

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	329	327	- 0.6%	2,829	2,391	- 15.5%
Closed Sales	375	256	- 31.7%	2,819	2,227	- 21.0%
Median Sales Price*	\$675,000	\$775,500	+ 14.9%	\$680,000	\$700,000	+ 2.9%
Inventory of Homes for Sale	802	649	- 19.1%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	34	43	+ 26.5%
Percent of Original List Price Received*	97.9%	98.3%	+ 0.4%	101.2%	97.8%	- 3.4%
New Listings	424	383	- 9.7%	3,548	2,889	- 18.6%

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

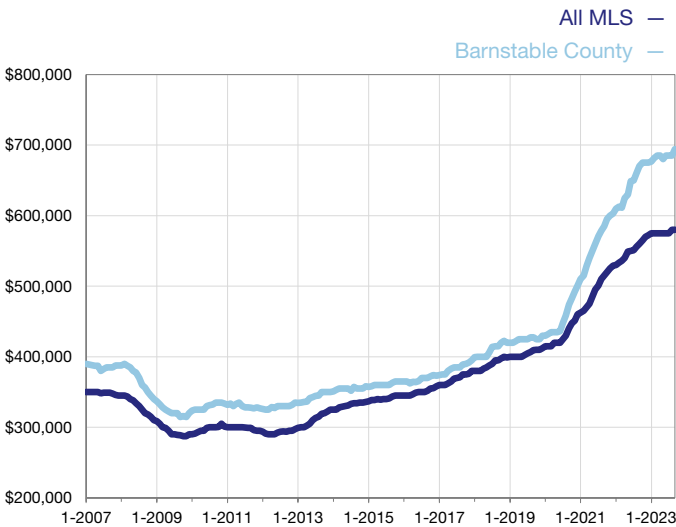
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	89	+ 7.2%	775	720	- 7.1%
Closed Sales	123	86	- 30.1%	796	659	- 17.2%
Median Sales Price*	\$460,000	\$467,450	+ 1.6%	\$435,000	\$450,000	+ 3.4%
Inventory of Homes for Sale	174	178	+ 2.3%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	32	0.0%	37	42	+ 13.5%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	101.3%	98.3%	- 3.0%
New Listings	98	111	+ 13.3%	879	826	- 6.0%

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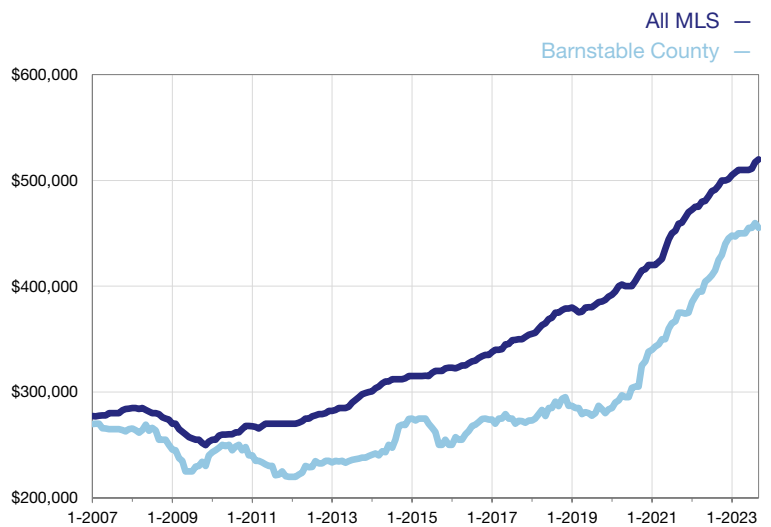
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	116	94	- 19.0%	1,028	895	- 12.9%
Closed Sales	134	127	- 5.2%	1,012	839	- 17.1%
Median Sales Price*	\$325,000	\$352,500	+ 8.5%	\$325,000	\$321,000	- 1.2%
Inventory of Homes for Sale	350	304	- 13.1%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	82	73	- 11.0%	93	87	- 6.5%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	98.7%	97.5%	- 1.2%
New Listings	148	110	- 25.7%	1,284	1,162	- 9.5%

