

Multi-Family Housing Activity Report

August 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Aug-2022	Aug-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		704	491	- 30.3%	5,031	3,428	- 31.9%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$600,000	\$650,000	+ 8.3%	\$585,000	\$615,000	+ 5.1%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,734	766	- 55.8%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.6	1.6	- 38.1%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		33	34	+ 2.2%	36	41	+ 13.9%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.5%	102.1%	+ 2.6%	101.3%	100.0%	- 1.2%
New Listings A count of the properties that have been newly listed on the market in a given month.		764	657	- 14.0%	6,888	4,716	- 31.5%

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

