

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	680	<b>635</b>	- 6.6%	4,283	<b>3,501</b>	- 18.3%
Closed Sales	748	<b>574</b>	- 23.3%	3,978	<b>3,067</b>	- 22.9%
Median Sales Price*	\$460,000	<b>\$472,500</b>	+ 2.7%	\$428,000	<b>\$445,000</b>	+ 4.0%
Inventory of Homes for Sale	1,209	<b>559</b>	- 53.8%	--	--	--
Months Supply of Inventory	1.9	<b>1.1</b>	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	25	<b>24</b>	- 4.0%	28	<b>34</b>	+ 21.4%
Percent of Original List Price Received*	103.8%	<b>103.4%</b>	- 0.4%	104.3%	<b>101.5%</b>	- 2.7%
New Listings	863	<b>591</b>	- 31.5%	5,240	<b>3,876</b>	- 26.0%

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

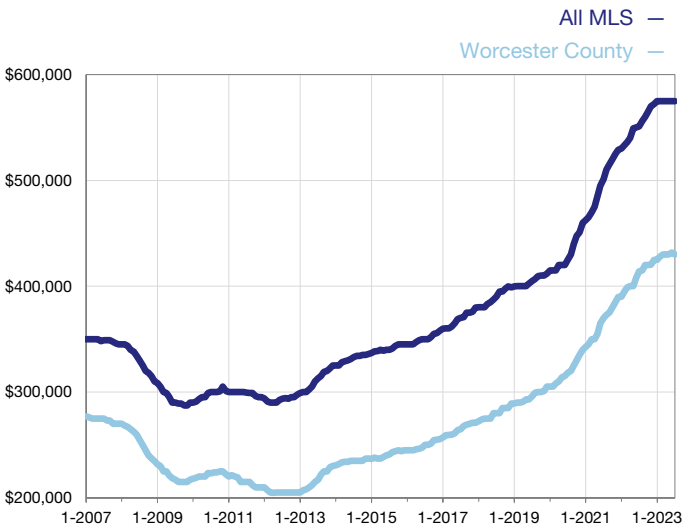
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	170	<b>160</b>	- 5.9%	1,057	<b>929</b>	- 12.1%
Closed Sales	181	<b>143</b>	- 21.0%	991	<b>843</b>	- 14.9%
Median Sales Price*	\$352,235	<b>\$364,900</b>	+ 3.6%	\$333,000	<b>\$375,000</b>	+ 12.6%
Inventory of Homes for Sale	247	<b>135</b>	- 45.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	<b>28</b>	+ 21.7%	27	<b>38</b>	+ 40.7%
Percent of Original List Price Received*	104.2%	<b>102.3%</b>	- 1.8%	104.4%	<b>102.2%</b>	- 2.1%
New Listings	171	<b>147</b>	- 14.0%	1,235	<b>1,012</b>	- 18.1%

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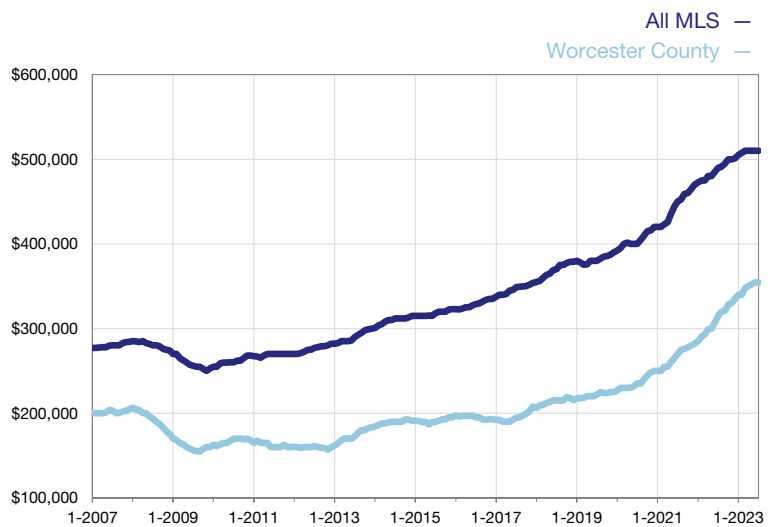
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Suffolk County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	111	<b>96</b>	- 13.5%	809	<b>643</b>	- 20.5%
Closed Sales	140	<b>101</b>	- 27.9%	773	<b>567</b>	- 26.6%
Median Sales Price*	\$794,500	<b>\$830,000</b>	+ 4.5%	\$750,000	<b>\$750,000</b>	0.0%
Inventory of Homes for Sale	246	<b>138</b>	- 43.9%	--	--	--
Months Supply of Inventory	2.1	<b>1.6</b>	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	30	<b>28</b>	- 6.7%	32	<b>41</b>	+ 28.1%
Percent of Original List Price Received*	102.8%	<b>101.8%</b>	- 1.0%	103.0%	<b>99.5%</b>	- 3.4%
New Listings	130	<b>103</b>	- 20.8%	1,035	<b>762</b>	- 26.4%

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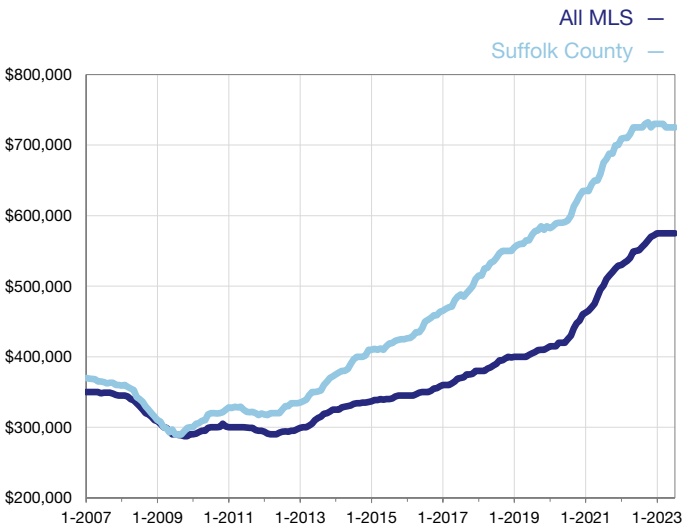
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	333	<b>370</b>	+ 11.1%	3,429	<b>2,534</b>	- 26.1%
Closed Sales	487	<b>427</b>	- 12.3%	3,254	<b>2,377</b>	- 27.0%
Median Sales Price*	\$705,000	<b>\$750,000</b>	+ 6.4%	\$700,000	<b>\$730,000</b>	+ 4.3%
Inventory of Homes for Sale	1,341	<b>938</b>	- 30.1%	--	--	--
Months Supply of Inventory	2.9	<b>2.9</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	<b>37</b>	+ 8.8%	44	<b>47</b>	+ 6.8%
Percent of Original List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	99.8%	<b>98.7%</b>	- 1.1%
New Listings	524	<b>448</b>	- 14.5%	4,917	<b>3,642</b>	- 25.9%

