

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,041	896	- 13.9%	8,880	7,033	- 20.8%
Closed Sales	1,463	1,079	- 26.2%	8,655	6,619	- 23.5%
Median Sales Price*	\$825,000	\$885,000	+ 7.3%	\$830,000	\$858,750	+ 3.5%
Inventory of Homes for Sale	1,653	961	- 41.9%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 20.8%	23	33	+ 43.5%
Percent of Original List Price Received*	101.6%	102.6%	+ 1.0%	105.4%	102.3%	- 2.9%
New Listings	989	825	- 16.6%	10,678	7,999	- 25.1%

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

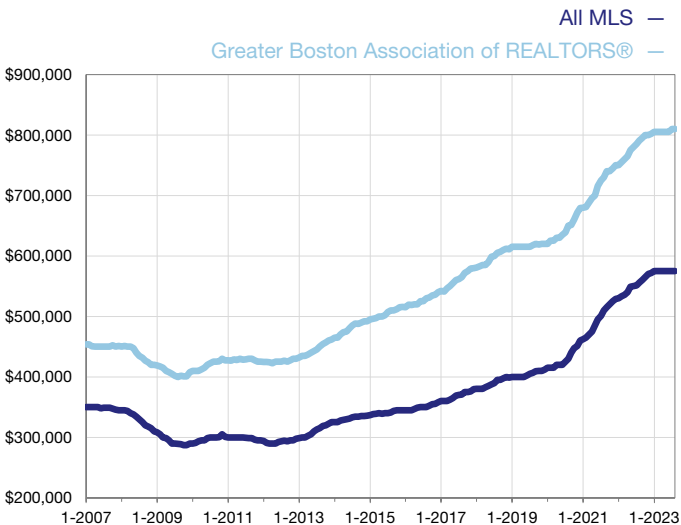
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	746	737	- 1.2%	7,959	6,433	- 19.2%
Closed Sales	1,026	803	- 21.7%	7,943	6,181	- 22.2%
Median Sales Price*	\$650,000	\$679,950	+ 4.6%	\$679,000	\$705,935	+ 4.0%
Inventory of Homes for Sale	2,065	1,358	- 34.2%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	38	+ 18.8%	37	42	+ 13.5%
Percent of Original List Price Received*	99.6%	100.2%	+ 0.6%	101.5%	99.9%	- 1.6%
New Listings	827	765	- 7.5%	10,556	8,303	- 21.3%

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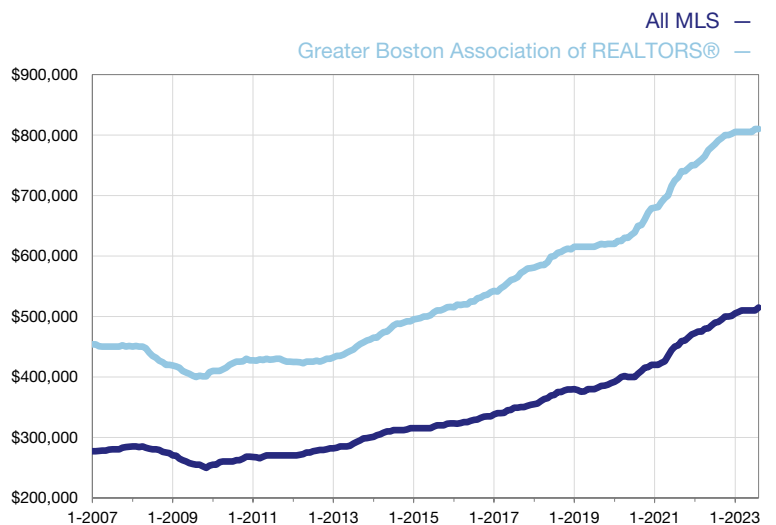
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 13.6%

+ 3.4%

- 36.3%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	483	461	- 4.6%	3,314	2,837	- 14.4%
Closed Sales	506	428	- 15.4%	3,182	2,625	- 17.5%
Median Sales Price*	\$636,500	\$655,000	+ 2.9%	\$625,000	\$635,000	+ 1.6%
Inventory of Homes for Sale	771	452	- 41.4%	--	--	--
Months Supply of Inventory	1.7	1.3	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	25	31	+ 22.8%	26	37	+ 39.5%
Percent of Original List Price Received*	100.8%	102.2%	+ 1.4%	103.6%	100.5%	- 3.0%
New Listings	493	446	- 9.5%	4,174	3,238	- 22.4%

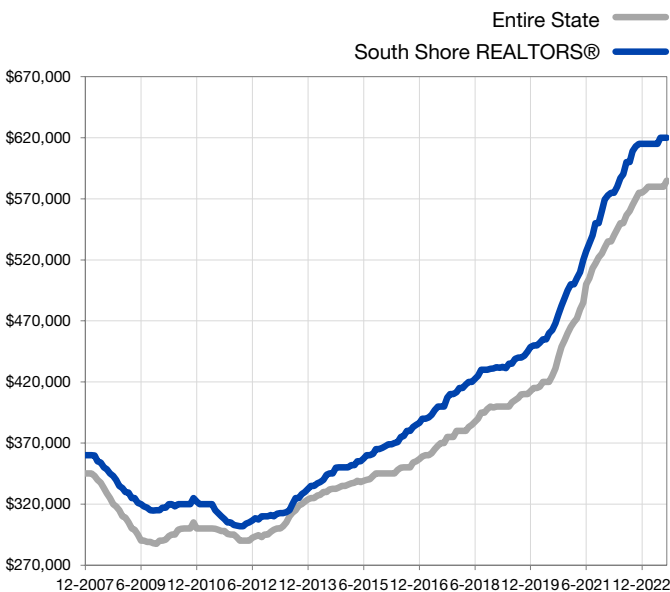
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	124	122	- 1.6%	995	969	- 2.6%
Closed Sales	132	123	- 6.8%	1,038	901	- 13.2%
Median Sales Price*	\$407,500	\$475,000	+ 16.6%	\$429,350	\$450,000	+ 4.8%
Inventory of Homes for Sale	194	163	- 16.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.3%	32	32	- 0.6%
Percent of Original List Price Received*	101.6%	102.5%	+ 0.9%	102.7%	100.9%	- 1.7%
New Listings	155	145	- 6.5%	1,188	1,123	- 5.5%