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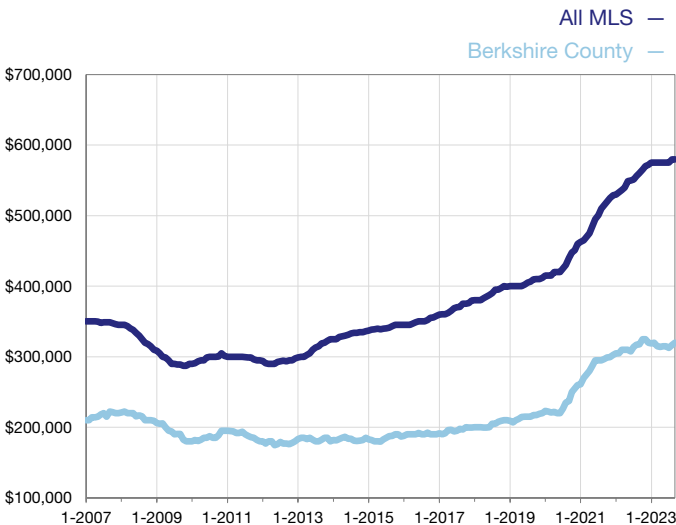
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	116	115	- 0.9%
Closed Sales	17	15	- 11.8%	128	109	- 14.8%
Median Sales Price*	\$282,500	\$349,500	+ 23.7%	\$286,250	\$349,500	+ 22.1%
Inventory of Homes for Sale	43	34	- 20.9%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	131	97	- 26.0%	107	95	- 11.2%
Percent of Original List Price Received*	96.3%	100.2%	+ 4.0%	97.7%	98.8%	+ 1.1%
New Listings	16	10	- 37.5%	159	133	- 16.4%

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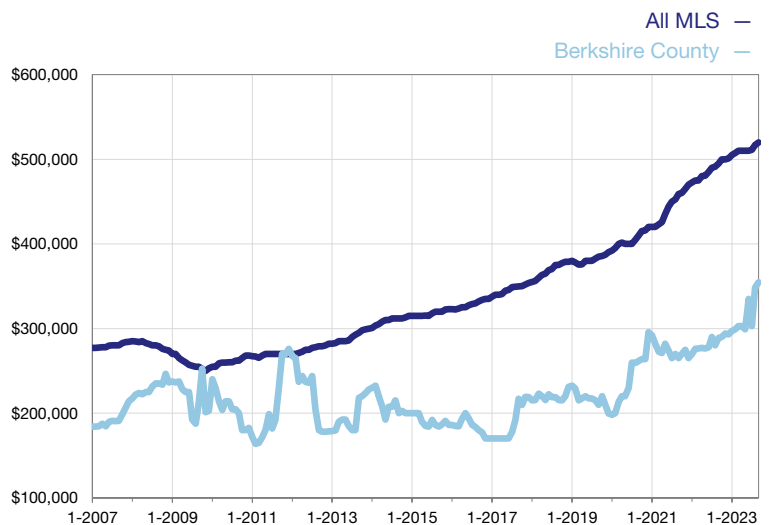
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	290	283	- 2.4%	2,952	2,448	- 17.1%
Closed Sales	369	276	- 25.2%	2,961	2,347	- 20.7%
Median Sales Price*	\$459,900	\$475,000	+ 3.3%	\$461,000	\$475,000	+ 3.0%
Inventory of Homes for Sale	699	430	- 38.5%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	34	33	- 2.9%	31	38	+ 22.6%
Percent of Original List Price Received*	99.0%	100.3%	+ 1.3%	101.8%	100.2%	- 1.6%
New Listings	386	334	- 13.5%	3,660	2,846	- 22.2%