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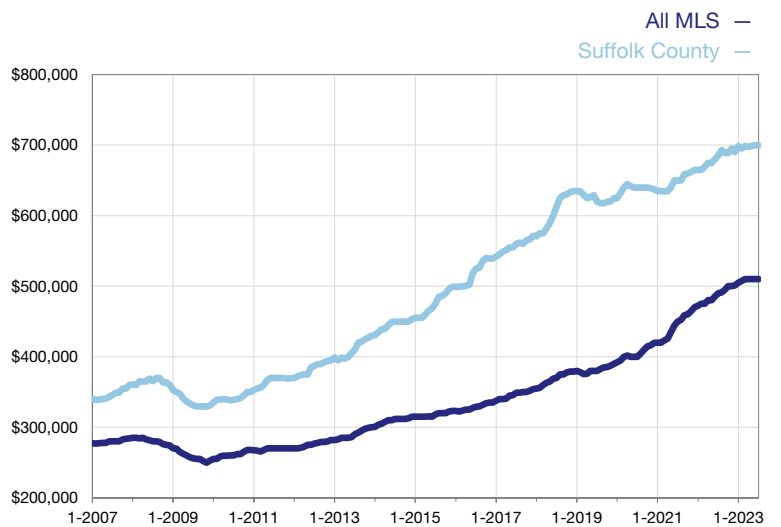
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Plymouth County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	451	<b>436</b>	- 3.3%	2,890	<b>2,468</b>	- 14.6%
Closed Sales	483	<b>374</b>	- 22.6%	2,742	<b>2,228</b>	- 18.7%
Median Sales Price*	\$590,000	<b>\$619,850</b>	+ 5.1%	\$559,450	<b>\$575,000</b>	+ 2.8%
Inventory of Homes for Sale	909	<b>482</b>	- 47.0%	--	--	--
Months Supply of Inventory	2.1	<b>1.3</b>	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	24	<b>31</b>	+ 29.2%	29	<b>41</b>	+ 41.4%
Percent of Original List Price Received*	103.4%	<b>102.1%</b>	- 1.3%	103.4%	<b>99.8%</b>	- 3.5%
New Listings	585	<b>417</b>	- 28.7%	3,665	<b>2,778</b>	- 24.2%

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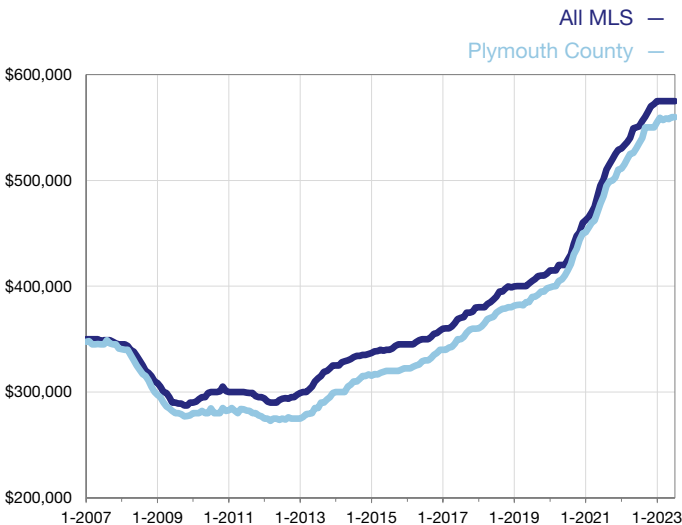
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	84	<b>107</b>	+ 27.4%	581	<b>598</b>	+ 2.9%
Closed Sales	88	<b>84</b>	- 4.5%	614	<b>555</b>	- 9.6%
Median Sales Price*	\$447,500	<b>\$459,900</b>	+ 2.8%	\$425,000	<b>\$424,900</b>	- 0.0%
Inventory of Homes for Sale	169	<b>117</b>	- 30.8%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	31	<b>37</b>	+ 19.4%	35	<b>43</b>	+ 22.9%
Percent of Original List Price Received*	102.2%	<b>100.3%</b>	- 1.9%	103.5%	<b>100.3%</b>	- 3.1%
New Listings	114	<b>110</b>	- 3.5%	692	<b>666</b>	- 3.8%

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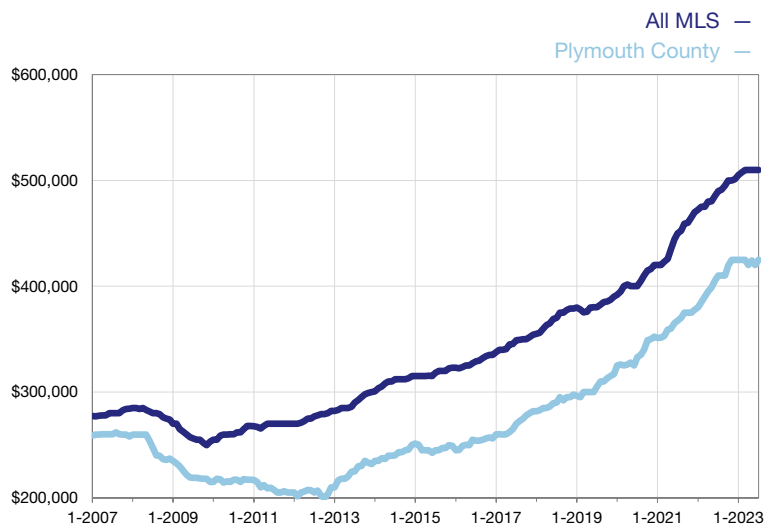
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Norfolk County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	474	<b>441</b>	- 7.0%	3,209	<b>2,638</b>	- 17.8%
Closed Sales	552	<b>419</b>	- 24.1%	2,985	<b>2,313</b>	- 22.5%
Median Sales Price*	\$730,500	<b>\$775,000</b>	+ 6.1%	\$720,000	<b>\$720,000</b>	0.0%
Inventory of Homes for Sale	774	<b>415</b>	- 46.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.1</b>	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	21	<b>24</b>	+ 14.3%	24	<b>32</b>	+ 33.3%
Percent of Original List Price Received*	104.1%	<b>103.4%</b>	- 0.7%	105.3%	<b>101.7%</b>	- 3.4%
New Listings	516	<b>386</b>	- 25.2%	3,963	<b>2,964</b>	- 25.2%

