8%
New Listings	570	418	- 26.7%	3,681	2,790	- 24.2%

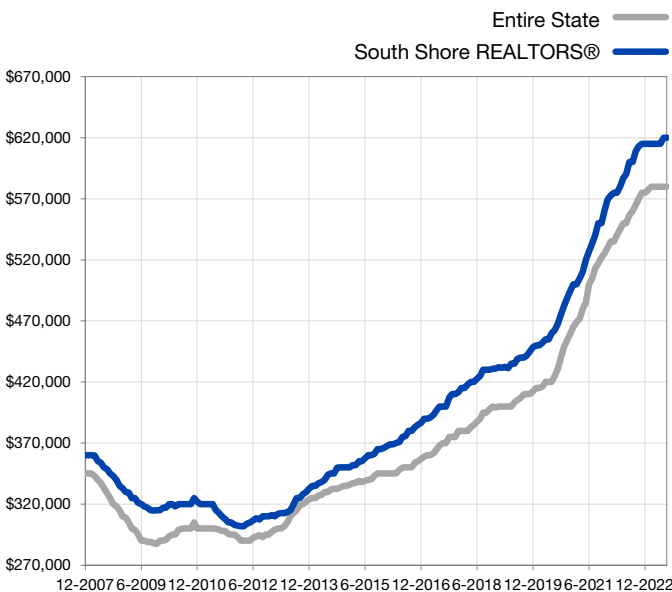
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	118	152	+ 28.8%	871	875	+ 0.5%
Closed Sales	135	114	- 15.6%	906	773	- 14.7%
Median Sales Price*	\$452,000	\$505,000	+ 11.7%	\$430,000	\$443,629	+ 3.2%
Inventory of Homes for Sale	189	129	- 31.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	26	26	+ 0.9%	33	33	+ 0.6%
Percent of Original List Price Received*	102.5%	101.3%	- 1.1%	102.8%	100.7%	- 2.1%
New Listings	156	156	0.0%	1,033	979	- 5.2%

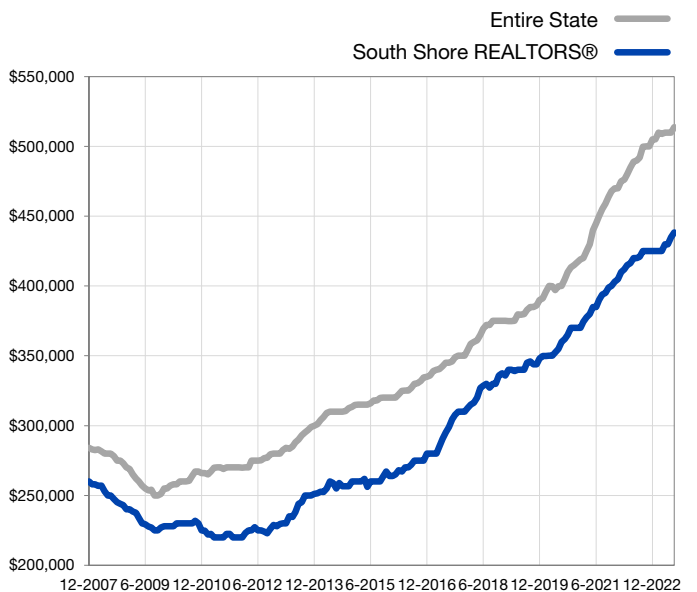
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 30.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.5%

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

- 51.1%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	385	354	- 8.1%	2,414	2,022	- 16.2%
Closed Sales	435	285	- 34.5%	2,288	1,824	- 20.3%
Median Sales Price*	\$485,000	\$520,000	+ 7.2%	\$470,000	\$480,000	+ 2.1%
Inventory of Homes for Sale	749	368	- 50.9%	--	--	--
Months Supply of Inventory	2.0	1.2	- 37.8%	--	--	--
Cumulative Days on Market Until Sale	24	37	+ 54.7%	30	41	+ 37.5%
Percent of Original List Price Received*	102.3%	101.9%	- 0.4%	103.1%	100.0%	- 3.0%
New Listings	474	335	- 29.3%	3,114	2,300	- 26.1%

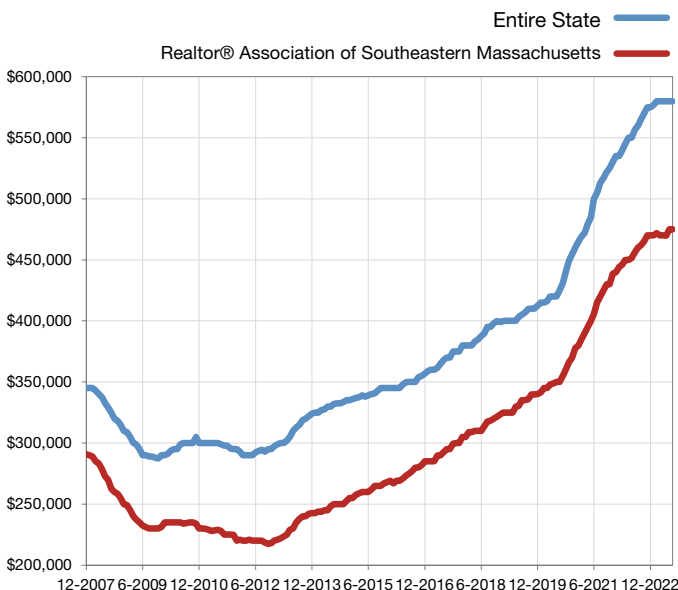
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	73	83	+ 13.7%	517	444	- 14.1%
Closed Sales	72	69	- 4.2%	490	388	- 20.8%
Median Sales Price*	\$307,500	\$382,500	+ 24.4%	\$324,950	\$365,000	+ 12.3%
Inventory of Homes for Sale	140	67	- 52.1%	--	--	--
Months Supply of Inventory	1.9	1.1	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 64.7%	26	38	+ 49.9%
Percent of Original List Price Received*	104.8%	102.3%	- 2.4%	104.5%	101.2%	- 3.2%
New Listings	112	76	- 32.1%	628	475	- 24.4%