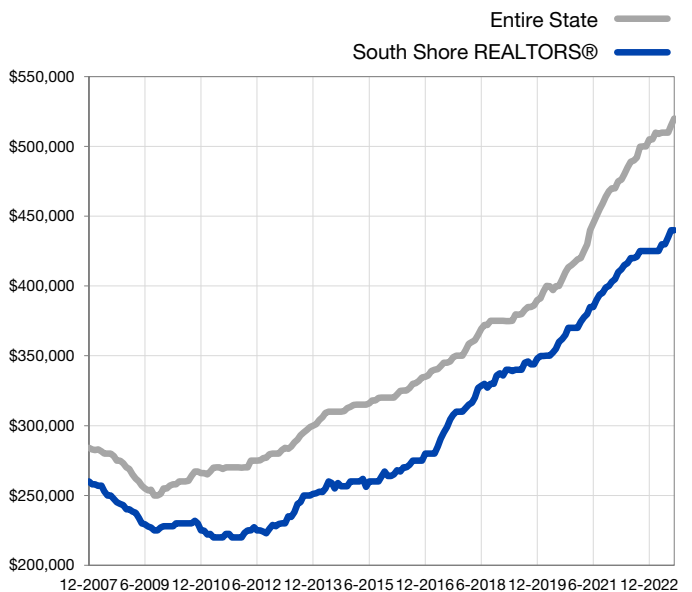
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 23.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.4%

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

- 50.8%

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

Single-Family Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	393	391	- 0.5%	2,807	2,348	- 16.4%
Closed Sales	447	347	- 22.4%	2,735	2,179	- 20.3%
Median Sales Price*	\$490,000	\$525,000	+ 7.1%	\$475,000	\$486,000	+ 2.3%
Inventory of Homes for Sale	744	351	- 52.8%	--	--	--
Months Supply of Inventory	1.9	1.2	- 38.8%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.5%	30	40	+ 33.2%
Percent of Original List Price Received*	100.5%	101.0%	+ 0.5%	102.6%	100.2%	- 2.4%
New Listings	454	362	- 20.3%	3,568	2,656	- 25.6%

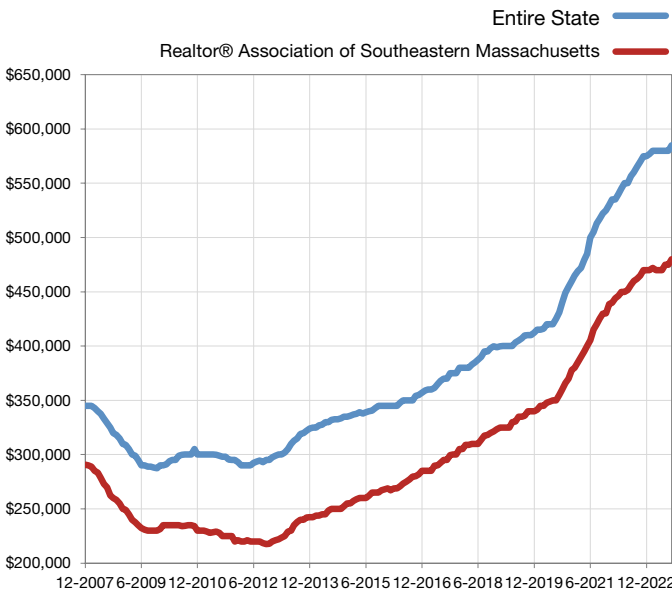
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	74	68	- 8.1%	591	498	- 15.7%
Closed Sales	93	65	- 30.1%	583	453	- 22.3%
Median Sales Price*	\$325,000	\$386,000	+ 18.8%	\$325,000	\$369,000	+ 13.5%
Inventory of Homes for Sale	138	83	- 39.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 25.5%	--	--	--
Cumulative Days on Market Until Sale	31	31	- 2.6%	27	37	+ 40.5%
Percent of Original List Price Received*	102.8%	104.2%	+ 1.4%	104.3%	101.6%	- 2.5%
New Listings	79	77	- 2.5%	707	552	- 21.9%

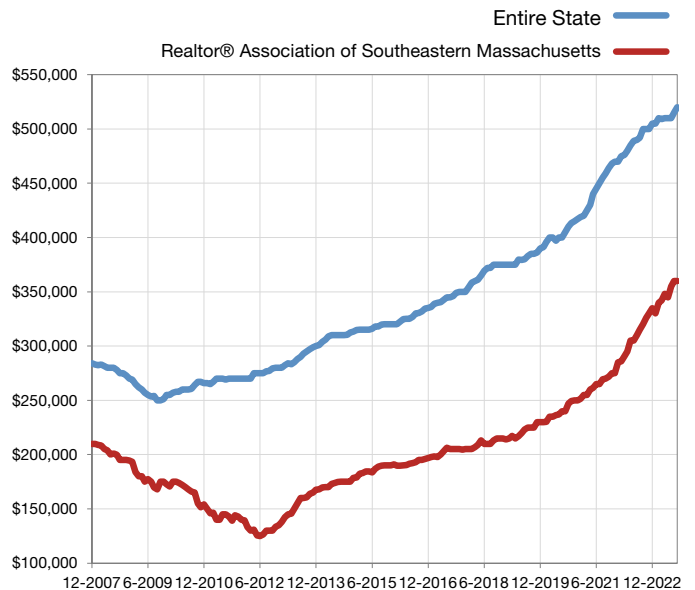
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 20.5%