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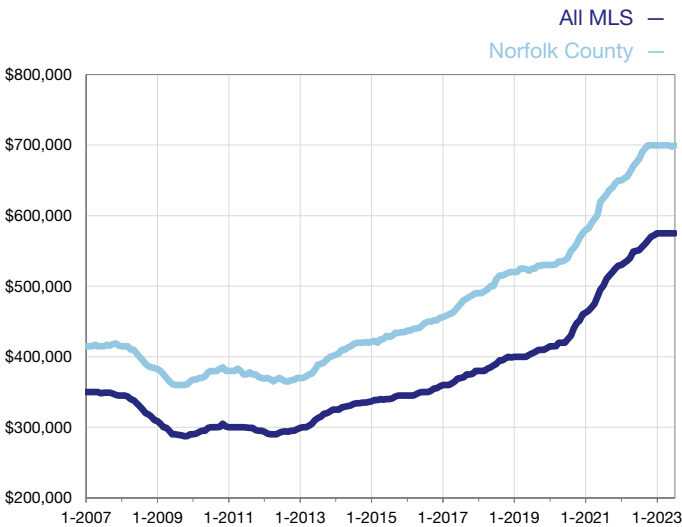
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	149	<b>191</b>	+ 28.2%	1,394	<b>1,220</b>	- 12.5%
Closed Sales	219	<b>176</b>	- 19.6%	1,412	<b>1,120</b>	- 20.7%
Median Sales Price*	\$550,000	<b>\$626,500</b>	+ 13.9%	\$530,000	<b>\$570,000</b>	+ 7.5%
Inventory of Homes for Sale	335	<b>197</b>	- 41.2%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	30	<b>30</b>	0.0%	35	<b>38</b>	+ 8.6%
Percent of Original List Price Received*	102.2%	<b>100.8%</b>	- 1.4%	102.6%	<b>100.6%</b>	- 1.9%
New Listings	184	<b>183</b>	- 0.5%	1,673	<b>1,390</b>	- 16.9%

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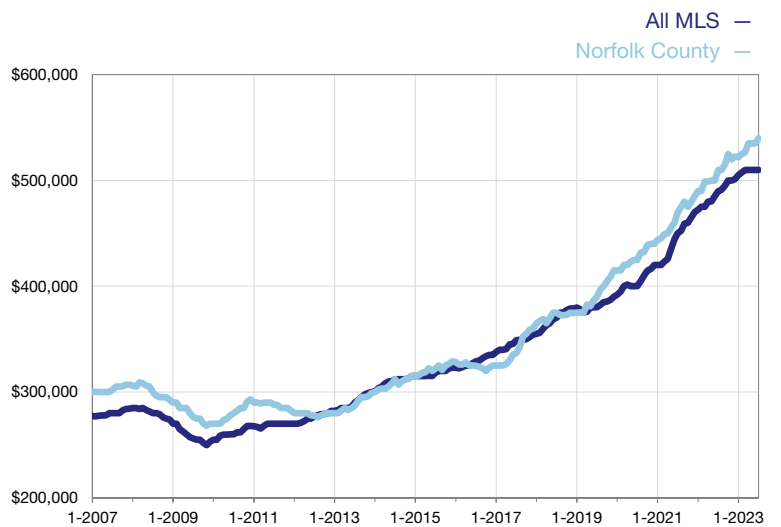
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Nantucket County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	14	16	+ 14.3%
Closed Sales	5	3	- 40.0%	15	9	- 40.0%
Median Sales Price*	\$3,200,000	<b>\$9,400,000</b>	+ 193.8%	\$3,200,000	<b>\$4,900,000</b>	+ 53.1%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	3.6	8.6	+ 138.9%	--	--	--
Cumulative Days on Market Until Sale	48	63	+ 31.3%	105	134	+ 27.6%
Percent of Original List Price Received*	92.7%	96.8%	+ 4.4%	94.2%	91.6%	- 2.8%
New Listings	3	4	+ 33.3%	27	29	+ 7.4%

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### Condominium Properties

Key Metrics	July			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	0	0	--	1	0	- 100.0%

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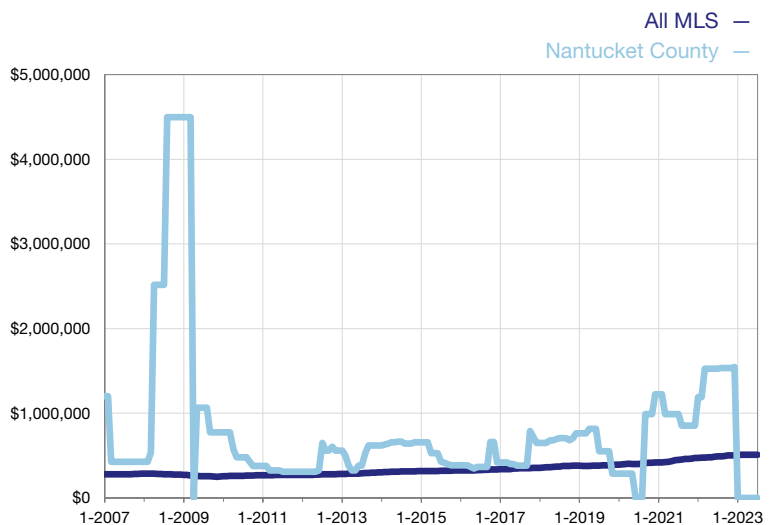
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Middlesex County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	907	<b>735</b>	- 19.0%	6,264	<b>4,843</b>	- 22.7%
Closed Sales	1,113	<b>835</b>	- 25.0%	5,746	<b>4,343</b>	- 24.4%
Median Sales Price*	\$783,388	<b>\$880,000</b>	+ 12.3%	\$775,000	<b>\$815,000</b>	+ 5.2%
Inventory of Homes for Sale	1,444	<b>783</b>	- 45.8%	--	--	--
Months Supply of Inventory	1.6	<b>1.1</b>	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	19	<b>23</b>	+ 21.1%	22	<b>32</b>	+ 45.5%
Percent of Original List Price Received*	105.7%	<b>104.0%</b>	- 1.6%	106.9%	<b>102.7%</b>	- 3.9%
New Listings	1,035	<b>731</b>	- 29.4%	7,659	<b>5,480</b>	- 28.5%

