

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 7.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.8%

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

- 10.3%

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

Single-Family Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	127	98	- 22.8%	1,095	955	- 12.8%
Closed Sales	147	136	- 7.5%	1,069	893	- 16.5%
Median Sales Price*	\$325,000	\$359,250	+ 10.5%	\$324,950	\$328,000	+ 0.9%
Inventory of Homes for Sale	392	345	- 12.0%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	82	74	- 10.4%	93	87	- 6.2%
Percent of Original List Price Received*	97.9%	98.6%	+ 0.6%	98.7%	97.4%	- 1.3%
New Listings	161	118	- 26.7%	1,414	1,279	- 9.5%

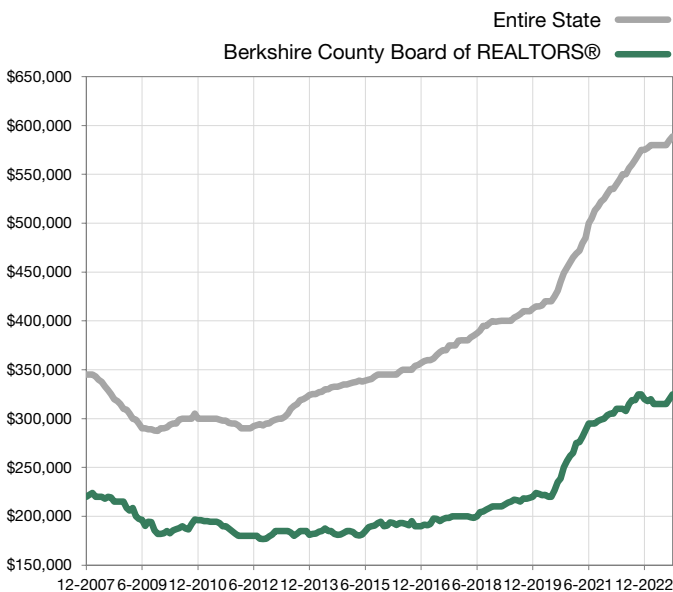
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	120	125	+ 4.2%
Closed Sales	17	15	- 11.8%	131	119	- 9.2%
Median Sales Price*	\$282,500	\$349,500	+ 23.7%	\$282,500	\$385,000	+ 36.3%
Inventory of Homes for Sale	46	48	+ 4.3%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 24.5%	--	--	--
Cumulative Days on Market Until Sale	131	97	- 25.8%	107	97	- 9.1%
Percent of Original List Price Received*	96.3%	100.2%	+ 4.0%	97.6%	99.0%	+ 1.4%
New Listings	16	13	- 18.8%	168	157	- 6.5%

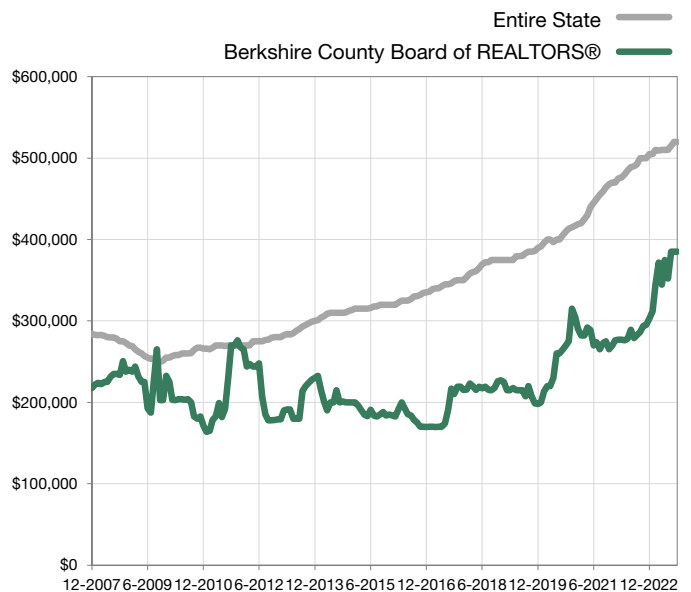
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 32.6%

+ 9.2%

- 11.8%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	545	544	- 0.2%	4,988	4,244	- 14.9%
Closed Sales	691	453	- 34.4%	4,954	3,958	- 20.1%
Median Sales Price*	\$675,000	\$765,000	+ 13.3%	\$668,500	\$693,000	+ 3.7%
Inventory of Homes for Sale	1,421	1,218	- 14.3%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 13.2%	31	41	+ 33.8%
Percent of Original List Price Received*	97.7%	98.5%	+ 0.8%	101.2%	97.9%	- 3.2%
New Listings	745	693	- 7.0%	6,440	5,280	- 18.0%

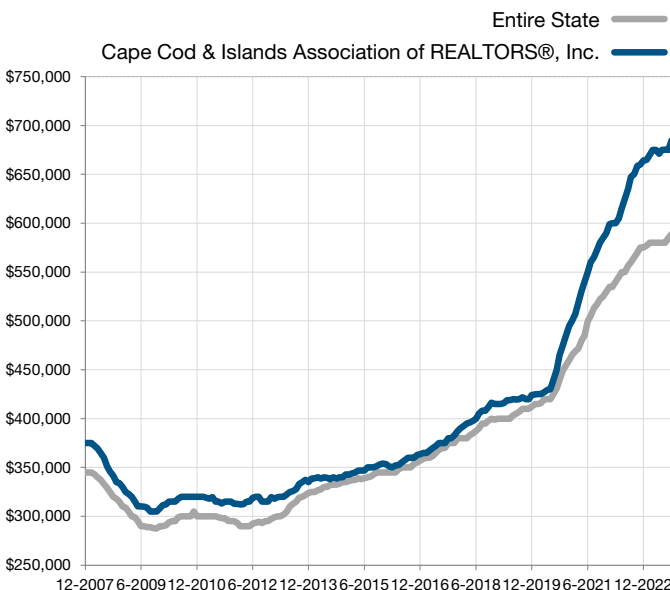
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	125	128	+ 2.4%	1,188	1,073	- 9.7%
Closed Sales	172	129	- 25.0%	1,216	1,000	- 17.8%
Median Sales Price*	\$485,000	\$450,000	- 7.2%	\$435,000	\$450,000	+ 3.4%
Inventory of Homes for Sale	295	295	0.0%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 25.6%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 5.9%	35	42	+ 22.8%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	101.5%	98.6%	- 2.9%
New Listings	159	163	+ 2.5%	1,387	1,271	- 8.4%