+ 11.4%

- 44.6%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	560	560	0.0%	3,691	3,135	- 15.1%
Closed Sales	558	453	- 18.8%	3,577	2,843	- 20.5%
Median Sales Price*	\$323,000	\$350,000	+ 8.4%	\$311,000	\$325,000	+ 4.5%
Inventory of Homes for Sale	964	561	- 41.8%	--	--	--
Months Supply of Inventory	2.0	1.4	- 26.4%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 5.2%	32	39	+ 22.8%
Percent of Original List Price Received*	102.0%	103.2%	+ 1.1%	103.1%	101.2%	- 1.9%
New Listings	590	514	- 12.9%	4,534	3,585	- 20.9%

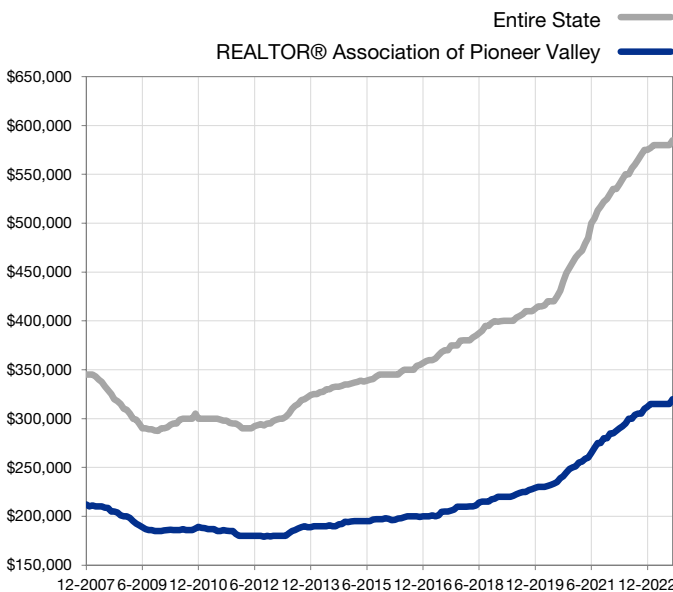
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	80	+ 6.7%	604	503	- 16.7%
Closed Sales	97	68	- 29.9%	613	467	- 23.8%
Median Sales Price*	\$225,000	\$288,250	+ 28.1%	\$223,722	\$235,000	+ 5.0%
Inventory of Homes for Sale	141	51	- 63.8%	--	--	--
Months Supply of Inventory	1.7	0.8	- 50.9%	--	--	--
Cumulative Days on Market Until Sale	21	45	+ 116.5%	27	42	+ 53.2%
Percent of Original List Price Received*	103.9%	104.9%	+ 1.0%	103.7%	102.2%	- 1.4%
New Listings	79	80	+ 1.3%	711	512	- 28.0%

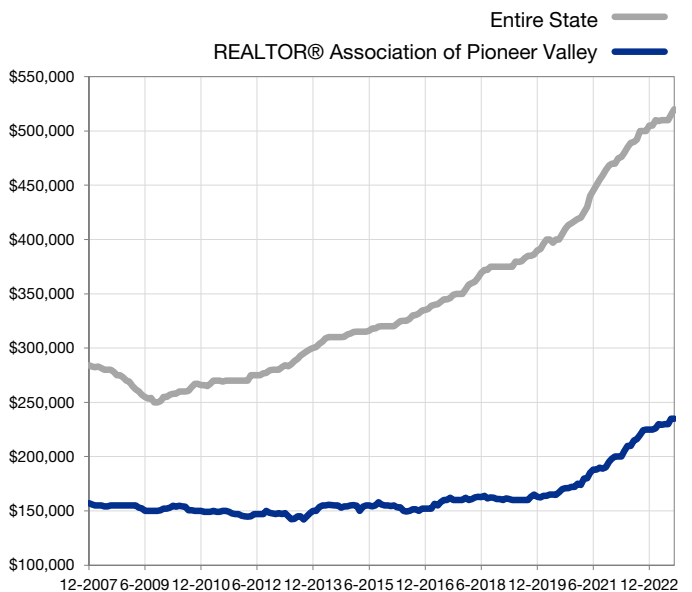
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 28.9%

+ 9.8%

- 46.9%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	349	297	- 14.9%	2,238	1,797	- 19.7%
Closed Sales	397	250	- 37.0%	2,173	1,629	- 25.0%
Median Sales Price*	\$630,000	\$710,000	+ 12.7%	\$625,000	\$650,000	+ 4.0%
Inventory of Homes for Sale	502	261	- 48.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 31.9%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 13.9%	23	32	+ 37.6%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.2%	105.1%	101.9%	- 3.0%
New Listings	357	281	- 21.3%	2,809	2,073	- 26.2%

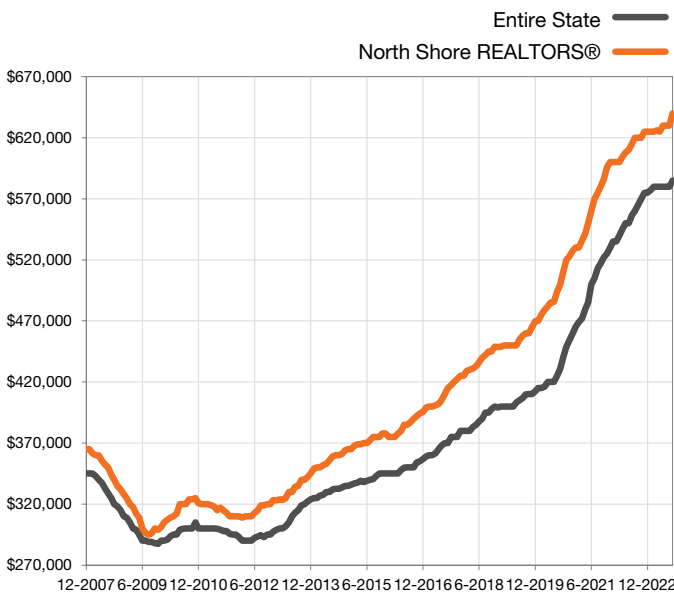
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	143	150	+ 4.9%	1,099	893	- 18.7%
Closed Sales	147	137	- 6.8%	1,085	825	- 24.0%
Median Sales Price*	\$426,000	\$470,000	+ 10.3%	\$420,000	\$448,743	+ 6.8%
Inventory of Homes for Sale	167	94	- 43.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 12.4%	29	31	+ 5.0%
Percent of Original List Price Received*	102.1%	103.1%	+ 1.0%	103.7%	101.9%	- 1.8%
New Listings	117	130	+ 11.1%	1,241	974	- 21.5%