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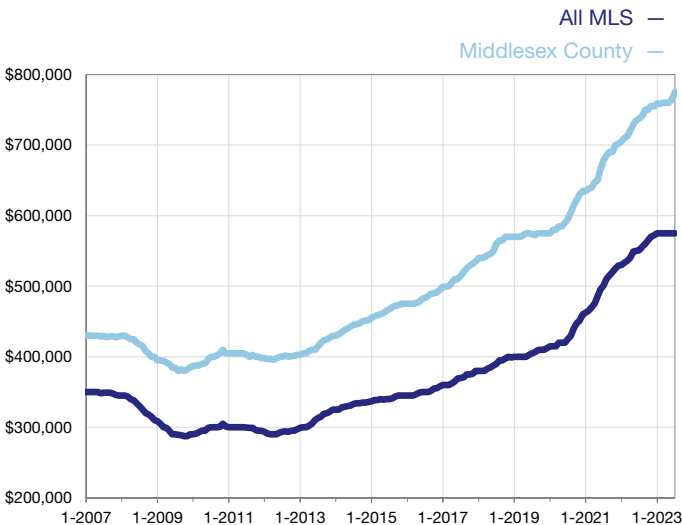
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	468	<b>396</b>	- 15.4%	3,465	<b>2,991</b>	- 13.7%
Closed Sales	547	<b>444</b>	- 18.8%	3,293	<b>2,657</b>	- 19.3%
Median Sales Price*	\$640,000	<b>\$660,000</b>	+ 3.1%	\$609,000	<b>\$635,750</b>	+ 4.4%
Inventory of Homes for Sale	826	<b>487</b>	- 41.0%	--	--	--
Months Supply of Inventory	1.6	<b>1.2</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>26</b>	+ 8.3%	30	<b>36</b>	+ 20.0%
Percent of Original List Price Received*	103.6%	<b>102.2%</b>	- 1.4%	104.0%	<b>101.4%</b>	- 2.5%
New Listings	530	<b>407</b>	- 23.2%	4,272	<b>3,474</b>	- 18.7%

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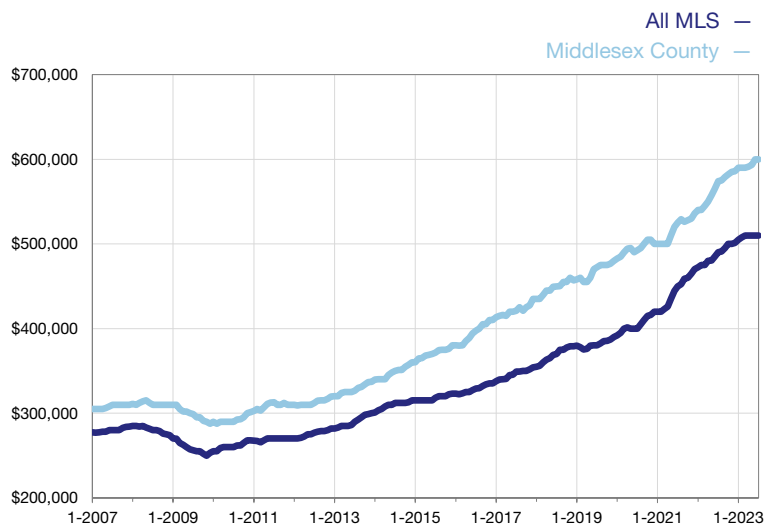
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Hampshire County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	109	<b>99</b>	- 9.2%	683	<b>574</b>	- 16.0%
Closed Sales	107	<b>101</b>	- 5.6%	642	<b>499</b>	- 22.3%
Median Sales Price*	\$400,000	<b>\$440,000</b>	+ 10.0%	\$402,250	<b>\$400,000</b>	- 0.6%
Inventory of Homes for Sale	200	<b>129</b>	- 35.5%	--	--	--
Months Supply of Inventory	2.0	<b>1.5</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	<b>24</b>	+ 14.3%	35	<b>40</b>	+ 14.3%
Percent of Original List Price Received*	107.7%	<b>105.8%</b>	- 1.8%	104.8%	<b>101.8%</b>	- 2.9%
New Listings	132	<b>102</b>	- 22.7%	831	<b>649</b>	- 21.9%

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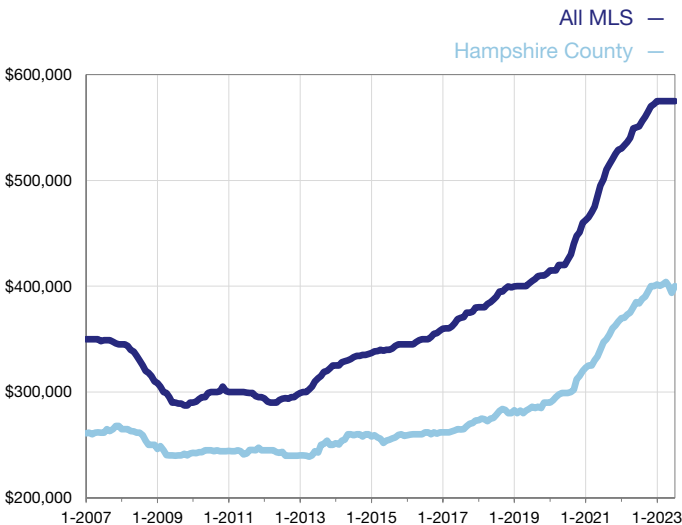
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	<b>37</b>	+ 23.3%	153	<b>159</b>	+ 3.9%
Closed Sales	20	<b>21</b>	+ 5.0%	146	<b>129</b>	- 11.6%
Median Sales Price*	\$267,750	<b>\$340,000</b>	+ 27.0%	\$280,950	<b>\$305,500</b>	+ 8.7%
Inventory of Homes for Sale	63	<b>20</b>	- 68.3%	--	--	--
Months Supply of Inventory	2.5	<b>1.0</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	16	<b>31</b>	+ 93.8%	34	<b>45</b>	+ 32.4%
Percent of Original List Price Received*	107.5%	<b>102.4%</b>	- 4.7%	106.0%	<b>103.0%</b>	- 2.8%
New Listings	27	<b>23</b>	- 14.8%	198	<b>150</b>	- 24.2%

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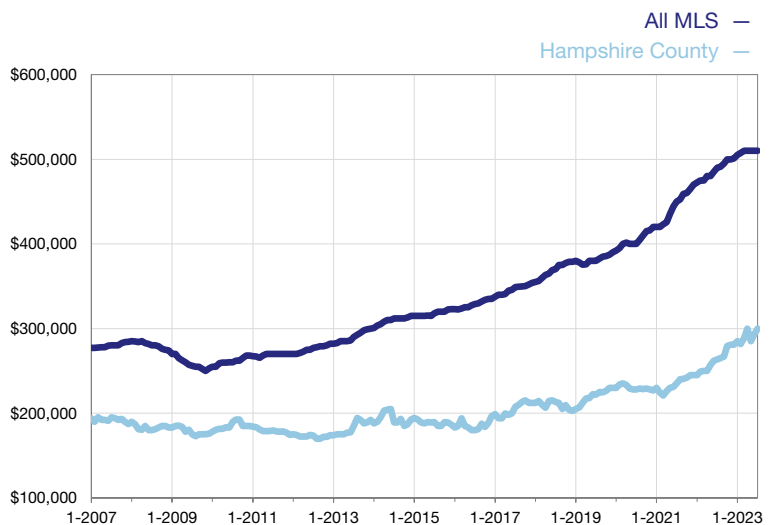
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