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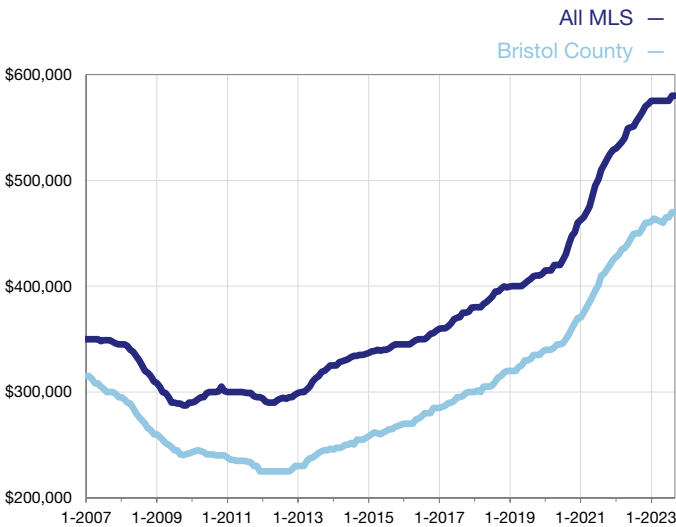
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	56	70	+ 25.0%	604	512	- 15.2%
Closed Sales	65	50	- 23.1%	609	470	- 22.8%
Median Sales Price*	\$330,000	\$377,450	+ 14.4%	\$310,000	\$358,000	+ 15.5%
Inventory of Homes for Sale	103	66	- 35.9%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.7%	25	30	+ 20.0%
Percent of Original List Price Received*	101.4%	102.4%	+ 1.0%	103.5%	101.9%	- 1.5%
New Listings	76	69	- 9.2%	695	559	- 19.6%

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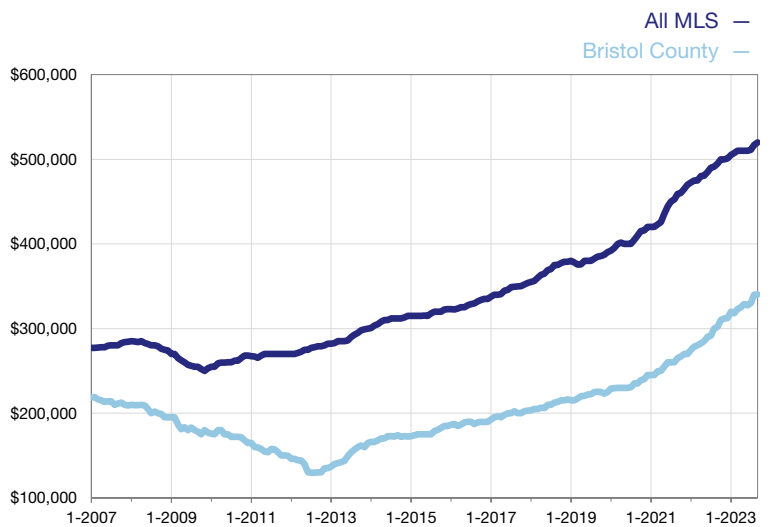
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	9	+ 125.0%	40	46	+ 15.0%
Closed Sales	8	7	- 12.5%	42	43	+ 2.4%
Median Sales Price*	\$1,875,000	\$2,400,000	+ 28.0%	\$1,499,500	\$1,325,000	- 11.6%
Inventory of Homes for Sale	42	53	+ 26.2%	--	--	--
Months Supply of Inventory	8.7	10.3	+ 18.4%	--	--	--
Cumulative Days on Market Until Sale	48	72	+ 50.0%	65	99	+ 52.3%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	95.6%	93.8%	- 1.9%
New Listings	6	15	+ 150.0%	72	89	+ 23.6%