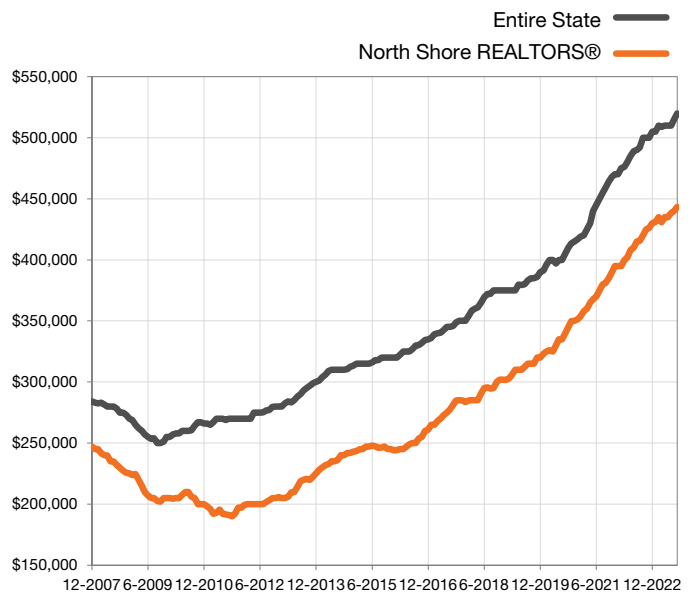
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 32.0%

+ 10.1%

- 51.7%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	329	287	- 12.8%	2,348	1,666	- 29.0%
Closed Sales	364	264	- 27.5%	2,264	1,553	- 31.4%
Median Sales Price*	\$625,000	\$687,444	+ 10.0%	\$620,000	\$644,900	+ 4.0%
Inventory of Homes for Sale	410	185	- 54.9%	--	--	--
Months Supply of Inventory	1.3	0.8	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 7.9%	22	29	+ 31.0%
Percent of Original List Price Received*	102.5%	104.2%	+ 1.6%	105.7%	103.3%	- 2.3%
New Listings	318	246	- 22.6%	2,799	1,856	- 33.7%

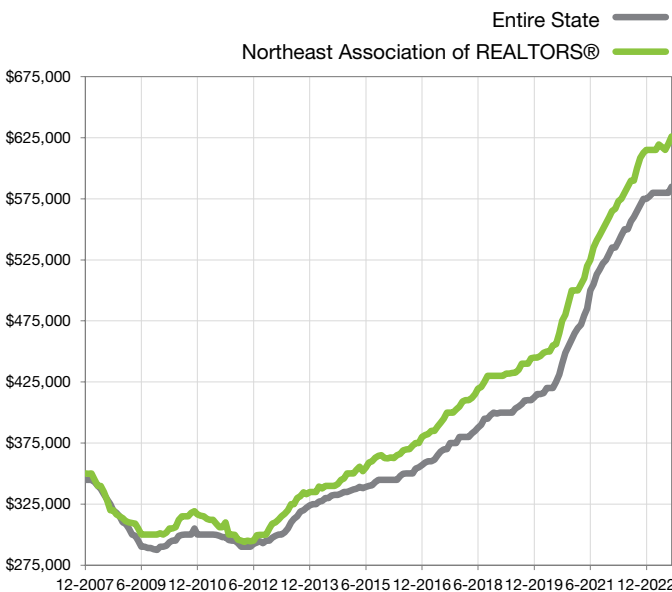
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	129	115	- 10.9%	941	774	- 17.7%
Closed Sales	161	93	- 42.2%	935	711	- 24.0%
Median Sales Price*	\$365,000	\$380,000	+ 4.1%	\$370,000	\$380,000	+ 2.7%
Inventory of Homes for Sale	106	64	- 39.6%	--	--	--
Months Supply of Inventory	0.8	0.7	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.7%	23	26	+ 14.3%
Percent of Original List Price Received*	103.8%	103.9%	+ 0.1%	104.9%	102.8%	- 2.0%
New Listings	106	107	+ 0.9%	1,038	808	- 22.2%

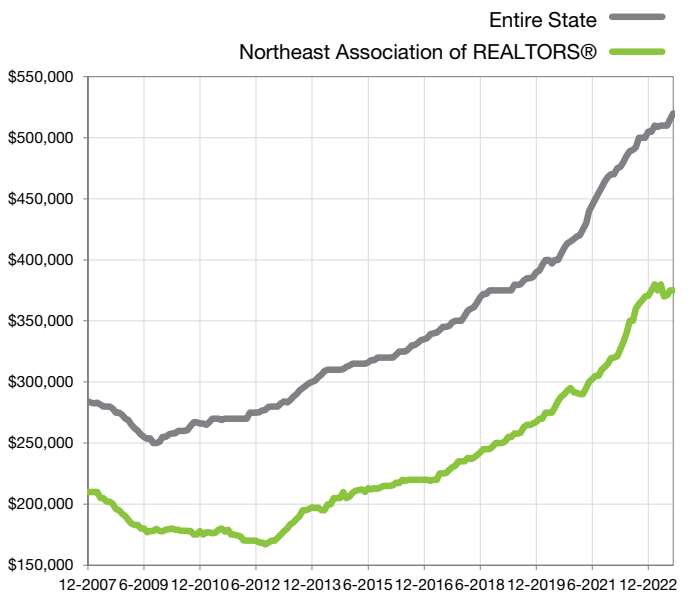
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2023

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North Central Massachusetts Association of REALTORS®

