

# Multi-Family Housing Activity Report

July 2023



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jul-2022	Jul-2023	+ / -	YTD 2022	YTD 2023	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		624	<b>443</b>	- 29.0%	4,327	<b>2,924</b>	- 32.4%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$628,500	<b>\$640,000</b>	+ 1.8%	\$582,000	<b>\$605,000</b>	+ 4.0%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,880	<b>776</b>	- 58.7%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.8	<b>1.6</b>	- 42.4%	--	<b>--</b>	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		29	<b>32</b>	+ 10.7%	37	<b>42</b>	+ 15.9%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		101.7%	<b>102.1%</b>	+ 0.4%	101.5%	<b>99.6%</b>	- 1.9%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		893	<b>600</b>	- 32.8%	6,123	<b>4,053</b>	- 33.8%

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