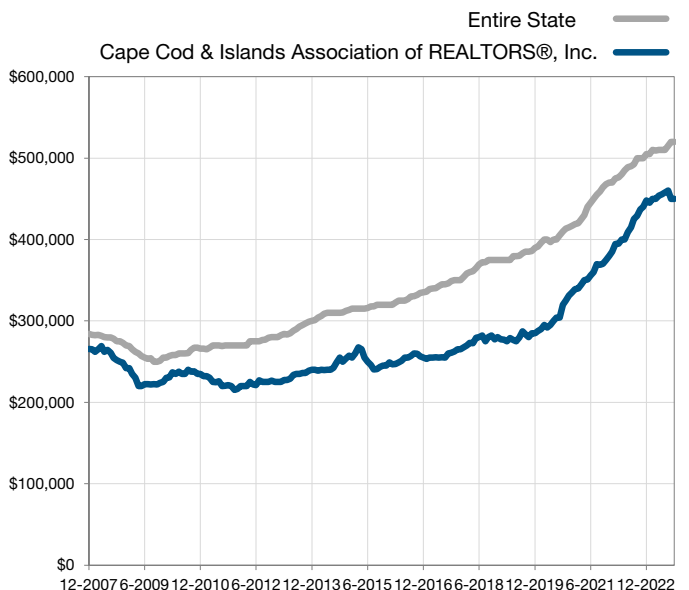
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	893	856	- 4.1%	9,772	7,762	- 20.6%
Closed Sales	1,099	741	- 32.6%	9,754	7,376	- 24.4%
Median Sales Price*	\$765,000	\$850,000	+ 11.1%	\$820,000	\$855,000	+ 4.3%
Inventory of Homes for Sale	1,979	1,304	- 34.1%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	24	33	+ 37.5%
Percent of Original List Price Received*	100.3%	101.2%	+ 0.9%	104.9%	102.2%	- 2.6%
New Listings	1,433	1,215	- 15.2%	12,111	9,201	- 24.0%

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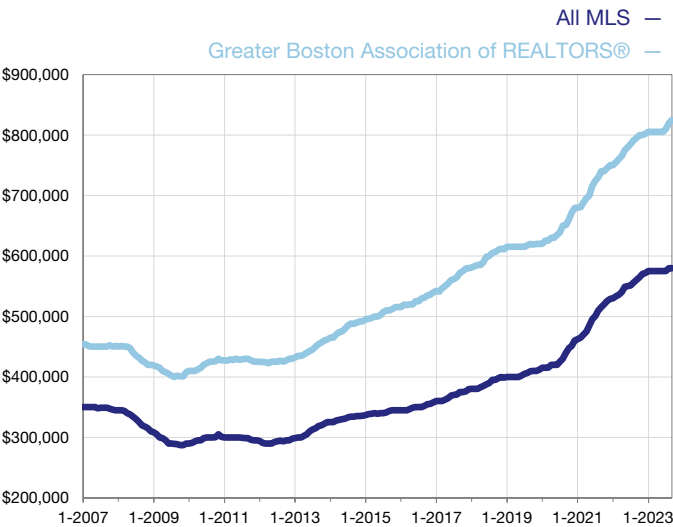
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	751	785	+ 4.5%	8,706	7,128	- 18.1%
Closed Sales	744	678	- 8.9%	8,689	6,886	- 20.8%
Median Sales Price*	\$630,000	\$686,500	+ 9.0%	\$675,000	\$705,000	+ 4.4%
Inventory of Homes for Sale	2,447	1,724	- 29.5%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	38	41	+ 7.9%	37	42	+ 13.5%
Percent of Original List Price Received*	99.1%	99.7%	+ 0.6%	101.3%	99.9%	- 1.4%
New Listings	1,495	1,288	- 13.8%	12,052	9,578	- 20.5%

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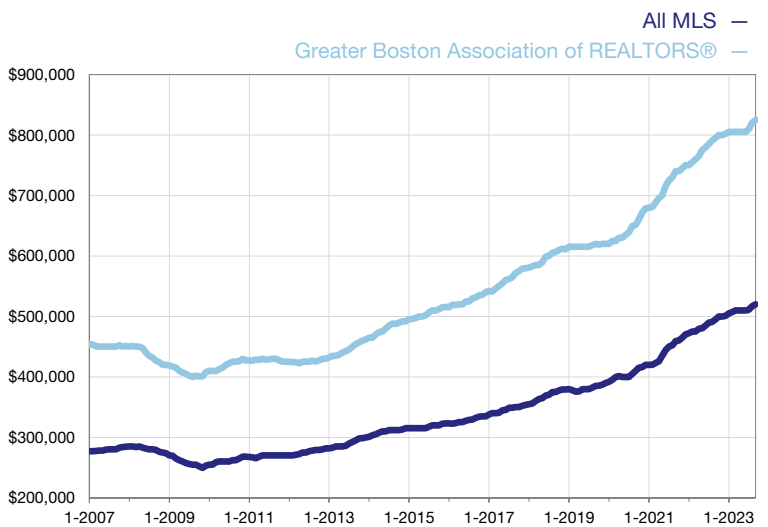
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 19.6%