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## Hampden County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	332	<b>358</b>	+ 7.8%	2,155	<b>1,861</b>	- 13.6%
Closed Sales	346	<b>290</b>	- 16.2%	2,098	<b>1,655</b>	- 21.1%
Median Sales Price*	\$300,500	<b>\$325,000</b>	+ 8.2%	\$290,000	<b>\$300,000</b>	+ 3.4%
Inventory of Homes for Sale	669	<b>340</b>	- 49.2%	--	--	--
Months Supply of Inventory	2.0	<b>1.2</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>27</b>	+ 8.0%	30	<b>39</b>	+ 30.0%
Percent of Original List Price Received*	102.7%	<b>102.6%</b>	- 0.1%	103.0%	<b>100.7%</b>	- 2.2%
New Listings	462	<b>351</b>	- 24.0%	2,668	<b>2,081</b>	- 22.0%

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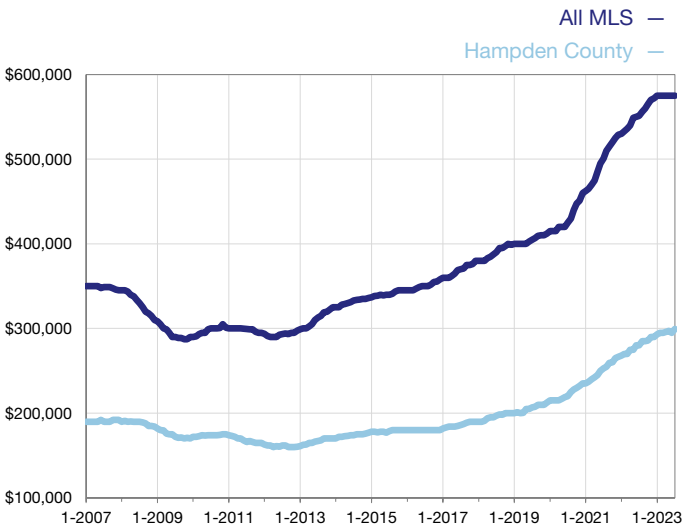
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	59	<b>34</b>	- 42.4%	357	<b>257</b>	- 28.0%
Closed Sales	42	<b>39</b>	- 7.1%	351	<b>255</b>	- 27.4%
Median Sales Price*	\$212,500	<b>\$226,000</b>	+ 6.4%	\$195,000	<b>\$220,000</b>	+ 12.8%
Inventory of Homes for Sale	75	<b>28</b>	- 62.7%	--	--	--
Months Supply of Inventory	1.4	<b>0.7</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	<b>50</b>	+ 25.0%	26	<b>40</b>	+ 53.8%
Percent of Original List Price Received*	104.5%	<b>102.3%</b>	- 2.1%	102.7%	<b>100.9%</b>	- 1.8%
New Listings	59	<b>27</b>	- 54.2%	402	<b>260</b>	- 35.3%

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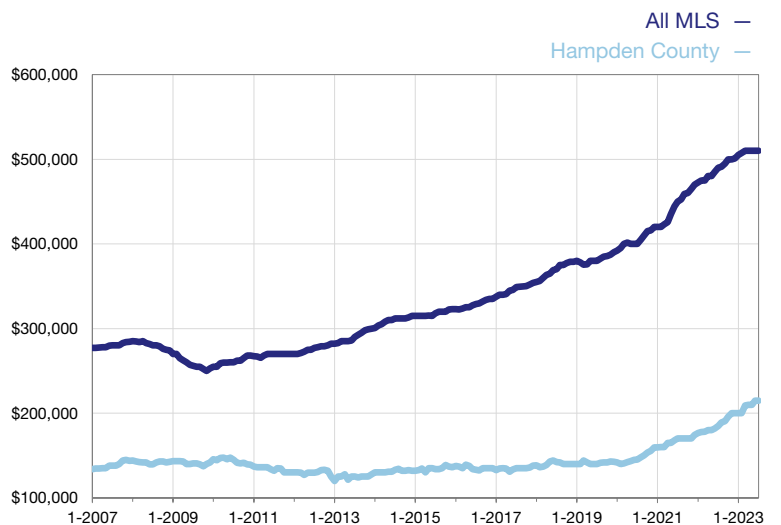
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Franklin County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	56	53	- 5.4%	299	288	- 3.7%
Closed Sales	58	55	- 5.2%	295	263	- 10.8%
Median Sales Price*	\$299,663	<b>\$330,000</b>	+ 10.1%	\$310,000	<b>\$300,000</b>	- 3.2%
Inventory of Homes for Sale	111	75	- 32.4%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	41	36	- 12.2%	41	53	+ 29.3%
Percent of Original List Price Received*	105.0%	<b>100.6%</b>	- 4.2%	102.7%	<b>99.2%</b>	- 3.4%
New Listings	61	49	- 19.7%	384	314	- 18.2%

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

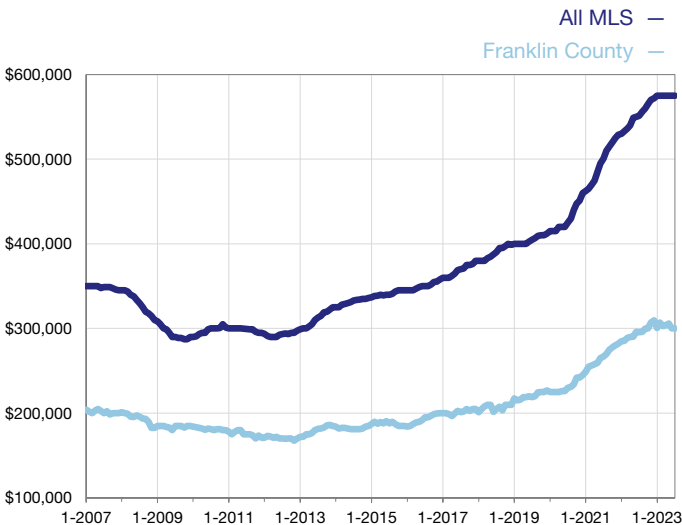
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	23	16	- 30.4%
Closed Sales	0	0	--	21	12	- 42.9%
Median Sales Price*	\$0	<b>\$0</b>	--	\$225,000	<b>\$272,500</b>	+ 21.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	28	17	- 39.3%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	105.0%	<b>102.8%</b>	- 2.1%
New Listings	1	6	+ 500.0%	26	19	- 26.9%