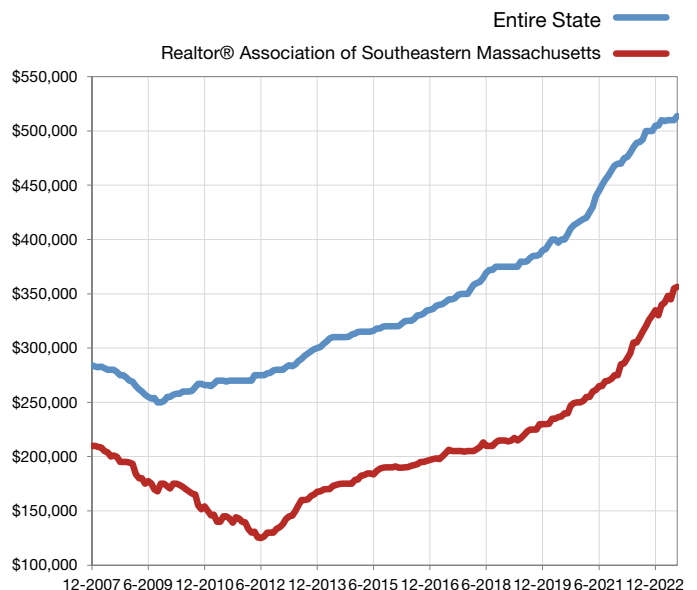
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 10.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.0%

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

- 47.4%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	499	511	+ 2.4%	3,131	2,692	- 14.0%
Closed Sales	505	446	- 11.7%	3,019	2,383	- 21.1%
Median Sales Price*	\$325,000	\$350,500	+ 7.8%	\$310,000	\$318,950	+ 2.9%
Inventory of Homes for Sale	999	553	- 44.6%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.9%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 10.0%	32	41	+ 25.7%
Percent of Original List Price Received*	103.9%	103.1%	- 0.8%	103.3%	100.8%	- 2.4%
New Listings	671	501	- 25.3%	3,944	3,065	- 22.3%

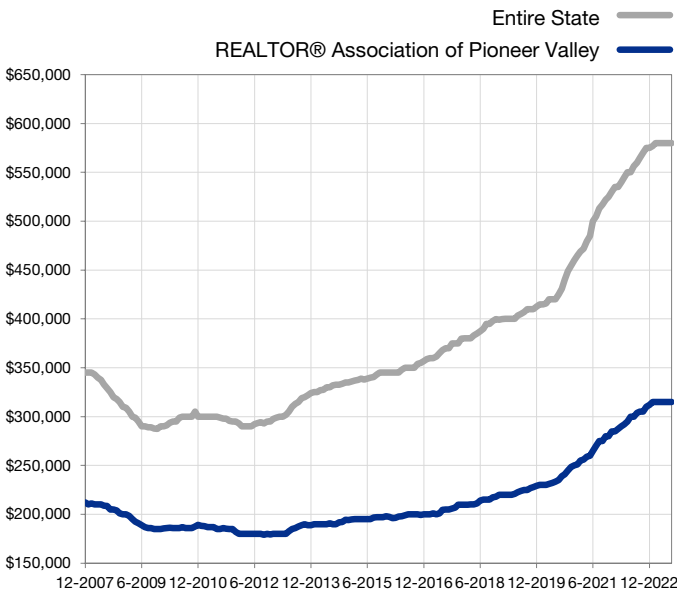
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	91	75	- 17.6%	529	432	- 18.3%
Closed Sales	63	60	- 4.8%	516	397	- 23.1%
Median Sales Price*	\$225,000	\$242,500	+ 7.8%	\$220,000	\$235,000	+ 6.8%
Inventory of Homes for Sale	146	49	- 66.4%	--	--	--
Months Supply of Inventory	1.7	0.8	- 55.2%	--	--	--
Cumulative Days on Market Until Sale	35	43	+ 22.4%	29	41	+ 44.1%
Percent of Original List Price Received*	105.2%	102.4%	- 2.7%	103.7%	101.7%	- 1.9%
New Listings	89	56	- 37.1%	632	432	- 31.6%

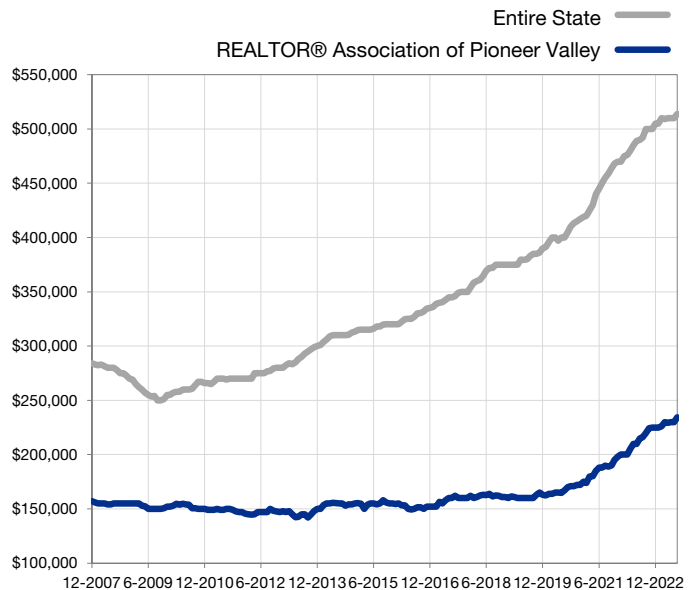
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 23.4%