Year-Over-Year
Change in
Closed Sales
All Properties

- 8.4%

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

- 13.0%

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

Single-Family Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	47	+ 9.3%	456	372	- 18.4%
Closed Sales	57	43	- 24.6%	434	348	- 19.8%
Median Sales Price*	\$775,000	\$800,000	+ 3.2%	\$735,000	\$774,500	+ 5.4%
Inventory of Homes for Sale	101	102	+ 1.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 27.4%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 11.1%	29	29	+ 1.5%
Percent of Original List Price Received*	99.9%	101.8%	+ 1.9%	103.9%	102.2%	- 1.6%
New Listings	69	88	+ 27.5%	608	535	- 12.0%

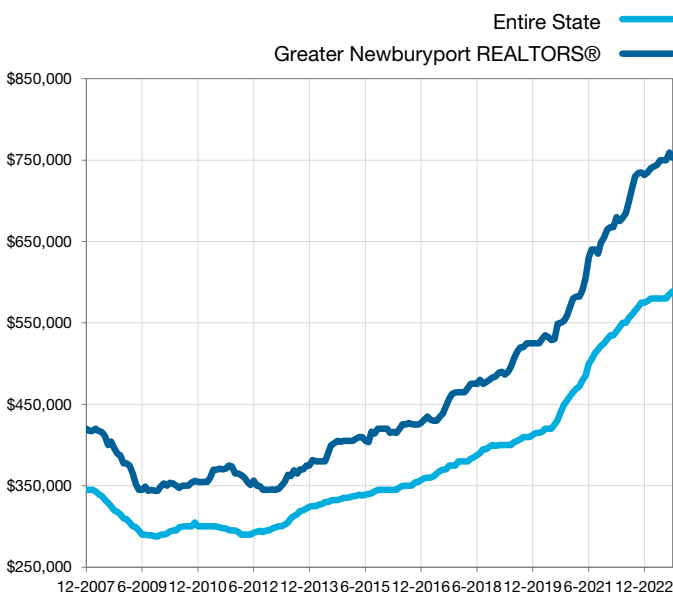
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	26	- 7.1%	267	262	- 1.9%
Closed Sales	40	35	- 12.5%	284	256	- 9.9%
Median Sales Price*	\$535,000	\$565,000	+ 5.6%	\$515,000	\$569,950	+ 10.7%
Inventory of Homes for Sale	76	52	- 31.6%	--	--	--
Months Supply of Inventory	2.4	1.8	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	35	33	- 5.7%	32	47	+ 45.5%
Percent of Original List Price Received*	99.5%	101.5%	+ 2.0%	102.9%	101.9%	- 1.0%
New Listings	47	49	+ 4.3%	350	344	- 1.7%

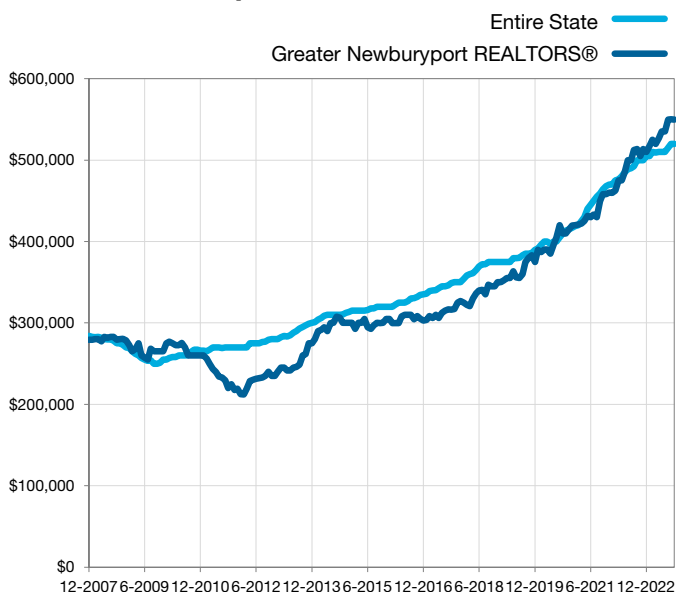
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 24.2%

+ 15.5%

- 33.7%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	192	206	+ 7.3%	1,889	1,605	- 15.0%
Closed Sales	245	185	- 24.5%	1,873	1,525	- 18.6%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$405,000	\$430,000	+ 6.2%
Inventory of Homes for Sale	440	261	- 40.7%	--	--	--
Months Supply of Inventory	1.9	1.5	- 23.9%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 11.1%	28	37	+ 30.4%
Percent of Original List Price Received*	99.5%	101.3%	+ 1.9%	103.1%	101.1%	- 1.9%
New Listings	260	214	- 17.7%	2,387	1,896	- 20.6%

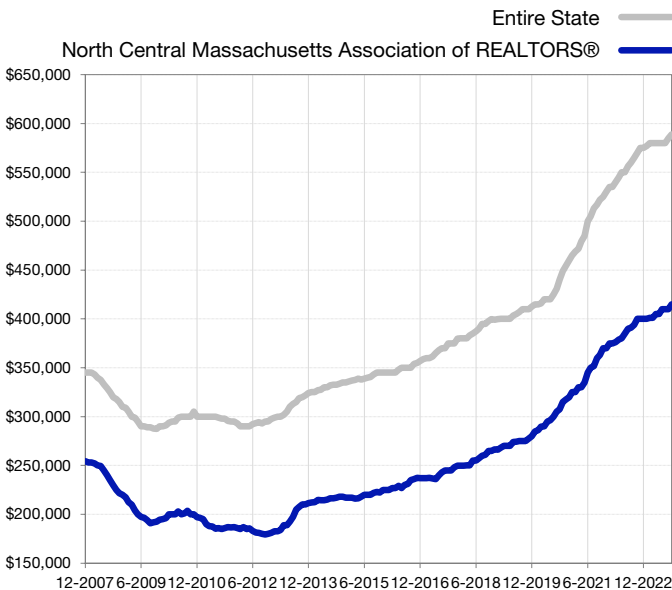
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	18	- 37.9%	303	263	- 13.2%
Closed Sales	36	28	- 22.2%	309	263	- 14.9%
Median Sales Price*	\$283,750	\$302,500	+ 6.6%	\$280,000	\$320,000	+ 14.3%
Inventory of Homes for Sale	53	66	+ 24.5%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 52.5%	--	--	--
Cumulative Days on Market Until Sale	18	19	+ 4.5%	21	36	+ 70.5%
Percent of Original List Price Received*	101.3%	103.3%	+ 2.0%	103.9%	102.4%	- 1.4%
New Listings	39	34	- 12.8%	358	338	- 5.6%