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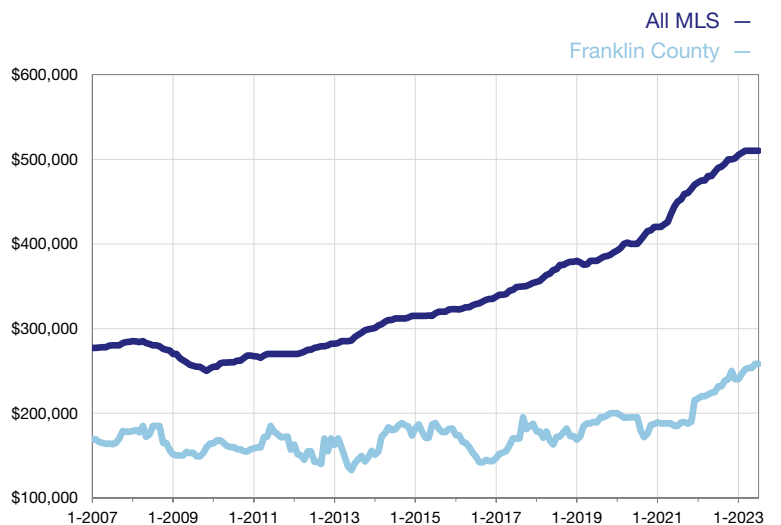
### Median Sales Price – Single-Family Properties

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®

## Essex County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	444	<b>401</b>	- 9.7%	2,965	<b>2,369</b>	- 20.1%
Closed Sales	521	<b>398</b>	- 23.6%	2,761	<b>2,097</b>	- 24.0%
Median Sales Price*	\$691,150	<b>\$705,000</b>	+ 2.0%	\$640,000	<b>\$661,000</b>	+ 3.3%
Inventory of Homes for Sale	783	<b>408</b>	- 47.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.1</b>	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	20	<b>27</b>	+ 35.0%	24	<b>32</b>	+ 33.3%
Percent of Original List Price Received*	104.3%	<b>103.9%</b>	- 0.4%	106.0%	<b>102.2%</b>	- 3.6%
New Listings	545	<b>396</b>	- 27.3%	3,706	<b>2,696</b>	- 27.3%

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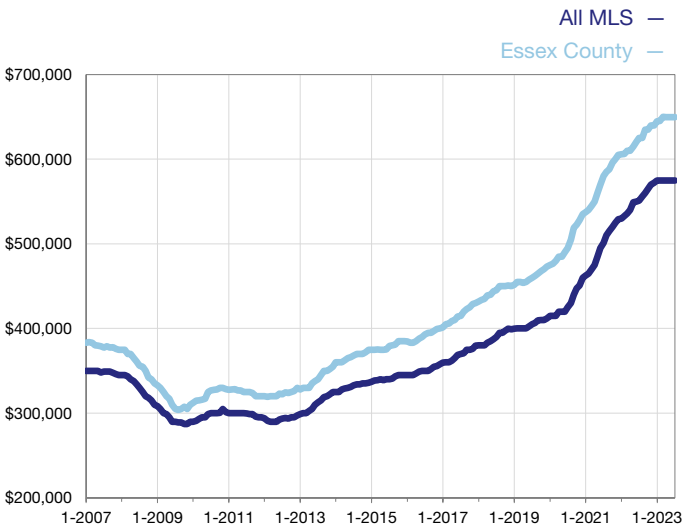
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	184	<b>204</b>	+ 10.9%	1,405	<b>1,207</b>	- 14.1%
Closed Sales	198	<b>160</b>	- 19.2%	1,403	<b>1,094</b>	- 22.0%
Median Sales Price*	\$427,500	<b>\$486,000</b>	+ 13.7%	\$420,000	<b>\$440,000</b>	+ 4.8%
Inventory of Homes for Sale	323	<b>163</b>	- 49.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.0</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	<b>24</b>	0.0%	29	<b>35</b>	+ 20.7%
Percent of Original List Price Received*	103.7%	<b>102.7%</b>	- 1.0%	104.1%	<b>101.8%</b>	- 2.2%
New Listings	234	<b>200</b>	- 14.5%	1,629	<b>1,307</b>	- 19.8%

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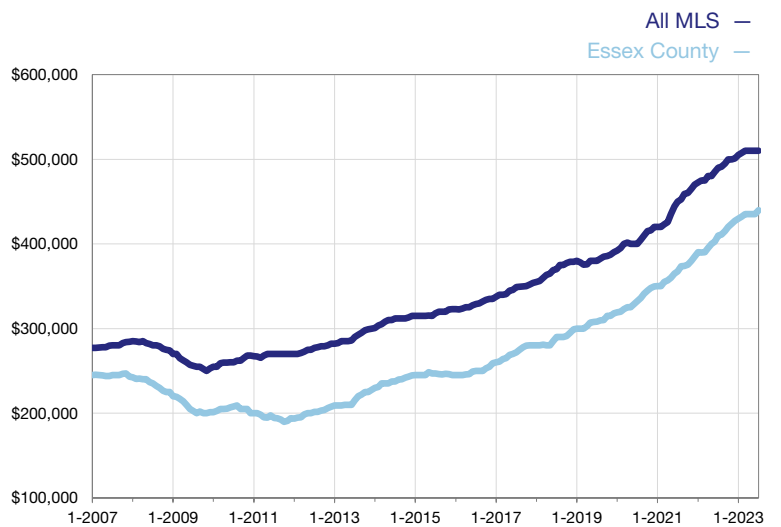
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dukes County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	29	31	+ 6.9%
Closed Sales	5	2	- 60.0%	31	32	+ 3.2%
Median Sales Price*	\$1,000,000	<b>\$1,252,000</b>	+ 25.2%	\$1,350,000	<b>\$1,249,500</b>	- 7.4%
Inventory of Homes for Sale	37	45	+ 21.6%	--	--	--
Months Supply of Inventory	7.3	9.3	+ 27.4%	--	--	--
Cumulative Days on Market Until Sale	19	51	+ 168.4%	71	88	+ 23.9%
Percent of Original List Price Received*	88.9%	<b>99.7%</b>	+ 12.1%	96.1%	<b>93.0%</b>	- 3.2%
New Listings	9	10	+ 11.1%	52	62	+ 19.2%