+ 5.1%

- 49.4%

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

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	298	270	- 9.4%	1,891	1,547	- 18.2%
Closed Sales	314	248	- 21.0%	1,776	1,376	- 22.5%
Median Sales Price*	\$660,000	\$694,950	+ 5.3%	\$625,000	\$640,000	+ 2.4%
Inventory of Homes for Sale	549	282	- 48.6%	--	--	--
Months Supply of Inventory	1.8	1.2	- 35.6%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 44.0%	23	33	+ 41.8%
Percent of Original List Price Received*	103.9%	103.6%	- 0.3%	105.8%	101.9%	- 3.7%
New Listings	385	255	- 33.8%	2,452	1,795	- 26.8%

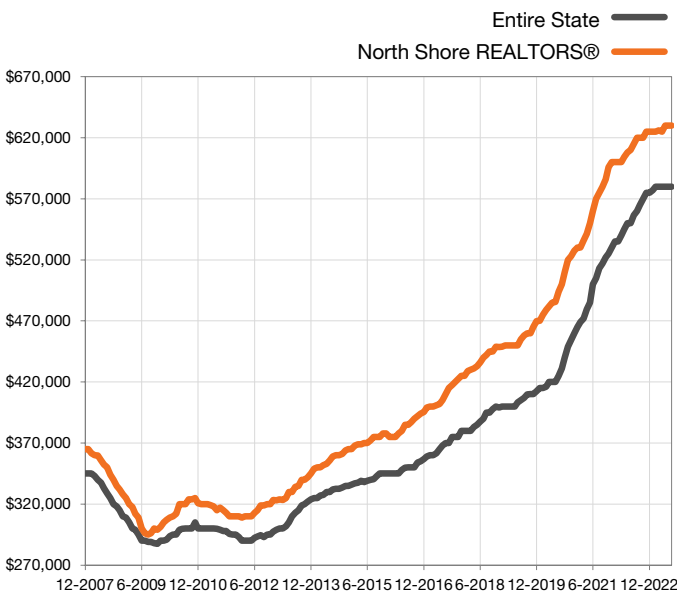
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	124	152	+ 22.6%	956	771	- 19.4%
Closed Sales	144	103	- 28.5%	938	688	- 26.7%
Median Sales Price*	\$430,500	\$487,000	+ 13.1%	\$420,000	\$440,450	+ 4.9%
Inventory of Homes for Sale	221	108	- 51.1%	--	--	--
Months Supply of Inventory	1.5	1.0	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 2.7%	30	31	+ 3.9%
Percent of Original List Price Received*	103.8%	103.2%	- 0.6%	104.0%	101.6%	- 2.3%
New Listings	158	139	- 12.0%	1,124	844	- 24.9%

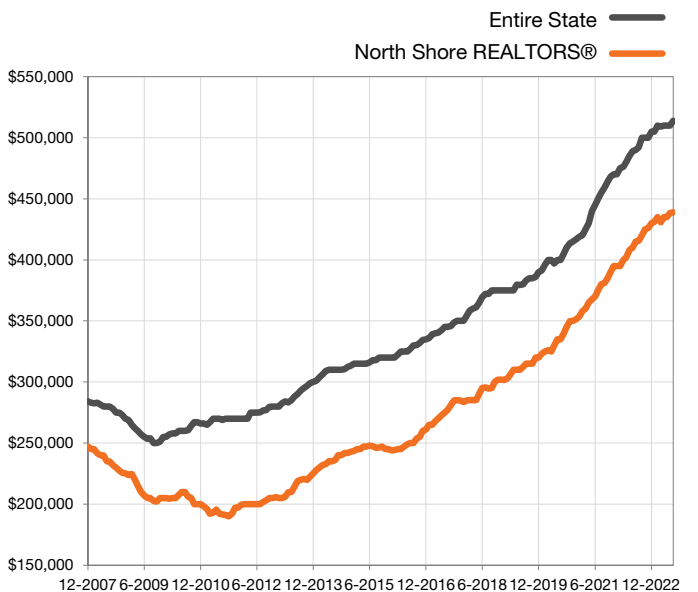
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 23.1%

+ 7.0%

- 53.7%

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

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	285	238	- 16.5%	2,019	1,419	- 29.7%
Closed Sales	340	241	- 29.1%	1,900	1,287	- 32.3%
Median Sales Price*	\$627,500	\$675,000	+ 7.6%	\$620,000	\$634,000	+ 2.3%
Inventory of Homes for Sale	467	217	- 53.5%	--	--	--
Months Supply of Inventory	1.5	1.0	- 35.8%	--	--	--
Cumulative Days on Market Until Sale	19	23	+ 18.4%	22	29	+ 35.9%
Percent of Original List Price Received*	105.1%	105.2%	+ 0.1%	106.4%	103.1%	- 3.1%
New Listings	343	257	- 25.1%	2,481	1,610	- 35.1%