- 23.7%

+ 3.4%

- 35.1%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	267	225	- 15.7%	1,697	1,437	- 15.3%
Closed Sales	281	216	- 23.1%	1,628	1,338	- 17.8%
Median Sales Price*	\$420,000	\$427,500	+ 1.8%	\$406,019	\$425,000	+ 4.7%
Inventory of Homes for Sale	430	258	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 23.9%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 9.9%	28	37	+ 33.5%
Percent of Original List Price Received*	102.0%	102.3%	+ 0.3%	103.6%	101.0%	- 2.5%
New Listings	289	250	- 13.5%	2,127	1,683	- 20.9%

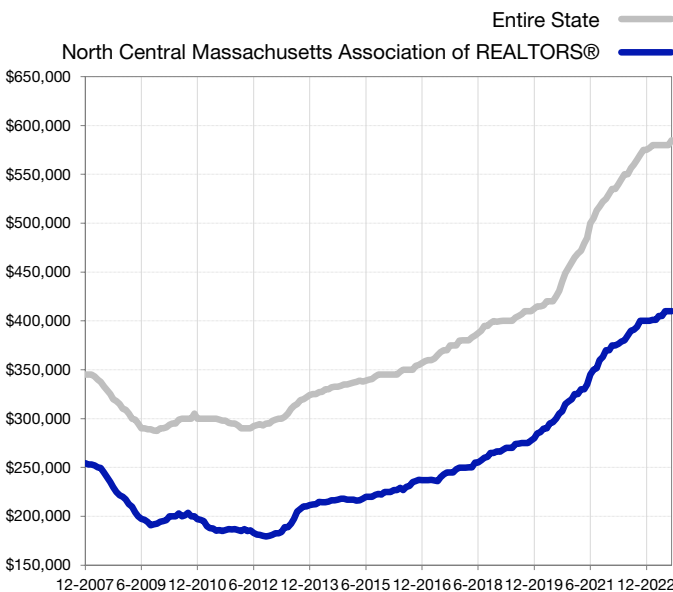
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	35	- 16.7%	274	251	- 8.4%
Closed Sales	52	38	- 26.9%	273	235	- 13.9%
Median Sales Price*	\$283,500	\$347,500	+ 22.6%	\$280,000	\$325,000	+ 16.1%
Inventory of Homes for Sale	46	51	+ 10.9%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 36.7%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 9.7%	22	39	+ 76.7%
Percent of Original List Price Received*	103.7%	103.2%	- 0.5%	104.2%	102.3%	- 1.8%
New Listings	37	65	+ 75.7%	319	304	- 4.7%

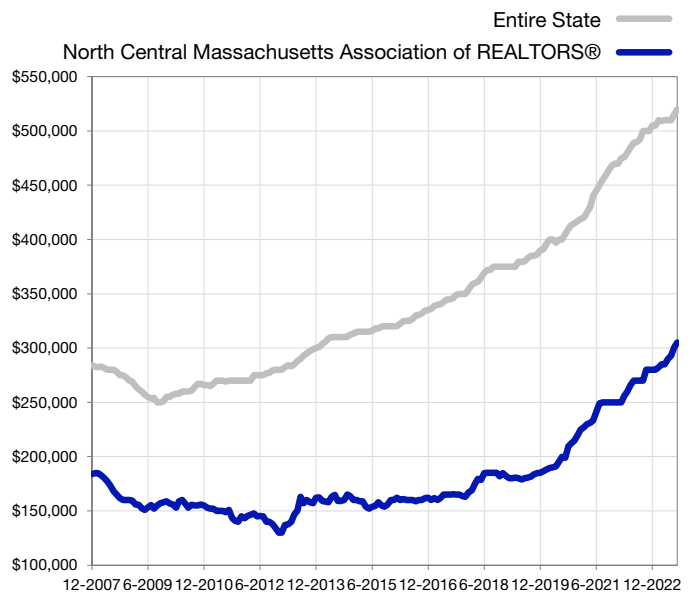
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Greater Newburyport REALTORS®

- 17.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.7%

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

- 34.4%

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

Single-Family Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	59	53	- 10.2%	413	338	- 18.2%
Closed Sales	71	51	- 28.2%	377	304	- 19.4%
Median Sales Price*	\$749,000	\$825,000	+ 10.1%	\$726,500	\$772,000	+ 6.3%
Inventory of Homes for Sale	94	70	- 25.5%	--	--	--
Months Supply of Inventory	1.8	1.7	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	27	22	- 20.4%	28	29	+ 4.1%
Percent of Original List Price Received*	101.6%	102.2%	+ 0.6%	104.5%	102.2%	- 2.2%
New Listings	66	59	- 10.6%	539	450	- 16.5%

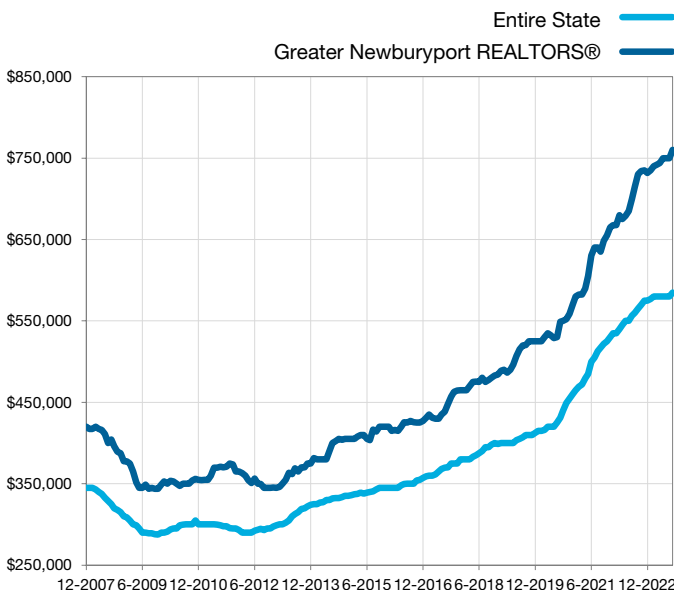
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	44	+ 22.2%	239	242	+ 1.3%
Closed Sales	28	31	+ 10.7%	244	221	- 9.4%
Median Sales Price*	\$537,500	\$775,000	+ 44.2%	\$508,500	\$575,000	+ 13.1%
Inventory of Homes for Sale	69	37	- 46.4%	--	--	--
Months Supply of Inventory	2.2	1.3	- 43.2%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 13.5%	32	49	+ 54.6%
Percent of Original List Price Received*	103.6%	103.3%	- 0.3%	103.5%	102.0%	- 1.4%
New Listings	42	41	- 2.4%	303	295	- 2.6%