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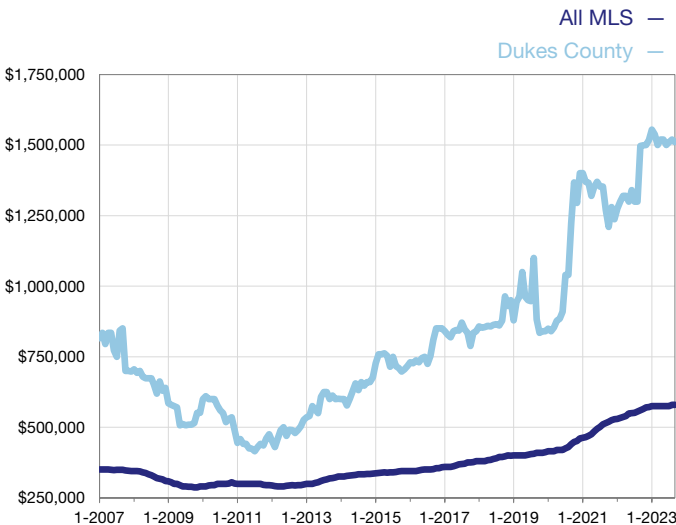
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$890,000	\$1,610,000	+ 80.9%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	1.0	4.7	+ 370.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	14	43	+ 207.1%
Percent of Original List Price Received*	0.0%	0.0%	--	107.0%	95.4%	- 10.8%
New Listings	0	0	--	3	6	+ 100.0%

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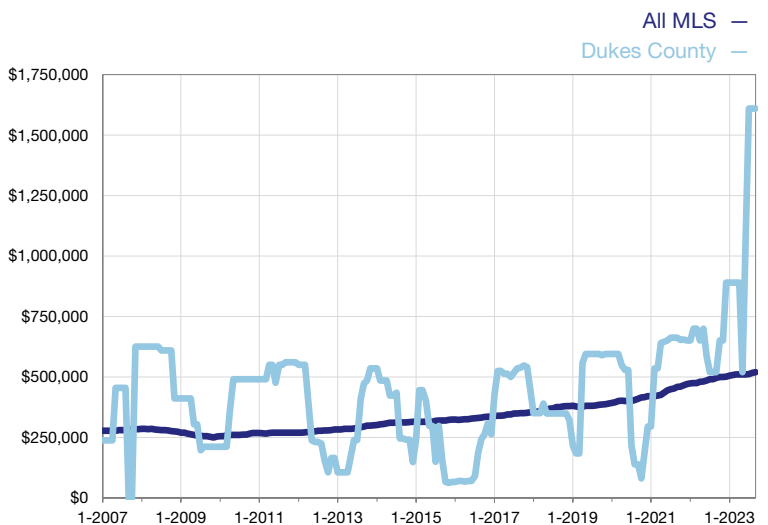
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	417	378	- 9.4%	3,921	3,045	- 22.3%
Closed Sales	519	335	- 35.5%	3,866	2,843	- 26.5%
Median Sales Price*	\$670,000	\$690,000	+ 3.0%	\$649,900	\$679,000	+ 4.5%
Inventory of Homes for Sale	749	503	- 32.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	25	30	+ 20.0%
Percent of Original List Price Received*	100.9%	102.6%	+ 1.7%	104.7%	102.4%	- 2.2%
New Listings	529	482	- 8.9%	4,765	3,585	- 24.8%