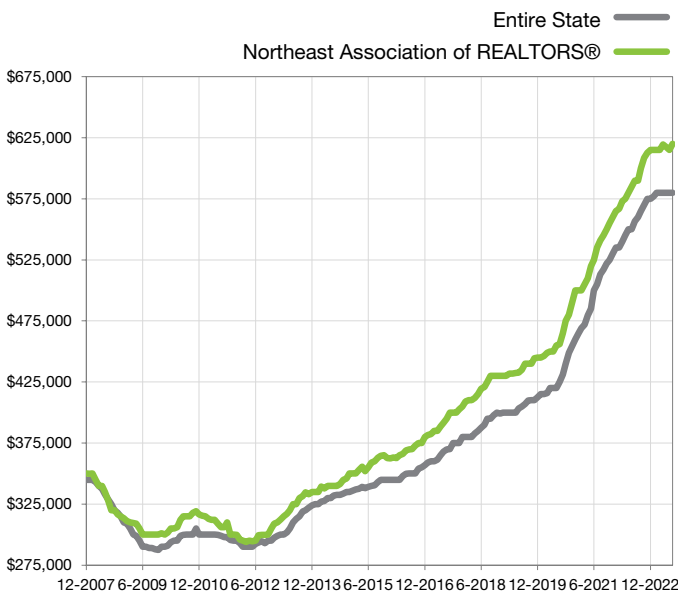
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	134	95	- 29.1%	812	675	- 16.9%
Closed Sales	98	96	- 2.0%	774	615	- 20.5%
Median Sales Price*	\$409,500	\$393,500	- 3.9%	\$371,000	\$380,000	+ 2.4%
Inventory of Homes for Sale	140	64	- 54.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 40.4%	--	--	--
Cumulative Days on Market Until Sale	18	20	+ 7.6%	23	27	+ 16.2%
Percent of Original List Price Received*	104.8%	104.1%	- 0.6%	105.1%	102.7%	- 2.3%
New Listings	137	92	- 32.8%	932	701	- 24.8%

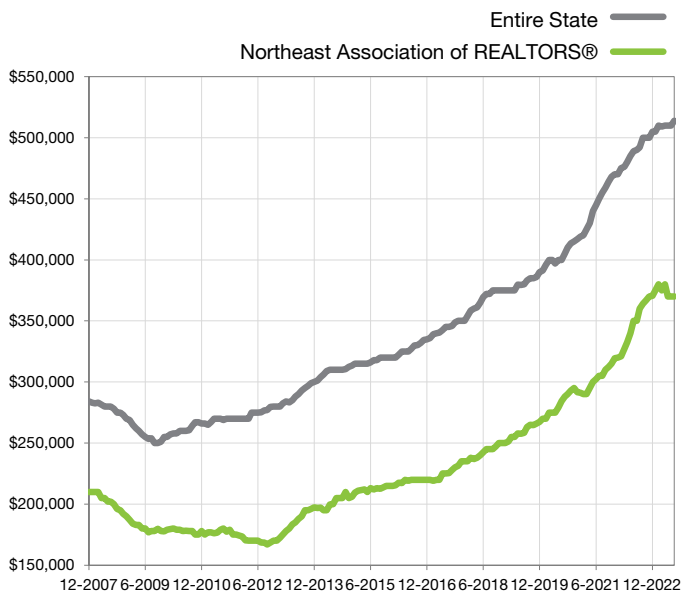
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 23.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

- 49.0%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	237	223	- 5.9%	1,430	1,250	- 12.6%
Closed Sales	260	195	- 25.0%	1,347	1,119	- 16.9%
Median Sales Price*	\$442,500	\$451,150	+ 2.0%	\$405,000	\$425,000	+ 4.9%
Inventory of Homes for Sale	461	237	- 48.6%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.8%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 5.0%	28	39	+ 37.7%
Percent of Original List Price Received*	103.4%	102.4%	- 1.0%	103.9%	100.8%	- 3.0%
New Listings	302	212	- 29.8%	1,838	1,432	- 22.1%

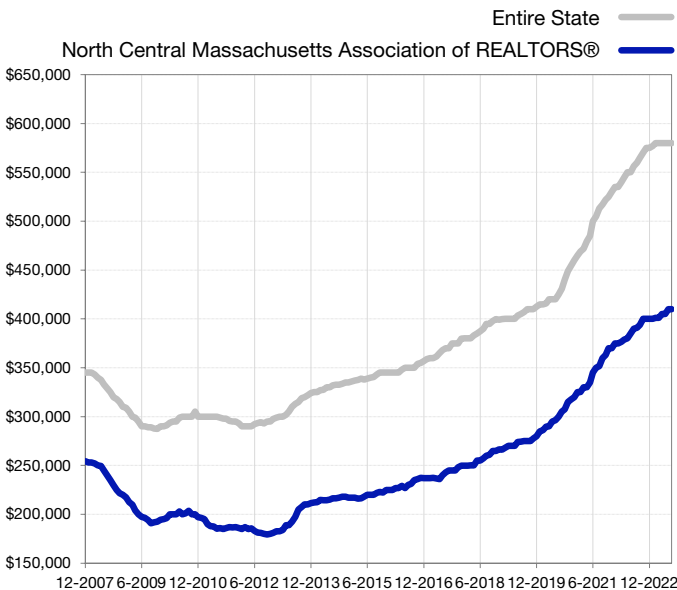
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	38	- 5.0%	232	222	- 4.3%
Closed Sales	32	29	- 9.4%	221	196	- 11.3%
Median Sales Price*	\$272,500	\$325,000	+ 19.3%	\$275,500	\$320,000	+ 16.2%
Inventory of Homes for Sale	57	27	- 52.6%	--	--	--
Months Supply of Inventory	1.6	0.9	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 70.3%	20	40	+ 99.1%
Percent of Original List Price Received*	105.2%	100.2%	- 4.7%	104.3%	102.2%	- 2.1%
New Listings	46	25	- 45.7%	282	239	- 15.2%