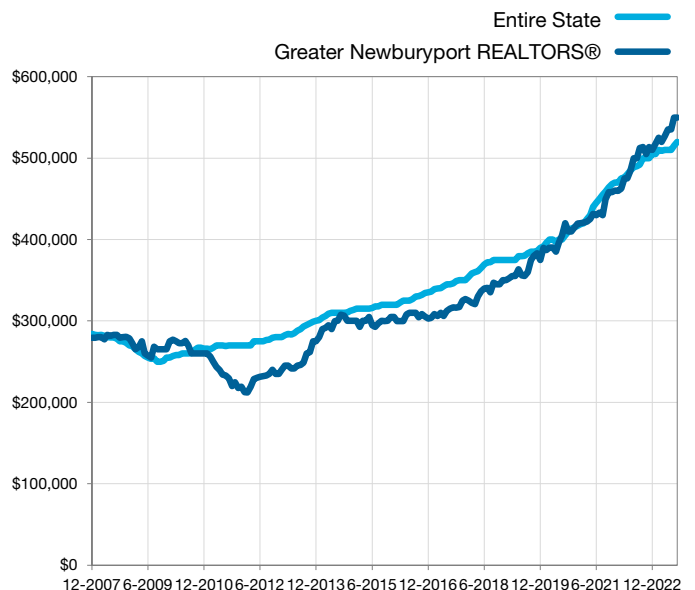
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 2.4%

+ 12.5%

- 18.1%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	92	90	- 2.2%	568	515	- 9.3%
Closed Sales	75	74	- 1.3%	567	476	- 16.0%
Median Sales Price*	\$415,000	\$473,750	+ 14.2%	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	170	136	- 20.0%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.9%	36	42	+ 15.3%
Percent of Original List Price Received*	98.2%	101.1%	+ 2.9%	99.7%	99.6%	- 0.1%
New Listings	95	106	+ 11.6%	741	644	- 13.1%

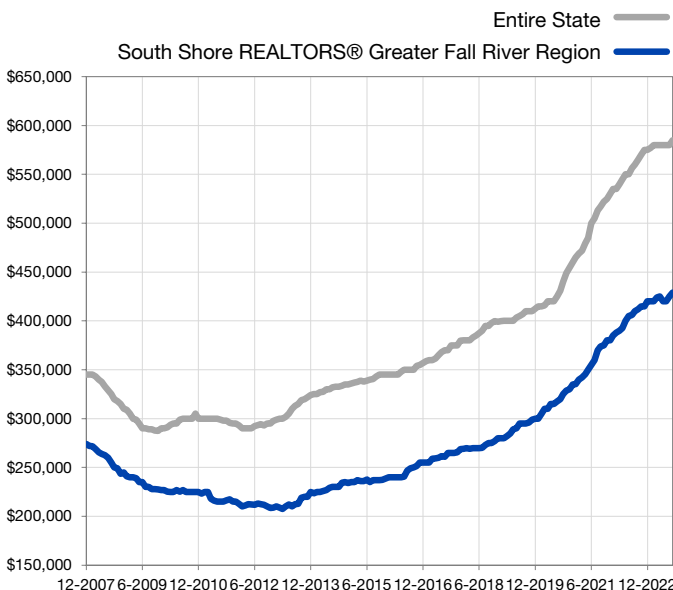
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	72	68	- 5.6%
Closed Sales	8	7	- 12.5%	81	56	- 30.9%
Median Sales Price*	\$234,000	\$325,000	+ 38.9%	\$219,900	\$271,250	+ 23.4%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.7%	--	--	--
Cumulative Days on Market Until Sale	24	11	- 54.3%	47	41	- 12.5%
Percent of Original List Price Received*	101.4%	106.9%	+ 5.5%	98.9%	99.5%	+ 0.5%
New Listings	12	12	0.0%	85	84	- 1.2%

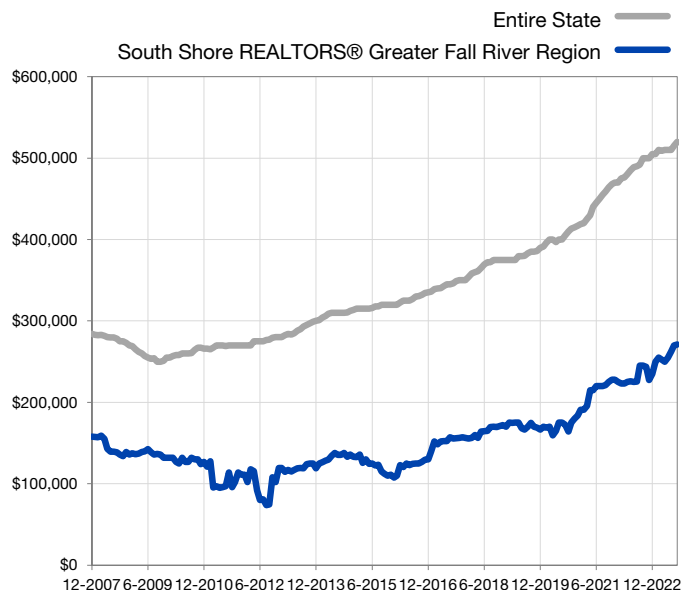
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 23.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.5%