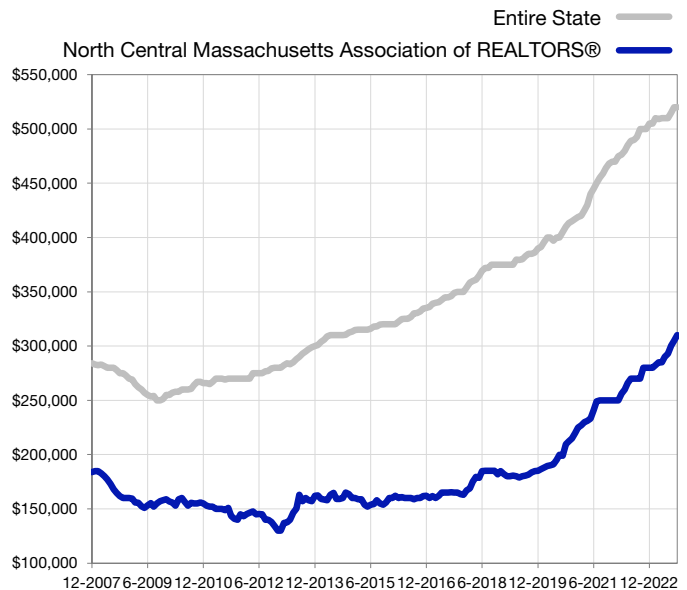
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 31.1%

+ 0.4%

- 34.3%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	288	251	- 12.8%	2,526	1,993	- 21.1%
Closed Sales	329	214	- 35.0%	2,502	1,847	- 26.2%
Median Sales Price*	\$640,000	\$666,250	+ 4.1%	\$630,000	\$654,500	+ 3.9%
Inventory of Homes for Sale	526	322	- 38.8%	--	--	--
Months Supply of Inventory	1.8	1.4	- 17.7%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.6%	24	31	+ 30.4%
Percent of Original List Price Received*	101.5%	102.4%	+ 0.9%	104.7%	102.0%	- 2.6%
New Listings	370	304	- 17.8%	3,179	2,373	- 25.4%

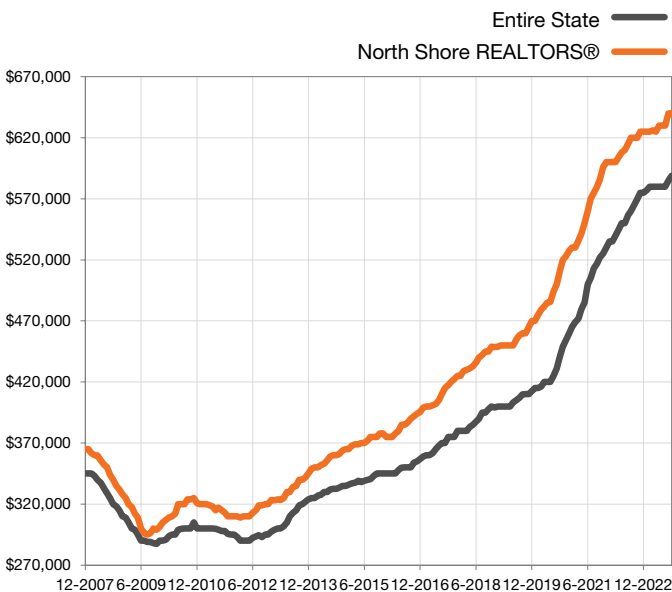
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	104	142	+ 36.5%	1,203	1,009	- 16.1%
Closed Sales	144	112	- 22.2%	1,229	938	- 23.7%
Median Sales Price*	\$425,600	\$446,000	+ 4.8%	\$424,000	\$448,372	+ 5.7%
Inventory of Homes for Sale	197	153	- 22.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 8.1%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 28.2%	29	30	+ 1.0%
Percent of Original List Price Received*	101.4%	103.0%	+ 1.6%	103.5%	102.0%	- 1.4%
New Listings	152	193	+ 27.0%	1,393	1,167	- 16.2%

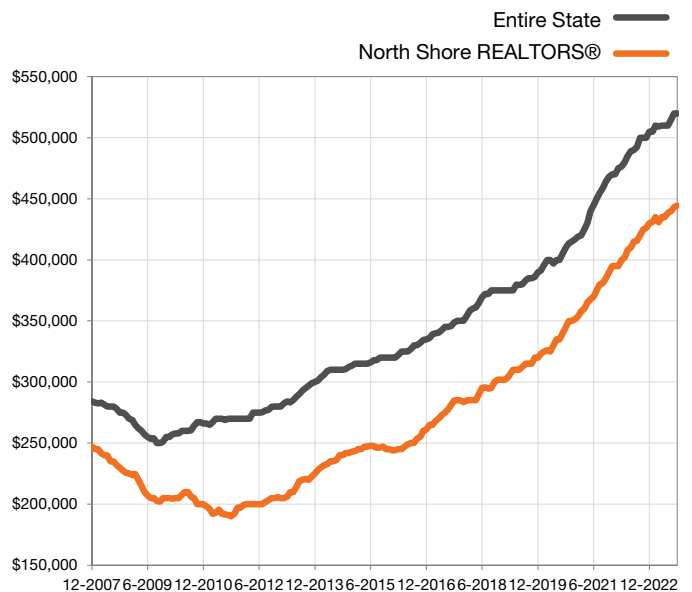
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 34.9%