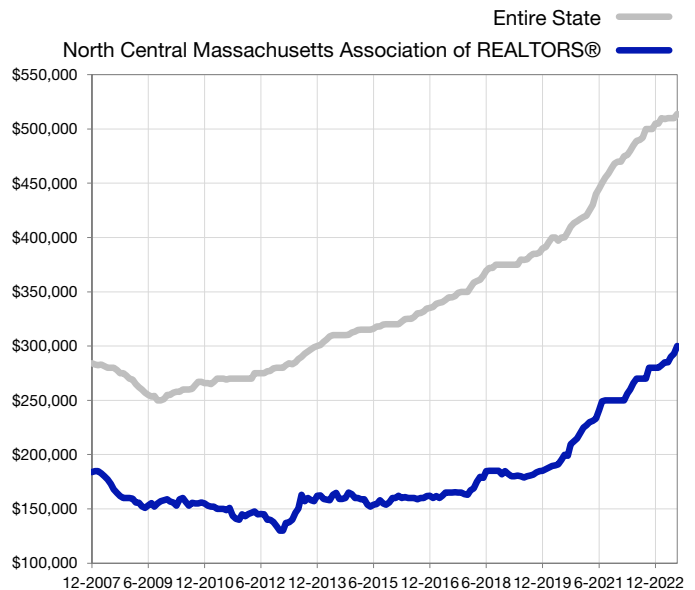
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 18.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.7%

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

- 32.9%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	55	50	- 9.1%	354	297	- 16.1%
Closed Sales	74	54	- 27.0%	306	251	- 18.0%
Median Sales Price*	\$794,500	\$805,000	+ 1.3%	\$717,450	\$765,000	+ 6.6%
Inventory of Homes for Sale	95	74	- 22.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 19.6%	28	31	+ 9.3%
Percent of Original List Price Received*	103.7%	102.2%	- 1.5%	105.2%	102.1%	- 2.9%
New Listings	61	62	+ 1.6%	473	392	- 17.1%

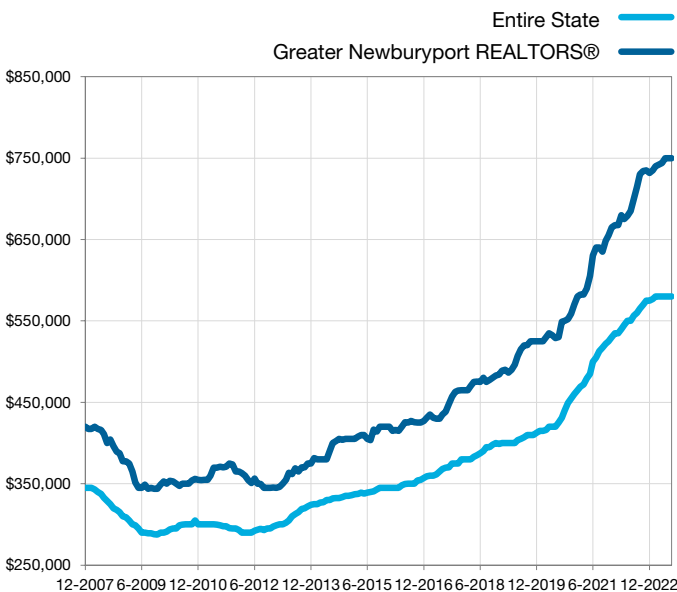
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	27	+ 17.4%	203	205	+ 1.0%
Closed Sales	27	28	+ 3.7%	216	188	- 13.0%
Median Sales Price*	\$605,000	\$597,500	- 1.2%	\$500,000	\$555,000	+ 11.0%
Inventory of Homes for Sale	69	36	- 47.8%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.2%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.4%	32	52	+ 62.4%
Percent of Original List Price Received*	102.7%	101.3%	- 1.3%	103.4%	101.7%	- 1.7%
New Listings	38	37	- 2.6%	261	253	- 3.1%

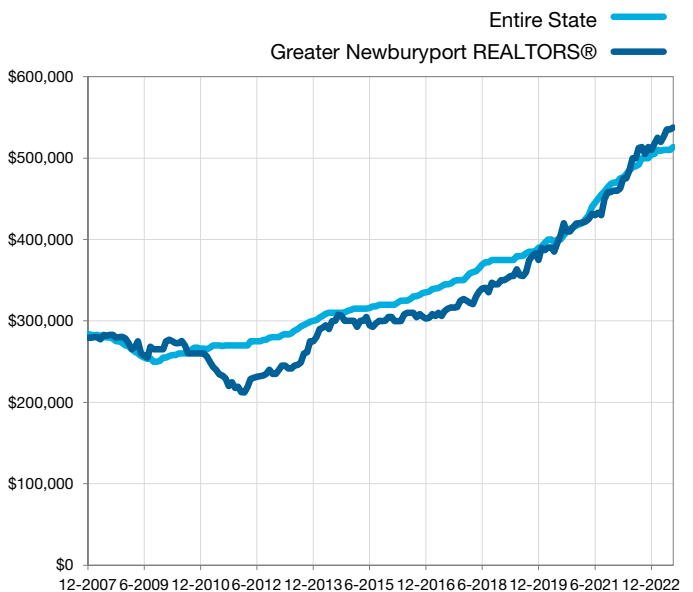
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 11.7%