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

- 46.3%

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

Single-Family Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	573	496	- 13.4%	3,898	3,087	- 20.8%
Closed Sales	654	484	- 26.0%	3,747	2,830	- 24.5%
Median Sales Price*	\$471,000	\$500,000	+ 6.2%	\$450,000	\$475,000	+ 5.6%
Inventory of Homes for Sale	862	451	- 47.7%	--	--	--
Months Supply of Inventory	1.7	1.2	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 16.6%	27	31	+ 18.0%
Percent of Original List Price Received*	101.7%	102.6%	+ 0.9%	104.0%	102.0%	- 2.0%
New Listings	582	513	- 11.9%	4,742	3,512	- 25.9%

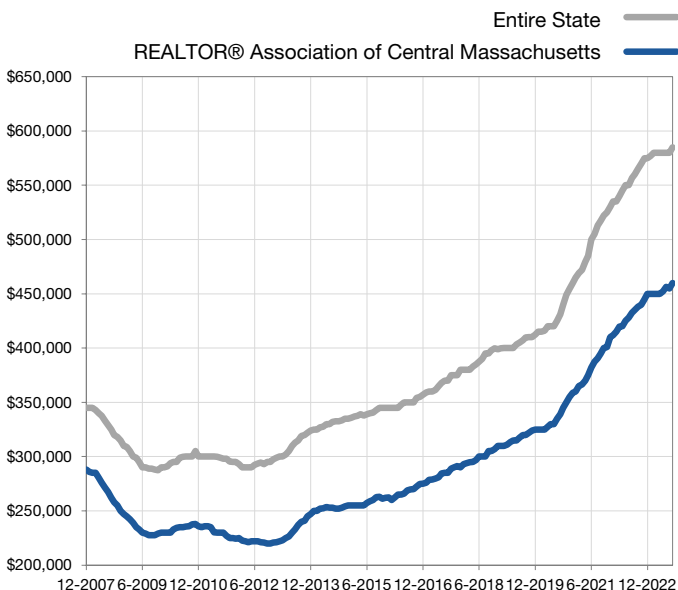
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	121	170	+ 40.5%	1,068	990	- 7.3%
Closed Sales	153	131	- 14.4%	1,039	878	- 15.5%
Median Sales Price*	\$389,900	\$385,000	- 1.3%	\$360,000	\$395,500	+ 9.9%
Inventory of Homes for Sale	226	133	- 41.2%	--	--	--
Months Supply of Inventory	1.6	1.1	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 15.4%	28	35	+ 25.5%
Percent of Original List Price Received*	102.3%	102.2%	- 0.1%	104.2%	102.2%	- 1.9%
New Listings	132	177	+ 34.1%	1,271	1,113	- 12.4%

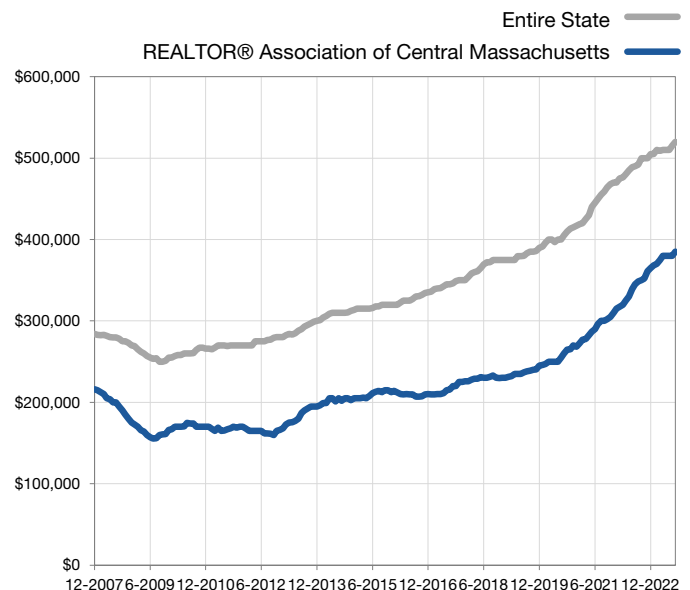
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 16.5%

+ 3.8%

- 16.4%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	597	566	- 5.2%	4,443	3,766	- 15.2%
Closed Sales	626	496	- 20.8%	4,263	3,494	- 18.0%
Median Sales Price*	\$675,000	\$675,000	0.0%	\$665,000	\$688,700	+ 3.6%
Inventory of Homes for Sale	1,355	1,105	- 18.5%	--	--	--
Months Supply of Inventory	2.3	2.3	+ 2.6%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 20.1%	31	42	+ 36.1%
Percent of Original List Price Received*	99.3%	98.0%	- 1.3%	101.8%	97.9%	- 3.8%
New Listings	703	690	- 1.8%	5,695	4,574	- 19.7%

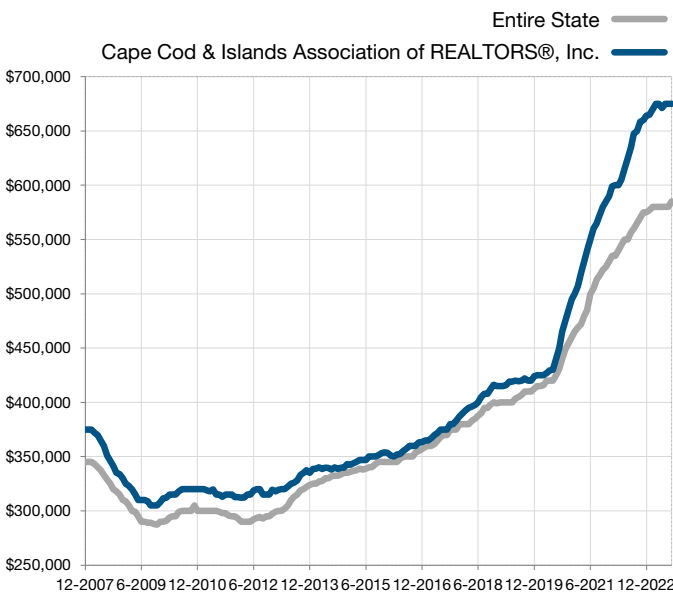
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	143	150	+ 4.9%	1,063	958	- 9.9%
Closed Sales	127	133	+ 4.7%	1,044	866	- 17.0%
Median Sales Price*	\$515,000	\$535,000	+ 3.9%	\$425,000	\$452,500	+ 6.5%
Inventory of Homes for Sale	281	262	- 6.8%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	23	39	+ 68.3%	35	44	+ 23.8%
Percent of Original List Price Received*	100.7%	101.4%	+ 0.7%	102.0%	98.6%	- 3.3%
New Listings	169	179	+ 5.9%	1,228	1,107	- 9.9%