+ 2.5%

- 40.0%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	249	216	- 13.3%	2,597	1,844	- 29.0%
Closed Sales	332	213	- 35.8%	2,596	1,773	- 31.7%
Median Sales Price*	\$630,000	\$665,000	+ 5.6%	\$620,000	\$649,900	+ 4.8%
Inventory of Homes for Sale	440	261	- 40.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 14.2%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 23.3%	23	28	+ 23.3%
Percent of Original List Price Received*	100.8%	103.4%	+ 2.7%	105.1%	103.3%	- 1.7%
New Listings	333	282	- 15.3%	3,132	2,137	- 31.8%

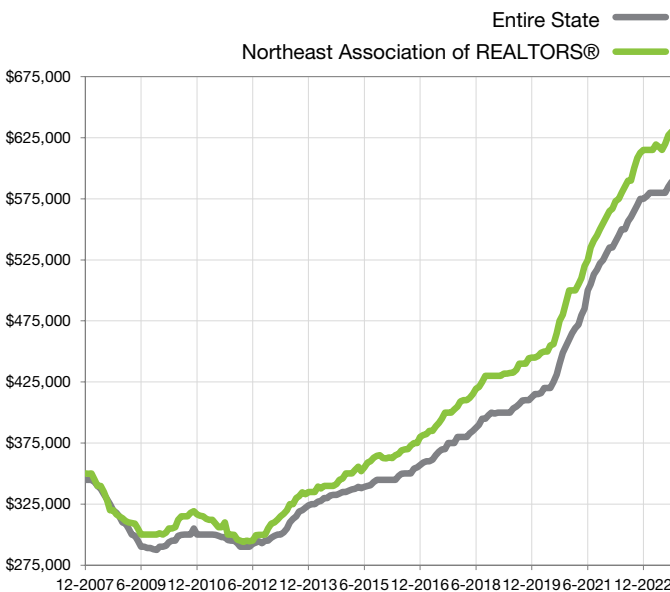
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	91	92	+ 1.1%	1,032	849	- 17.7%
Closed Sales	129	87	- 32.6%	1,064	799	- 24.9%
Median Sales Price*	\$375,000	\$435,000	+ 16.0%	\$371,000	\$382,000	+ 3.0%
Inventory of Homes for Sale	128	80	- 37.5%	--	--	--
Months Supply of Inventory	1.0	0.9	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.4%	25	27	+ 9.1%
Percent of Original List Price Received*	102.2%	103.7%	+ 1.5%	104.6%	102.9%	- 1.6%
New Listings	122	100	- 18.0%	1,160	908	- 21.7%

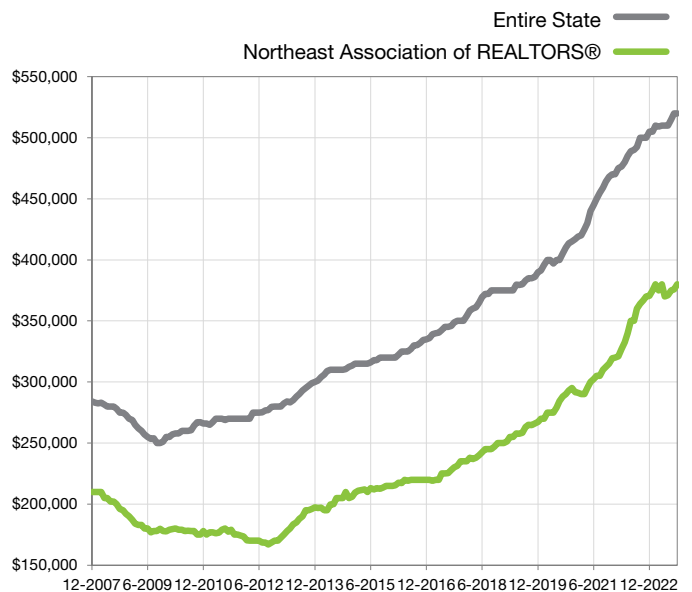
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 24.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.1%

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

- 34.6%

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

Single-Family Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	435	480	+ 10.3%	4,333	3,472	- 19.9%
Closed Sales	552	393	- 28.8%	4,299	3,230	- 24.9%
Median Sales Price*	\$439,950	\$485,000	+ 10.2%	\$450,000	\$475,000	+ 5.6%
Inventory of Homes for Sale	863	553	- 35.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	33	25	- 24.3%	27	31	+ 11.6%
Percent of Original List Price Received*	100.4%	103.2%	+ 2.8%	103.5%	102.1%	- 1.4%
New Listings	540	556	+ 3.0%	5,282	4,067	- 23.0%

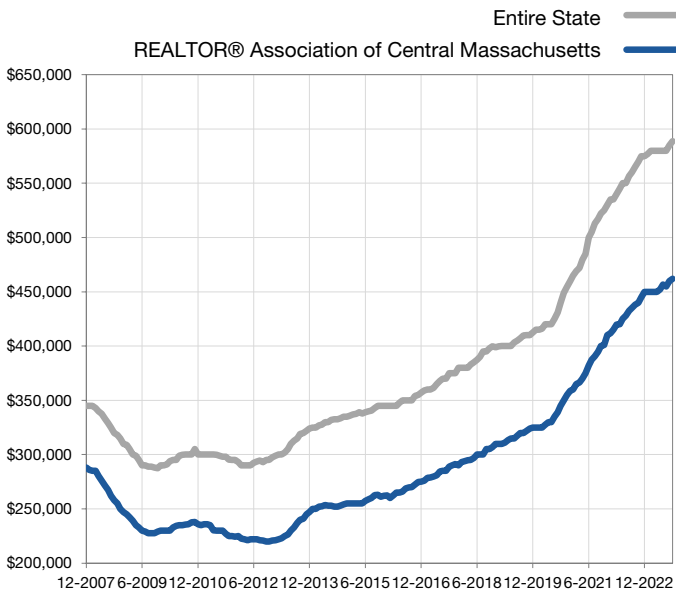
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	132	129	- 2.3%	1,200	1,099	- 8.4%
Closed Sales	141	131	- 7.1%	1,180	1,010	- 14.4%
Median Sales Price*	\$360,000	\$390,000	+ 8.3%	\$360,000	\$395,000	+ 9.7%
Inventory of Homes for Sale	223	157	- 29.6%	--	--	--
Months Supply of Inventory	1.6	1.4	- 16.2%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 24.0%	28	35	+ 27.2%
Percent of Original List Price Received*	101.8%	102.6%	+ 0.8%	103.9%	102.2%	- 1.6%
New Listings	150	148	- 1.3%	1,421	1,262	- 11.2%