+ 10.7%

- 38.0%

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

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	64	84	+ 31.3%	476	443	- 6.9%
Closed Sales	70	64	- 8.6%	492	402	- 18.3%
Median Sales Price*	\$437,500	\$472,500	+ 8.0%	\$425,000	\$432,250	+ 1.7%
Inventory of Homes for Sale	192	113	- 41.1%	--	--	--
Months Supply of Inventory	2.3	1.8	- 22.3%	--	--	--
Cumulative Days on Market Until Sale	38	32	- 15.5%	37	42	+ 14.1%
Percent of Original List Price Received*	99.0%	101.4%	+ 2.5%	100.0%	99.3%	- 0.7%
New Listings	93	75	- 19.4%	646	538	- 16.7%

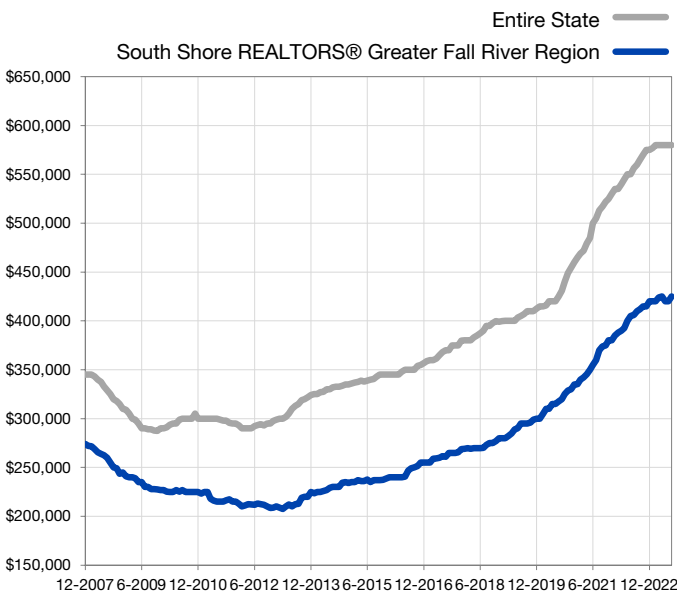
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	61	58	- 4.9%
Closed Sales	7	4	- 42.9%	73	49	- 32.9%
Median Sales Price*	\$219,900	\$337,500	+ 53.5%	\$219,900	\$270,000	+ 22.8%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 26.5%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	49	45	- 8.2%
Percent of Original List Price Received*	96.9%	102.9%	+ 6.2%	98.7%	98.4%	- 0.3%
New Listings	11	12	+ 9.1%	73	72	- 1.4%

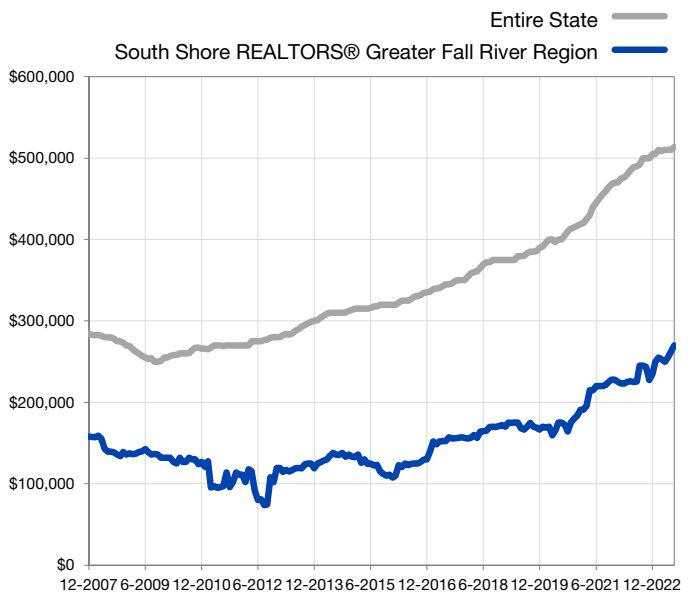
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 22.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.4%

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

- 53.9%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	521	484	- 7.1%	3,326	2,664	- 19.9%
Closed Sales	581	448	- 22.9%	3,093	2,336	- 24.5%
Median Sales Price*	\$500,000	\$489,250	- 2.2%	\$450,000	\$465,500	+ 3.4%
Inventory of Homes for Sale	940	409	- 56.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 45.1%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 3.0%	28	33	+ 18.1%
Percent of Original List Price Received*	104.0%	103.9%	- 0.1%	104.5%	101.9%	- 2.5%
New Listings	672	465	- 30.8%	4,160	3,002	- 27.8%