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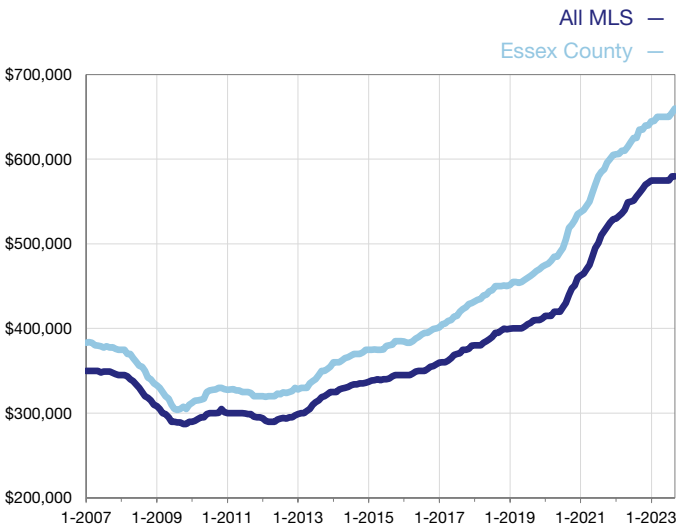
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	156	187	+ 19.9%	1,786	1,554	- 13.0%
Closed Sales	228	179	- 21.5%	1,853	1,473	- 20.5%
Median Sales Price*	\$425,600	\$465,000	+ 9.3%	\$420,176	\$449,900	+ 7.1%
Inventory of Homes for Sale	297	211	- 29.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	29	32	+ 10.3%
Percent of Original List Price Received*	101.3%	103.1%	+ 1.8%	103.5%	102.1%	- 1.4%
New Listings	221	253	+ 14.5%	2,038	1,755	- 13.9%

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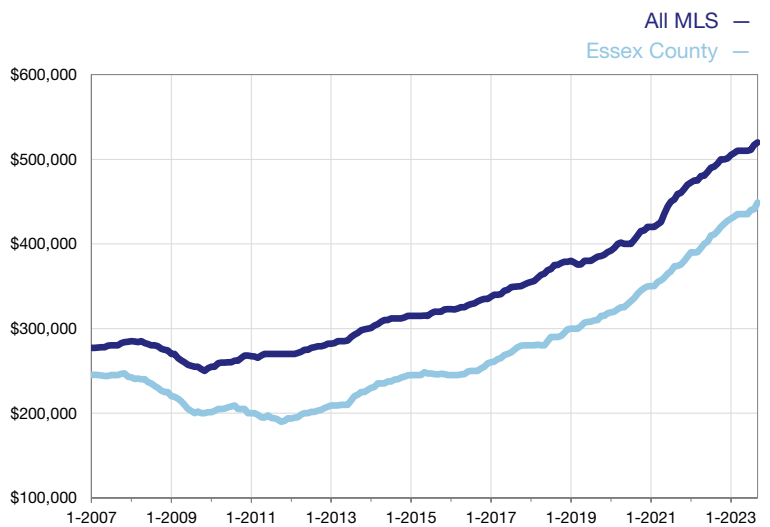
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	49	+ 14.0%	395	376	- 4.8%
Closed Sales	55	49	- 10.9%	410	364	- 11.2%
Median Sales Price*	\$320,000	\$330,000	+ 3.1%	\$310,000	\$320,000	+ 3.2%
Inventory of Homes for Sale	126	81	- 35.7%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	37	47	+ 27.0%
Percent of Original List Price Received*	102.5%	102.7%	+ 0.2%	102.4%	99.7%	- 2.6%
New Listings	60	45	- 25.0%	507	422	- 16.8%

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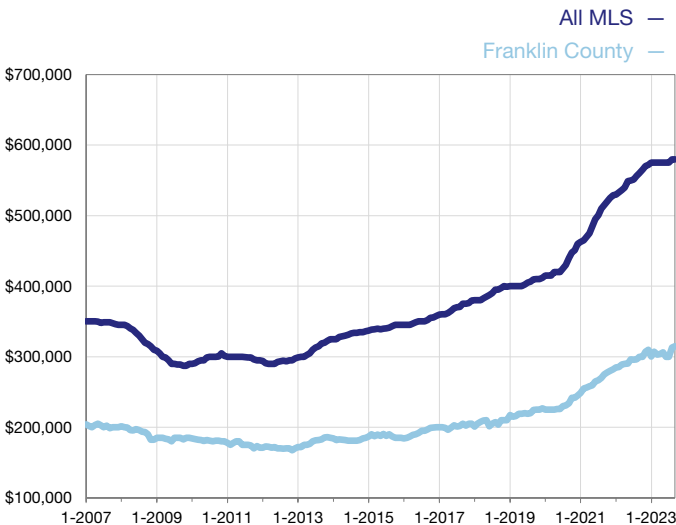
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	29	24	- 17.2%
Closed Sales	4	6	+ 50.0%	31	20	- 35.5%
Median Sales Price*	\$301,000	\$280,000	- 7.0%	\$240,000	\$272,500	+ 13.5%
Inventory of Homes for Sale	15	1	- 93.3%	--	--	--
Months Supply of Inventory	4.4	0.3	- 93.2%	--	--	--
Cumulative Days on Market Until Sale	14	19	+ 35.7%	24	18	- 25.0%
Percent of Original List Price Received*	104.7%	103.2%	- 1.4%	105.2%	103.6%	- 1.5%
New Listings	11	3	- 72.7%	43	26	- 39.5%