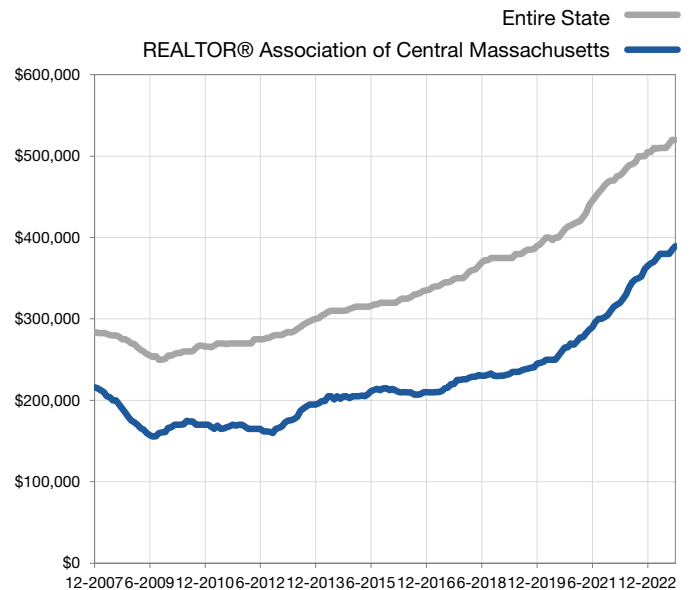
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 20.3%

+ 8.3%

- 37.3%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	448	439	- 2.0%	4,139	3,464	- 16.3%
Closed Sales	535	413	- 22.8%	4,112	3,263	- 20.6%
Median Sales Price*	\$310,000	\$335,000	+ 8.1%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	979	626	- 36.1%	--	--	--
Months Supply of Inventory	2.0	1.6	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 8.8%	32	38	+ 18.8%
Percent of Original List Price Received*	100.7%	102.0%	+ 1.3%	102.8%	101.3%	- 1.5%
New Listings	542	470	- 13.3%	5,076	4,052	- 20.2%

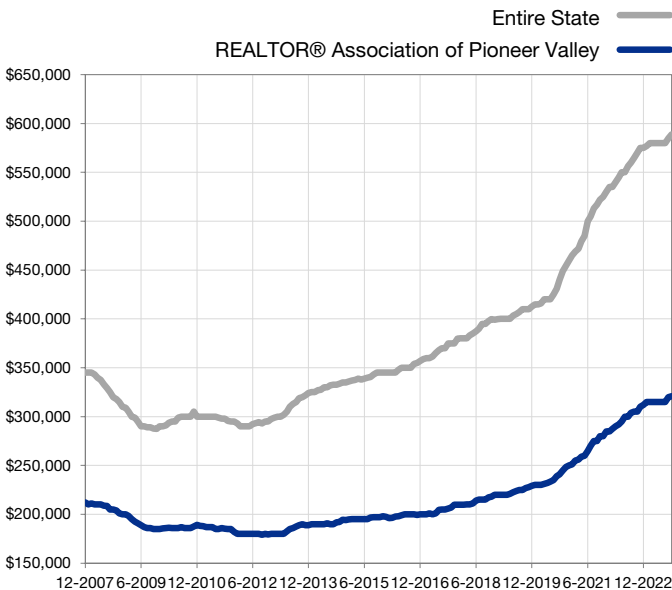
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	67	55	- 17.9%	669	546	- 18.4%
Closed Sales	62	63	+ 1.6%	675	531	- 21.3%
Median Sales Price*	\$229,950	\$227,000	- 1.3%	\$224,900	\$235,000	+ 4.5%
Inventory of Homes for Sale	141	76	- 46.1%	--	--	--
Months Supply of Inventory	1.8	1.2	- 30.3%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.7%	28	40	+ 45.1%
Percent of Original List Price Received*	102.2%	104.5%	+ 2.2%	103.6%	102.5%	- 1.0%
New Listings	84	69	- 17.9%	795	581	- 26.9%

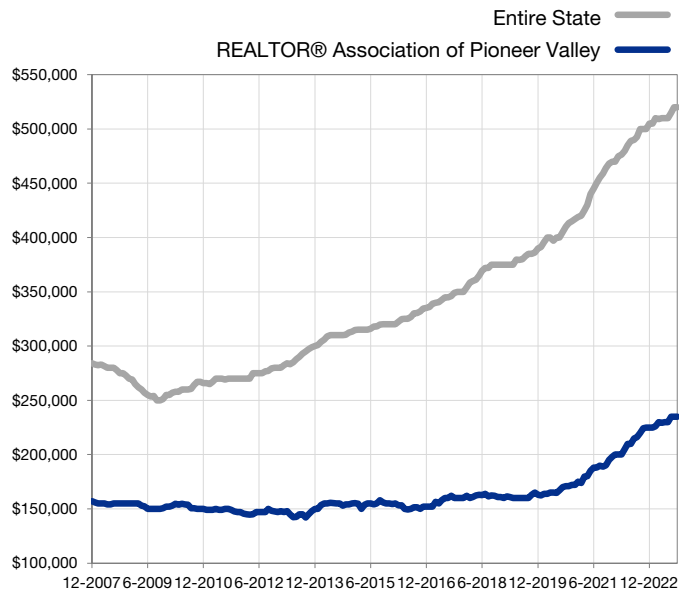
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 28.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.6%