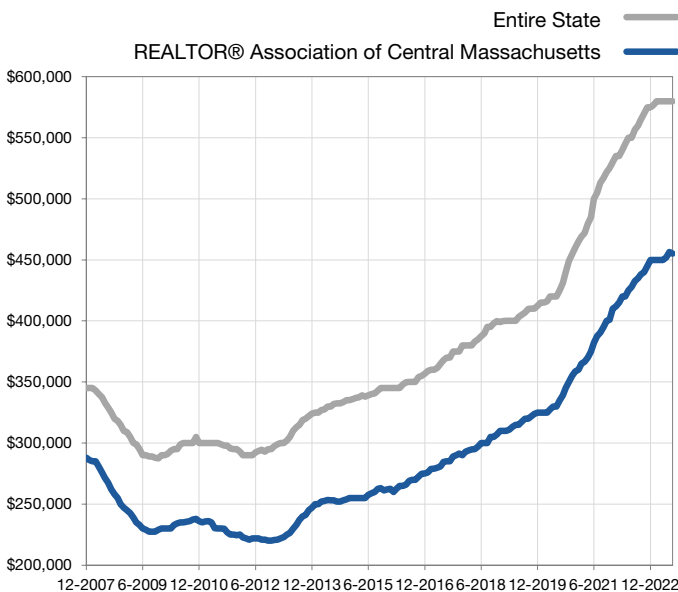
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	149	144	- 3.4%	947	836	- 11.7%
Closed Sales	169	131	- 22.5%	886	745	- 15.9%
Median Sales Price*	\$378,985	\$375,000	- 1.1%	\$355,000	\$399,000	+ 12.4%
Inventory of Homes for Sale	230	130	- 43.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 33.7%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 15.4%	28	36	+ 27.2%
Percent of Original List Price Received*	104.1%	102.6%	- 1.5%	104.5%	102.2%	- 2.2%
New Listings	150	144	- 4.0%	1,139	936	- 17.8%

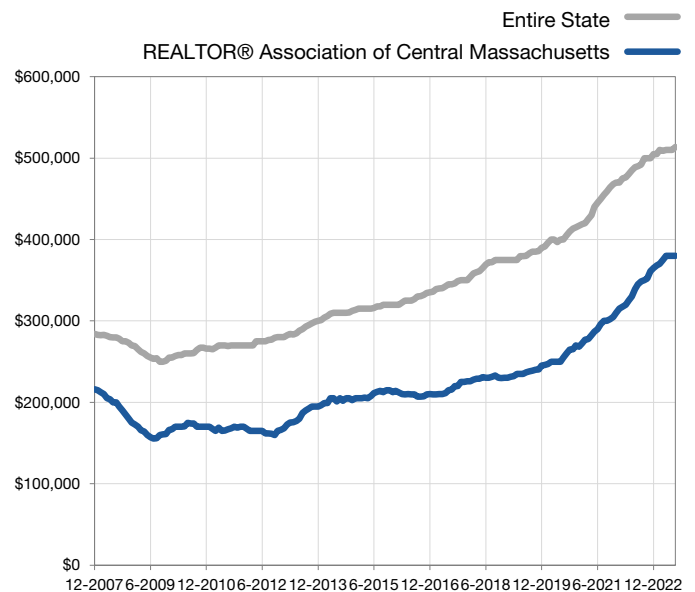
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 23.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.6%

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

- 23.7%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	622	515	- 17.2%	3,846	3,260	- 15.2%
Closed Sales	566	413	- 27.0%	3,637	2,995	- 17.7%
Median Sales Price*	\$660,000	\$710,000	+ 7.6%	\$665,000	\$690,000	+ 3.8%
Inventory of Homes for Sale	1,343	989	- 26.4%	--	--	--
Months Supply of Inventory	2.2	2.0	- 7.8%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 19.0%	32	44	+ 38.4%
Percent of Original List Price Received*	101.4%	99.5%	- 1.9%	102.2%	97.9%	- 4.2%
New Listings	792	565	- 28.7%	4,992	3,873	- 22.4%

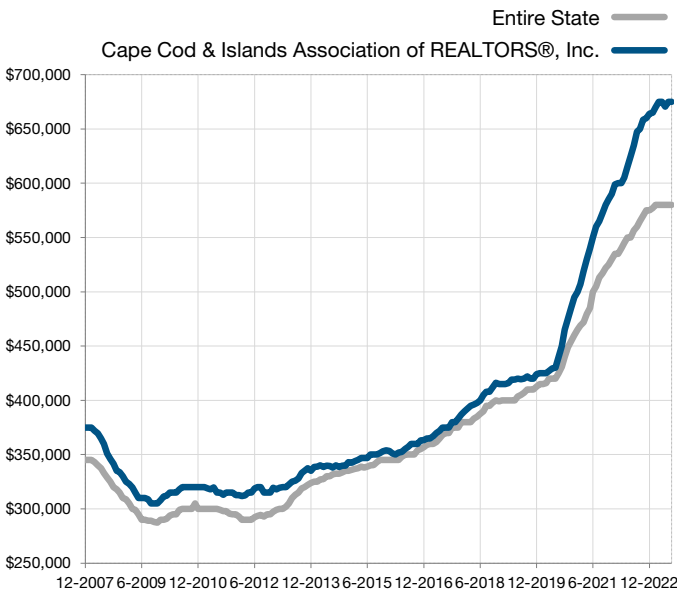
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	111	148	+ 33.3%	920	825	- 10.3%
Closed Sales	110	105	- 4.5%	917	733	- 20.1%
Median Sales Price*	\$480,000	\$499,000	+ 4.0%	\$418,000	\$445,000	+ 6.5%
Inventory of Homes for Sale	266	239	- 10.2%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 13.1%	--	--	--
Cumulative Days on Market Until Sale	32	64	+ 103.8%	37	45	+ 20.4%
Percent of Original List Price Received*	102.0%	98.2%	- 3.8%	102.2%	98.1%	- 4.0%
New Listings	161	151	- 6.2%	1,059	926	- 12.6%