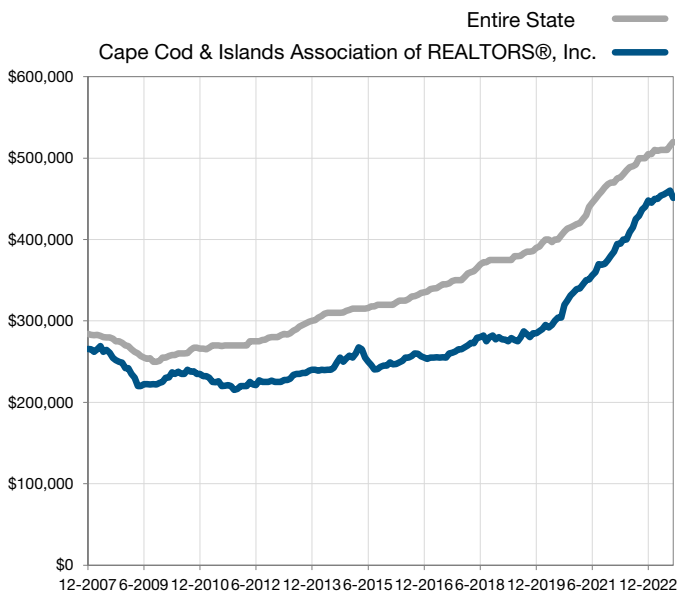
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 7.2%

+ 19.0%

- 2.9%

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

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	140	127	- 9.3%	968	853	- 11.9%
Closed Sales	160	149	- 6.9%	922	756	- 18.0%
Median Sales Price*	\$327,500	\$375,000	+ 14.5%	\$320,000	\$320,500	+ 0.2%
Inventory of Homes for Sale	378	360	- 4.8%	--	--	--
Months Supply of Inventory	2.9	3.4	+ 18.3%	--	--	--
Cumulative Days on Market Until Sale	81	78	- 3.7%	95	90	- 5.3%
Percent of Original List Price Received*	100.0%	97.6%	- 2.4%	98.8%	97.2%	- 1.6%
New Listings	159	199	+ 25.2%	1,253	1,156	- 7.7%

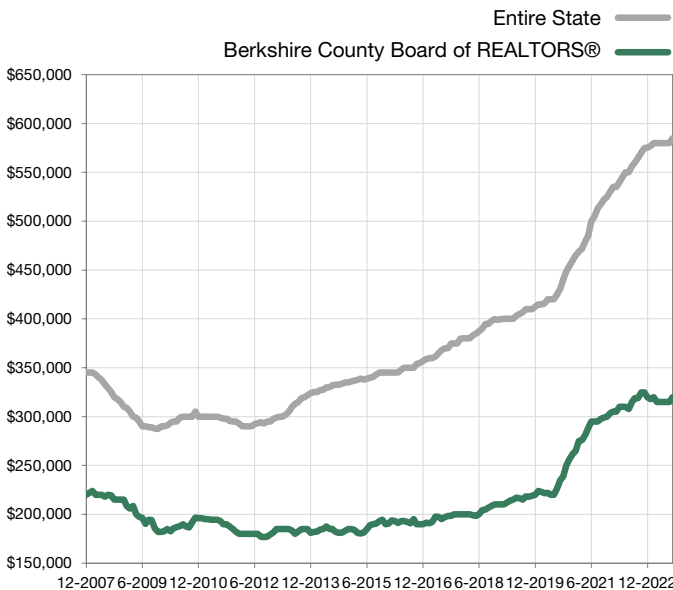
Condominium Properties

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	19	+ 46.2%	111	113	+ 1.8%
Closed Sales	20	18	- 10.0%	114	104	- 8.8%
Median Sales Price*	\$223,500	\$340,000	+ 52.1%	\$285,000	\$415,000	+ 45.6%
Inventory of Homes for Sale	43	49	+ 14.0%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 36.6%	--	--	--
Cumulative Days on Market Until Sale	79	54	- 31.6%	103	97	- 6.0%
Percent of Original List Price Received*	99.7%	99.5%	- 0.2%	97.8%	98.8%	+ 1.0%
New Listings	23	21	- 8.7%	152	143	- 5.9%

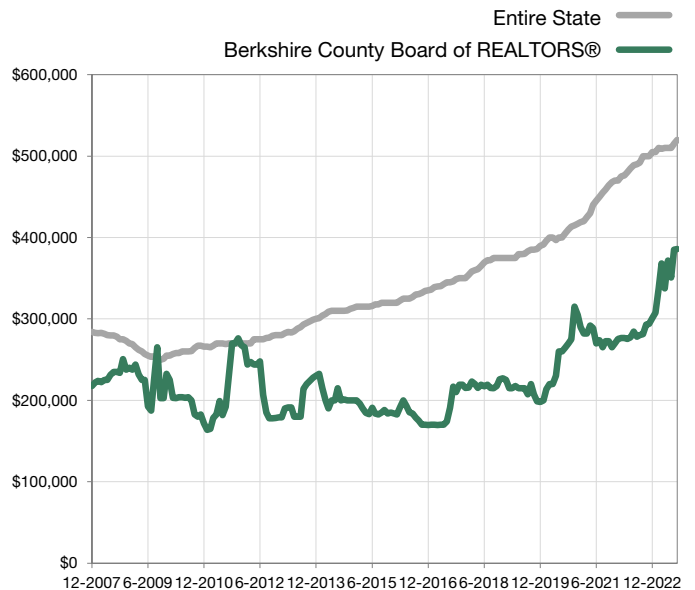
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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