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

- 45.6%

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

Single-Family Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	317	290	- 8.5%	3,123	2,566	- 17.8%
Closed Sales	382	274	- 28.3%	3,117	2,460	- 21.1%
Median Sales Price*	\$477,450	\$500,000	+ 4.7%	\$475,000	\$488,250	+ 2.8%
Inventory of Homes for Sale	780	409	- 47.6%	--	--	--
Months Supply of Inventory	2.1	1.4	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	33	33	+ 0.7%	30	39	+ 29.0%
Percent of Original List Price Received*	99.1%	100.7%	+ 1.6%	102.2%	100.2%	- 2.0%
New Listings	434	346	- 20.3%	4,002	2,999	- 25.1%

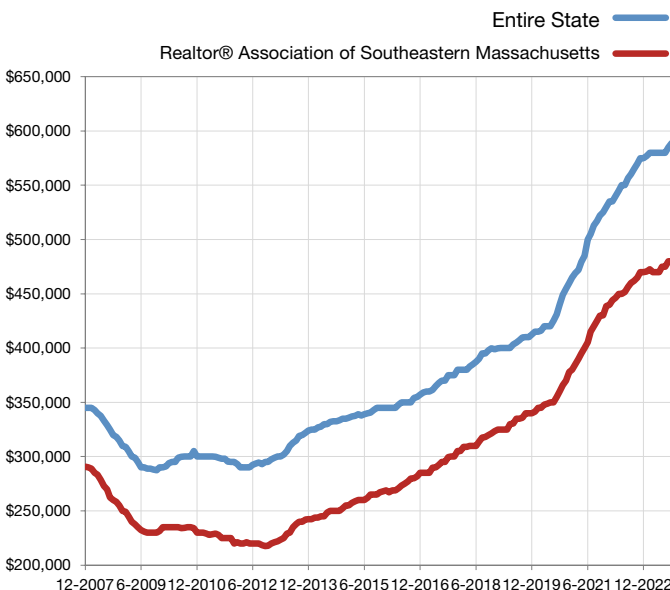
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	67	73	+ 9.0%	658	552	- 16.1%
Closed Sales	75	54	- 28.0%	658	511	- 22.3%
Median Sales Price*	\$345,000	\$372,450	+ 8.0%	\$325,500	\$369,000	+ 13.4%
Inventory of Homes for Sale	136	89	- 34.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 8.3%	26	35	+ 36.0%
Percent of Original List Price Received*	101.3%	102.6%	+ 1.3%	103.9%	101.8%	- 2.0%
New Listings	91	72	- 20.9%	798	624	- 21.8%

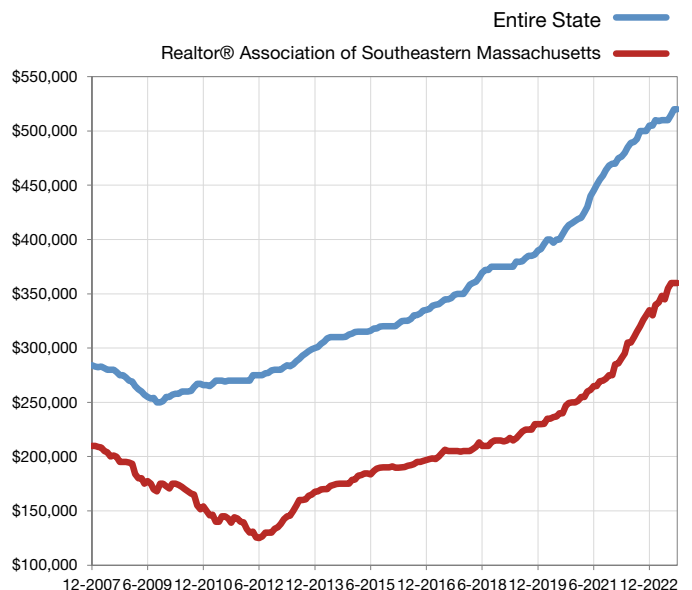
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2023

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

- 7.4%

+ 8.5%

- 22.3%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	69	63	- 8.7%	637	564	- 11.5%
Closed Sales	85	78	- 8.2%	652	556	- 14.7%
Median Sales Price*	\$420,000	\$454,000	+ 8.1%	\$424,950	\$439,450	+ 3.4%
Inventory of Homes for Sale	182	144	- 20.9%	--	--	--
Months Supply of Inventory	2.3	2.3	+ 0.1%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 0.9%	37	42	+ 13.1%
Percent of Original List Price Received*	96.6%	98.1%	+ 1.5%	99.3%	99.5%	+ 0.1%
New Listings	92	72	- 21.7%	833	717	- 13.9%

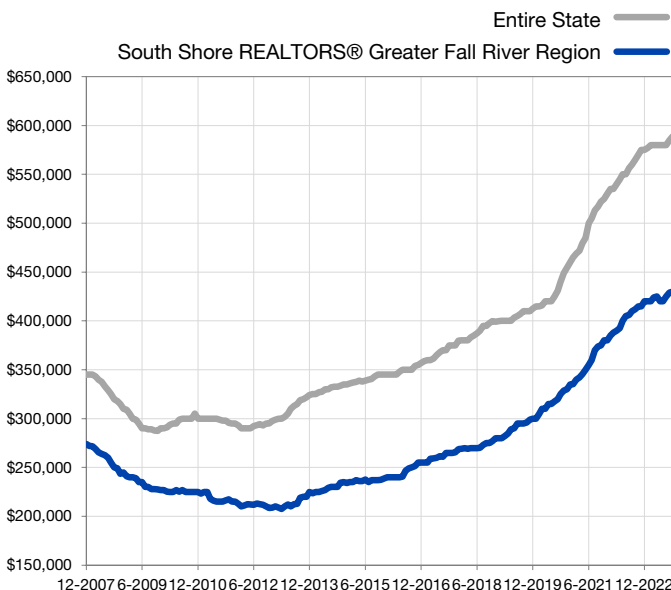
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	78	77	- 1.3%
Closed Sales	10	10	0.0%	91	66	- 27.5%
Median Sales Price*	\$267,500	\$340,000	+ 27.1%	\$225,000	\$275,750	+ 22.6%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 22.3%	45	38	- 14.9%
Percent of Original List Price Received*	101.4%	103.2%	+ 1.8%	99.2%	100.0%	+ 0.8%
New Listings	14	12	- 14.3%	99	95	- 4.0%