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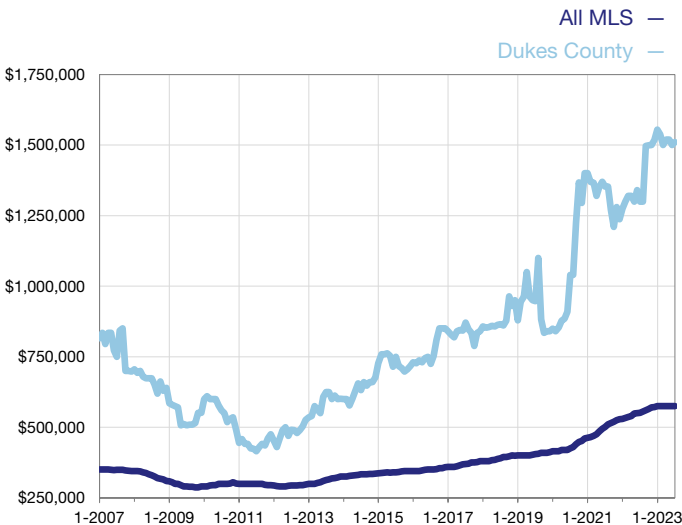
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	2	--	2	3	+ 50.0%
Median Sales Price*	\$0	<b>\$1,730,000</b>	--	\$890,000	<b>\$1,610,000</b>	+ 80.9%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.8	4.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	0	55	--	14	43	+ 207.1%
Percent of Original List Price Received*	0.0%	<b>100.0%</b>	--	107.0%	<b>95.4%</b>	- 10.8%
New Listings	0	0	--	3	5	+ 66.7%

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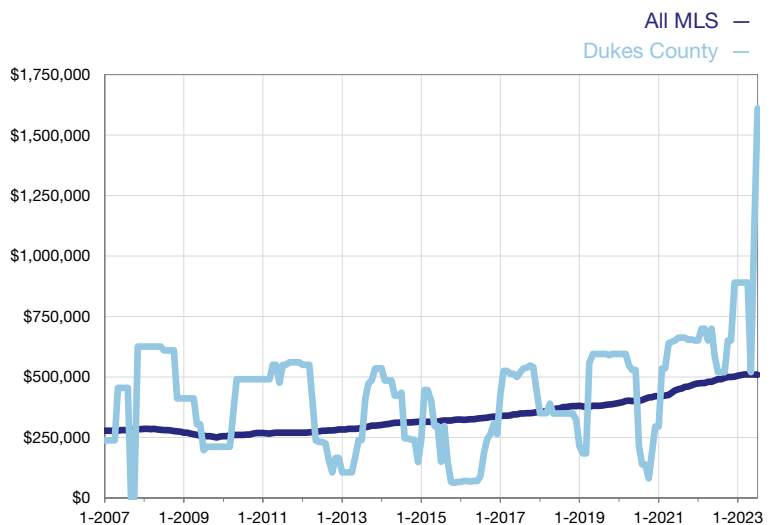
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	340	<b>347</b>	+ 2.1%	2,266	<b>1,911</b>	- 15.7%
Closed Sales	402	<b>273</b>	- 32.1%	2,183	<b>1,715</b>	- 21.4%
Median Sales Price*	\$480,000	<b>\$511,000</b>	+ 6.5%	\$460,000	<b>\$465,000</b>	+ 1.1%
Inventory of Homes for Sale	685	<b>354</b>	- 48.3%	--	--	--
Months Supply of Inventory	2.0	<b>1.3</b>	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>37</b>	+ 48.0%	31	<b>40</b>	+ 29.0%
Percent of Original List Price Received*	101.9%	<b>101.9%</b>	0.0%	102.5%	<b>100.0%</b>	- 2.4%
New Listings	416	<b>314</b>	- 24.5%	2,849	<b>2,154</b>	- 24.4%

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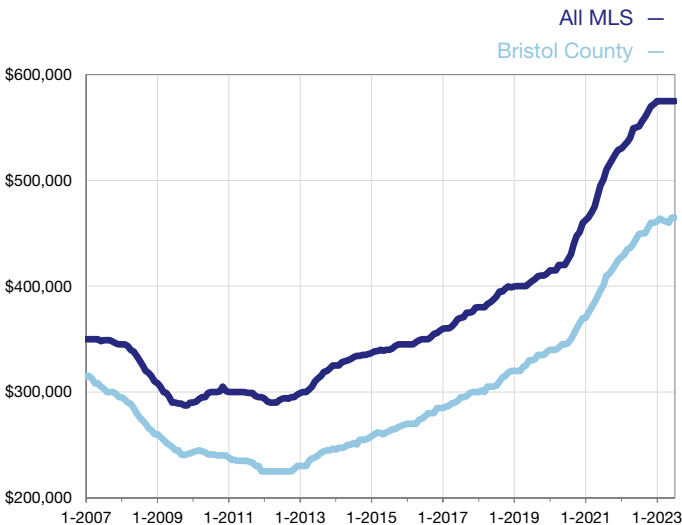
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	<b>68</b>	+ 3.0%	482	<b>407</b>	- 15.6%
Closed Sales	66	<b>63</b>	- 4.5%	460	<b>361</b>	- 21.5%
Median Sales Price*	\$307,500	<b>\$379,500</b>	+ 23.4%	\$309,750	<b>\$347,500</b>	+ 12.2%
Inventory of Homes for Sale	102	<b>49</b>	- 52.0%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	19	<b>30</b>	+ 57.9%	25	<b>32</b>	+ 28.0%
Percent of Original List Price Received*	104.8%	<b>102.9%</b>	- 1.8%	104.0%	<b>101.1%</b>	- 2.8%
New Listings	95	<b>63</b>	- 33.7%	556	<b>423</b>	- 23.9%

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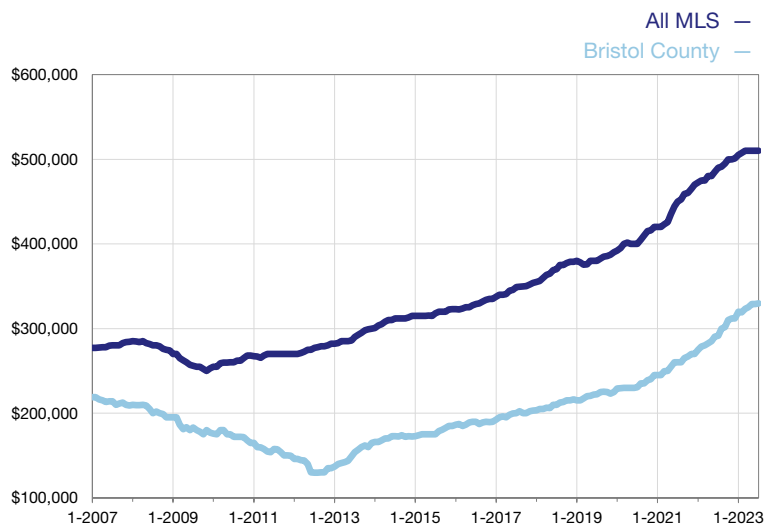
### Median Sales Price – Single-Family Properties