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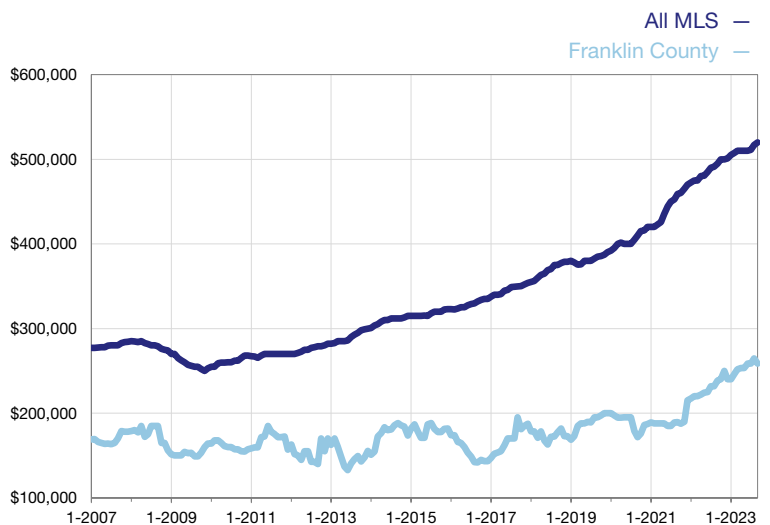
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	306	304	- 0.7%	2,856	2,399	- 16.0%
Closed Sales	359	285	- 20.6%	2,831	2,249	- 20.6%
Median Sales Price*	\$285,000	\$313,000	+ 9.8%	\$290,000	\$305,000	+ 5.2%
Inventory of Homes for Sale	639	393	- 38.5%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	30	36	+ 20.0%
Percent of Original List Price Received*	100.4%	102.5%	+ 2.1%	102.5%	101.1%	- 1.4%
New Listings	360	314	- 12.8%	3,427	2,749	- 19.8%

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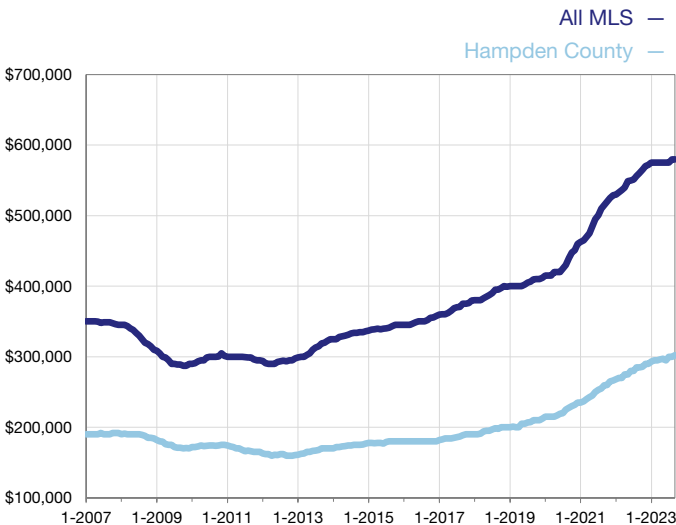
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	41	32	- 22.0%	449	324	- 27.8%
Closed Sales	36	38	+ 5.6%	453	326	- 28.0%
Median Sales Price*	\$193,500	\$205,000	+ 5.9%	\$200,000	\$216,500	+ 8.3%
Inventory of Homes for Sale	66	41	- 37.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	29	20	- 31.0%	25	36	+ 44.0%
Percent of Original List Price Received*	101.4%	103.8%	+ 2.4%	102.5%	101.5%	- 1.0%
New Listings	44	39	- 11.4%	498	345	- 30.7%