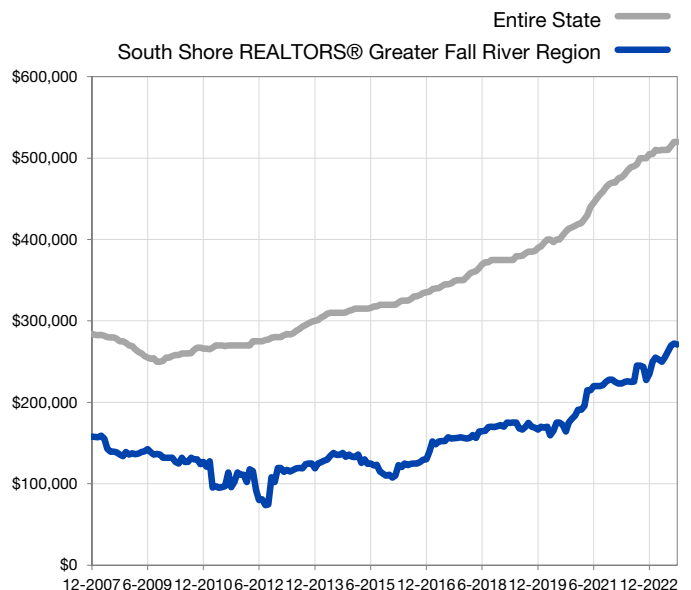
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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South Shore REALTORS®

- 17.9%

+ 0.2%

- 39.0%

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

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	359	392	+ 9.2%	3,673	3,147	- 14.3%
Closed Sales	469	353	- 24.7%	3,651	2,982	- 18.3%
Median Sales Price*	\$625,000	\$649,000	+ 3.8%	\$625,000	\$640,000	+ 2.4%
Inventory of Homes for Sale	881	529	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.6%	27	36	+ 32.0%
Percent of Original List Price Received*	99.8%	101.4%	+ 1.6%	103.1%	100.6%	- 2.4%
New Listings	549	458	- 16.6%	4,723	3,694	- 21.8%

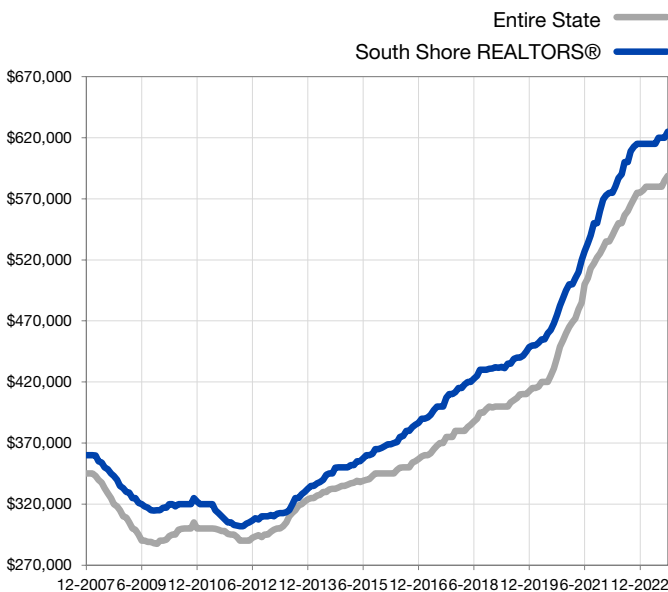
Condominium Properties

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	113	139	+ 23.0%	1,108	1,085	- 2.1%
Closed Sales	130	139	+ 6.9%	1,168	1,044	- 10.6%
Median Sales Price*	\$442,500	\$460,000	+ 4.0%	\$429,850	\$450,000	+ 4.7%
Inventory of Homes for Sale	240	155	- 35.4%	--	--	--
Months Supply of Inventory	1.7	1.3	- 22.1%	--	--	--
Cumulative Days on Market Until Sale	31	31	- 0.4%	32	32	- 0.4%
Percent of Original List Price Received*	101.5%	100.8%	- 0.8%	102.5%	100.9%	- 1.6%
New Listings	173	130	- 24.9%	1,361	1,254	- 7.9%

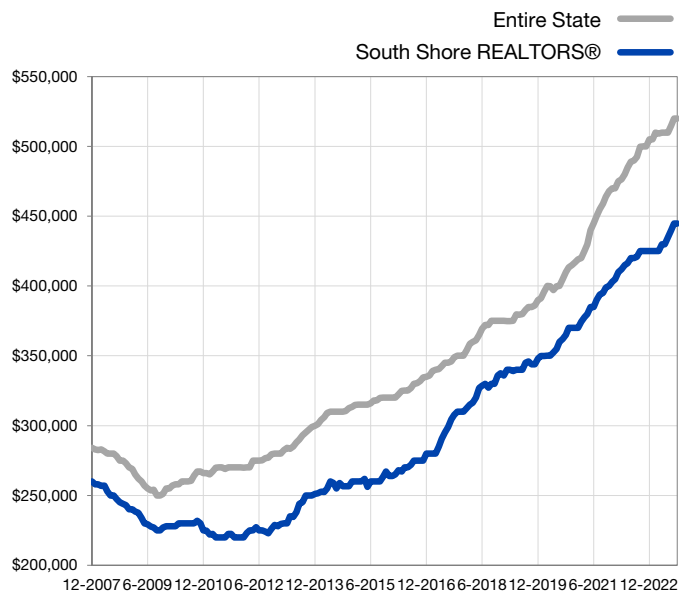
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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