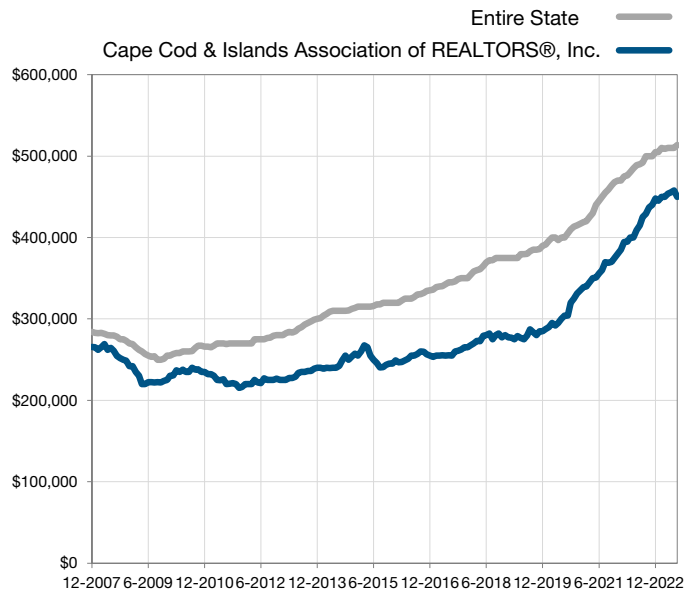
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 9.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

- 14.7%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	152	129	- 15.1%	828	703	- 15.1%
Closed Sales	125	111	- 11.2%	762	602	- 21.0%
Median Sales Price*	\$340,000	\$360,000	+ 5.9%	\$320,000	\$307,000	- 4.1%
Inventory of Homes for Sale	399	322	- 19.3%	--	--	--
Months Supply of Inventory	3.0	3.0	- 0.8%	--	--	--
Cumulative Days on Market Until Sale	86	85	- 1.9%	98	93	- 5.1%
Percent of Original List Price Received*	102.1%	98.5%	- 3.5%	98.5%	96.9%	- 1.7%
New Listings	189	169	- 10.6%	1,094	950	- 13.2%

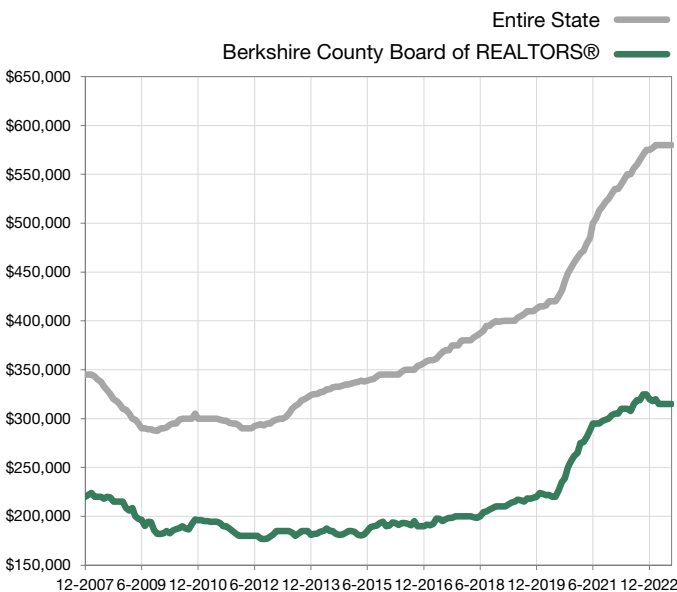
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	21	+ 5.0%	98	94	- 4.1%
Closed Sales	7	9	+ 28.6%	94	86	- 8.5%
Median Sales Price*	\$415,000	\$285,000	- 31.3%	\$297,000	\$448,750	+ 51.1%
Inventory of Homes for Sale	37	50	+ 35.1%	--	--	--
Months Supply of Inventory	2.3	3.8	+ 65.9%	--	--	--
Cumulative Days on Market Until Sale	167	89	- 46.9%	108	106	- 2.1%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	97.4%	98.7%	+ 1.3%
New Listings	27	23	- 14.8%	129	122	- 5.4%

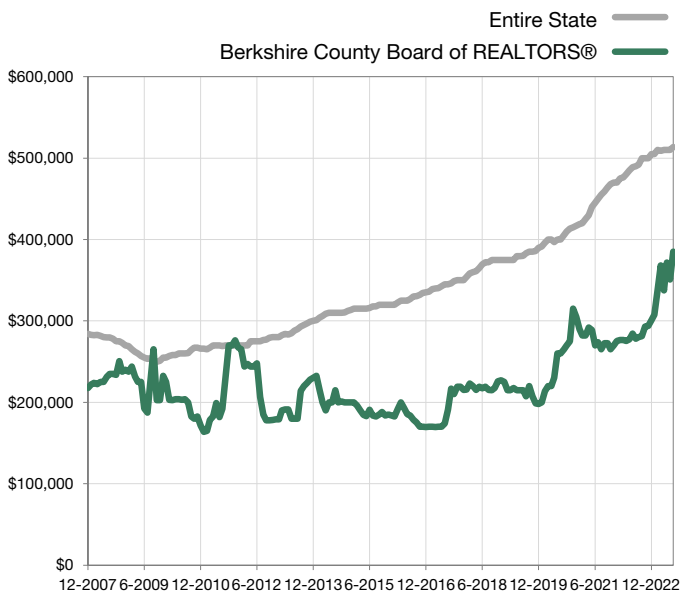
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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