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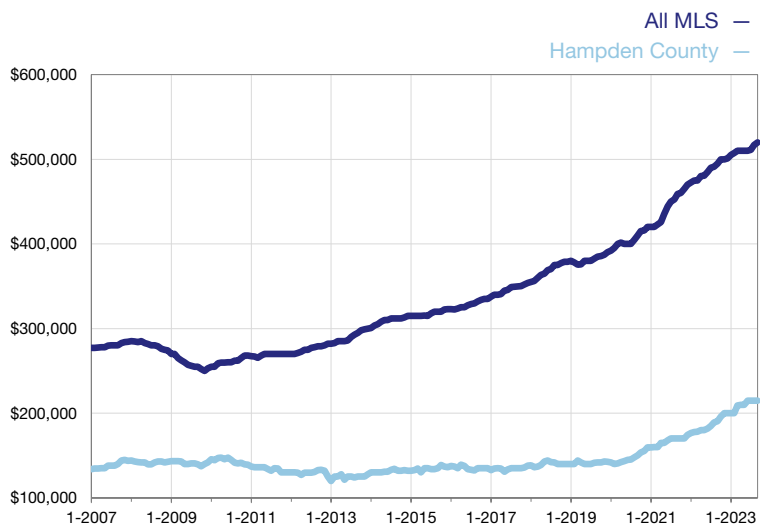
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Rolling 12-Month Calculation



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Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	104	88	- 15.4%	904	729	- 19.4%
Closed Sales	125	85	- 32.0%	890	693	- 22.1%
Median Sales Price*	\$356,250	\$421,323	+ 18.3%	\$401,000	\$410,000	+ 2.2%
Inventory of Homes for Sale	200	135	- 32.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	35	30	- 14.3%	33	37	+ 12.1%
Percent of Original List Price Received*	100.5%	101.1%	+ 0.6%	104.0%	102.5%	- 1.4%
New Listings	118	103	- 12.7%	1,072	833	- 22.3%

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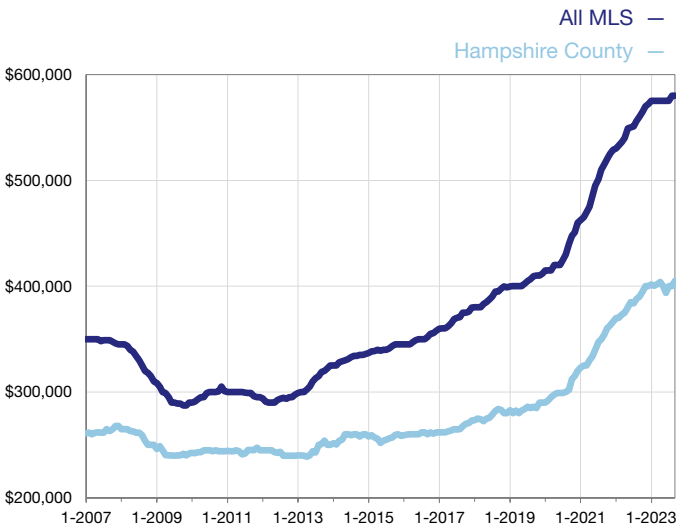
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	19	- 17.4%	195	199	+ 2.1%
Closed Sales	22	20	- 9.1%	195	185	- 5.1%
Median Sales Price*	\$277,850	\$265,000	- 4.6%	\$280,000	\$320,000	+ 14.3%
Inventory of Homes for Sale	57	33	- 42.1%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	42	49	+ 16.7%	34	50	+ 47.1%
Percent of Original List Price Received*	103.2%	106.1%	+ 2.8%	106.0%	104.0%	- 1.9%
New Listings	28	26	- 7.1%	245	204	- 16.7%