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®

## Berkshire County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	142	120	- 15.5%	786	658	- 16.3%
Closed Sales	119	104	- 12.6%	730	569	- 22.1%
Median Sales Price*	\$342,000	<b>\$343,500</b>	+ 0.4%	\$324,950	<b>\$301,500</b>	- 7.2%
Inventory of Homes for Sale	352	289	- 17.9%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--
Cumulative Days on Market Until Sale	88	83	- 5.7%	98	93	- 5.1%
Percent of Original List Price Received*	102.2%	98.7%	- 3.4%	98.6%	97.0%	- 1.6%
New Listings	170	155	- 8.8%	995	864	- 13.2%

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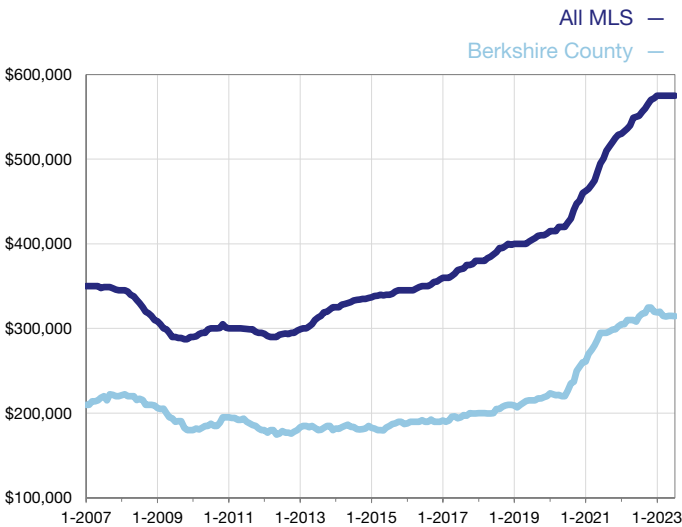
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	94	87	- 7.4%
Closed Sales	7	9	+ 28.6%	91	77	- 15.4%
Median Sales Price*	\$415,000	<b>\$285,000</b>	- 31.3%	\$299,000	<b>\$375,000</b>	+ 25.4%
Inventory of Homes for Sale	32	37	+ 15.6%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	167	89	- 46.7%	109	104	- 4.6%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	97.5%	98.4%	+ 0.9%
New Listings	26	22	- 15.4%	121	105	- 13.2%

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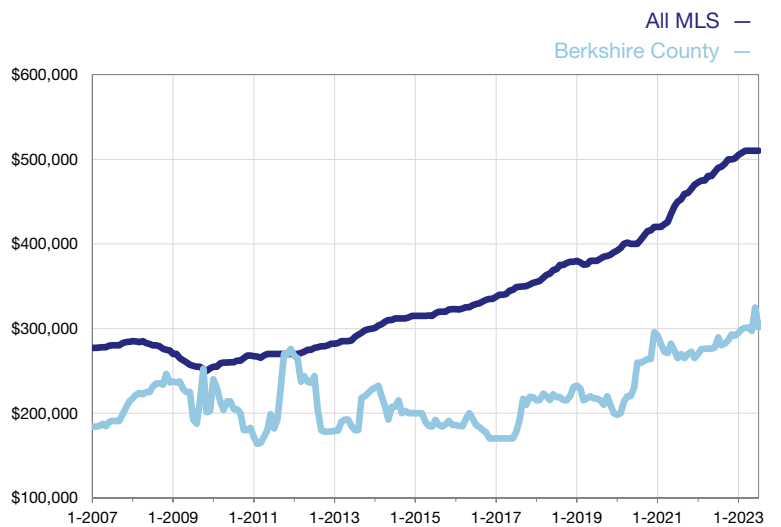
### Median Sales Price – Single-Family Properties

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®

## Barnstable County

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	344	<b>288</b>	- 16.3%	2,173	<b>1,830</b>	- 15.8%
Closed Sales	326	<b>234</b>	- 28.2%	2,091	<b>1,695</b>	- 18.9%
Median Sales Price*	\$679,500	<b>\$702,500</b>	+ 3.4%	\$680,500	<b>\$700,000</b>	+ 2.9%
Inventory of Homes for Sale	758	<b>541</b>	- 28.6%	--	--	--
Months Supply of Inventory	2.2	<b>2.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	<b>33</b>	+ 3.1%	35	<b>46</b>	+ 31.4%
Percent of Original List Price Received*	102.0%	<b>99.5%</b>	- 2.5%	102.0%	<b>97.8%</b>	- 4.1%
New Listings	427	<b>313</b>	- 26.7%	2,743	<b>2,132</b>	- 22.3%

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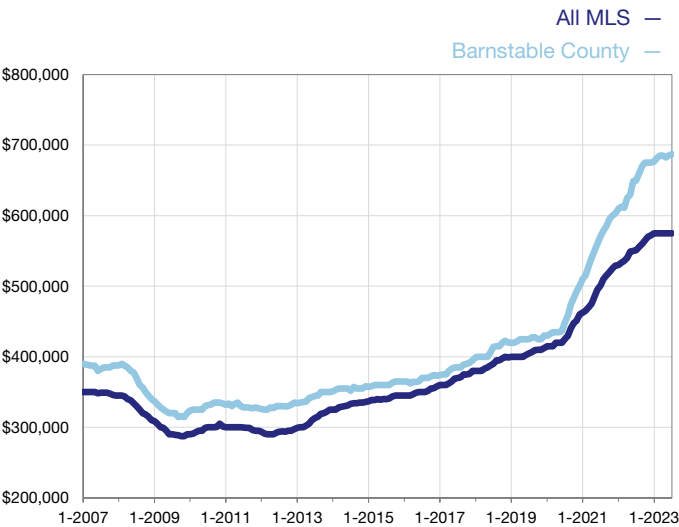
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	73	<b>100</b>	+ 37.0%	592	<b>551</b>	- 6.9%
Closed Sales	73	<b>68</b>	- 6.8%	590	<b>485</b>	- 17.8%
Median Sales Price*	\$480,000	<b>\$497,000</b>	+ 3.5%	\$420,000	<b>\$440,000</b>	+ 4.8%
Inventory of Homes for Sale	169	<b>145</b>	- 14.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.9</b>	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	35	<b>65</b>	+ 85.7%	40	<b>45</b>	+ 12.5%
Percent of Original List Price Received*	101.8%	<b>97.4%</b>	- 4.3%	101.9%	<b>97.8%</b>	- 4.0%
New Listings	104	<b>88</b>	- 15.4%	680	<b>595</b>	- 12.5%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

