

Pending Sales Report by Region

August 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)		
	Aug-2022	Aug-2023	+ / -	Aug-2022	Aug-2023	+ / -	Aug-2022	Aug-2023	+ / -
Cape Cod & Islands	597	573	-4.0%	\$675,000	\$675,000	0.0%	\$59.5	\$48.7	-18.2%
Central	840	742	-11.7%	\$450,000	\$480,000	+6.7%	\$47.7	\$38.1	-20.1%
Greater Boston	1,041	935	-10.2%	\$825,000	\$885,000	+7.3%	\$156.9	\$122.3	-22.1%
Northeast	737	651	-11.7%	\$635,075	\$710,000	+11.8%	\$63.4	\$46.7	-26.3%
Southeast	485	497	+2.5%	\$480,000	\$515,000	+7.3%	\$27.9	\$23.5	-15.8%
South Shore	483	477	-1.2%	\$636,500	\$656,500	+3.1%	\$39.3	\$34.3	-12.7%
West	700	695	-0.7%	\$323,500	\$350,000	+8.2%	\$27.6	\$26.1	-5.4%
State Totals	4,877	4,564	-6.4%	\$600,000	\$630,000	+5.0%	\$421.8	\$339.6	-19.5%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Aug-2022	Aug-2023	+ / -	Aug-2022	Aug-2023	+ / -	Aug-2022	Aug-2023	+ / -
Cape Cod & Islands	143	153	+7.0%	\$515,000	\$535,000	+3.9%	\$7.1	\$8.0	+12.7%
Central	163	211	+29.4%	\$350,000	\$376,530	+7.6%	\$7.7	\$6.7	-13.0%
Greater Boston	749	749	0.0%	\$650,000	\$683,750	+5.2%	\$83.1	\$73.4	-11.7%
Northeast	308	312	+1.3%	\$401,500	\$450,000	+12.1%	\$14.9	\$13.4	-10.1%
Southeast	85	82	-3.5%	\$325,000	\$385,000	+18.5%	\$3.5	\$2.8	-20.0%
South Shore	124	128	+3.2%	\$407,500	\$480,000	+17.8%	\$6.7	\$6.6	-1.5%
West	88	100	+13.6%	\$225,000	\$302,500	+34.4%	\$3.1	\$2.8	-9.7%
State Totals	1,657	1,735	+4.7%	\$500,000	\$545,000	+9.0%	\$125.7	\$113.6	-9.6%