

Pending Sales Report by Region

July 2023



A pending sale is defined as anything classified as one of the following statuses:
Pending, Contingent, Under Agreement or Active with a Flag.

Single-Family Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Jul-2022	Jul-2023	+ / -	Jul-2022	Jul-2023	+ / -	Jul-2022	Jul-2023	+ / -
Cape Cod & Islands	622	538	-13.5%	\$660,000	\$710,000	+7.6%	\$51.1	\$43.4	-15.1%
Central	758	759	+0.1%	\$475,000	\$480,000	+1.1%	\$44.6	\$34.6	-22.4%
Greater Boston	1,116	1,037	-7.1%	\$841,500	\$915,000	+8.7%	\$152.5	\$121.3	-20.5%
Northeast	638	607	-4.9%	\$660,000	\$699,900	+6.0%	\$56.6	\$44.1	-22.1%
Southeast	449	477	+6.2%	\$475,000	\$515,000	+8.4%	\$27.2	\$19.6	-27.9%
South Shore	415	495	+19.3%	\$640,000	\$675,000	+5.5%	\$37.6	\$29.0	-22.9%
West	651	679	+4.3%	\$325,750	\$351,500	+7.9%	\$24.6	\$22.2	-9.8%
State Totals	4,645	4,585	-1.3%	\$610,000	\$648,500	+6.3%	\$394.0	\$313.8	-20.4%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Jul-2022	Jul-2023	+ / -	Jul-2022	Jul-2023	+ / -	Jul-2022	Jul-2023	+ / -
Cape Cod & Islands	111	151	+36.0%	\$480,000	\$495,000	+3.1%	\$5.9	\$6.0	+1.7%
Central	189	191	+1.1%	\$368,100	\$370,000	+0.5%	\$7.5	\$6.1	-18.7%
Greater Boston	793	856	+7.9%	\$685,000	\$735,000	+7.3%	\$89.5	\$90.2	+0.8%
Northeast	281	296	+5.3%	\$425,000	\$455,000	+7.1%	\$12.4	\$11.2	-9.7%
Southeast	78	98	+25.6%	\$305,000	\$380,000	+24.6%	\$2.5	\$2.7	+8.0%
South Shore	118	163	+38.1%	\$452,000	\$510,000	+12.8%	\$6.7	\$7.0	+4.5%
West	111	101	-9.0%	\$225,550	\$245,000	+8.6%	\$2.0	\$2.1	+5.0%
State Totals	1,679	1,855	+10.5%	\$530,000	\$566,000	+6.8%	\$126.5	\$125.2	-1.0%