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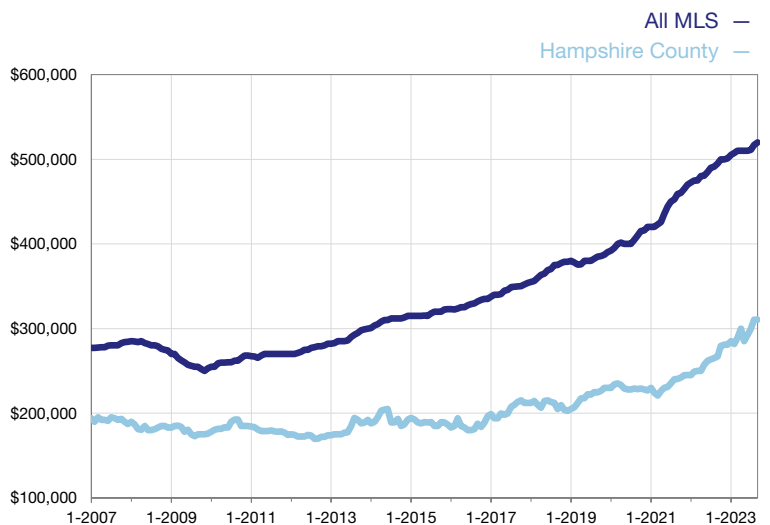
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2023

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Middlesex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	749	682	- 8.9%	7,887	6,077	- 22.9%
Closed Sales	882	609	- 31.0%	7,817	5,822	- 25.5%
Median Sales Price*	\$736,639	\$802,000	+ 8.9%	\$770,000	\$819,000	+ 6.4%
Inventory of Homes for Sale	1,509	978	- 35.2%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	28	29	+ 3.6%	23	31	+ 34.8%
Percent of Original List Price Received*	100.6%	102.2%	+ 1.6%	105.5%	102.7%	- 2.7%
New Listings	1,152	951	- 17.4%	9,655	7,088	- 26.6%

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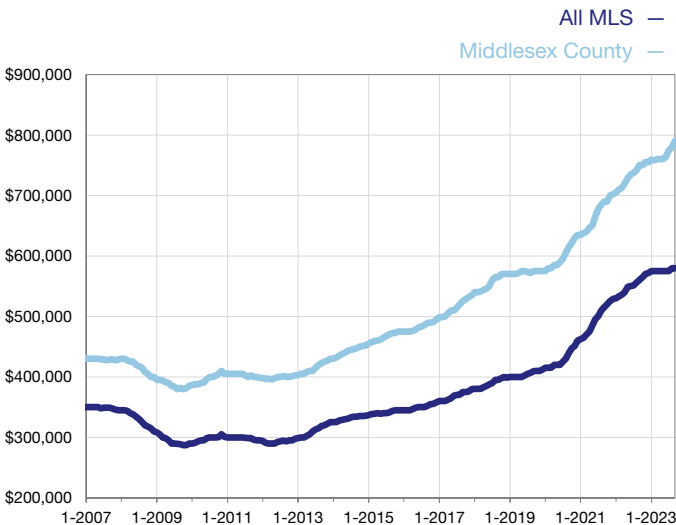
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	392	428	+ 9.2%	4,282	3,715	- 13.2%
Closed Sales	421	366	- 13.1%	4,290	3,440	- 19.8%
Median Sales Price*	\$535,000	\$642,500	+ 20.1%	\$595,000	\$639,900	+ 7.5%
Inventory of Homes for Sale	905	598	- 33.9%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	36	33	- 8.3%	30	36	+ 20.0%
Percent of Original List Price Received*	100.4%	101.4%	+ 1.0%	103.3%	101.4%	- 1.8%
New Listings	691	589	- 14.8%	5,367	4,434	- 17.4%

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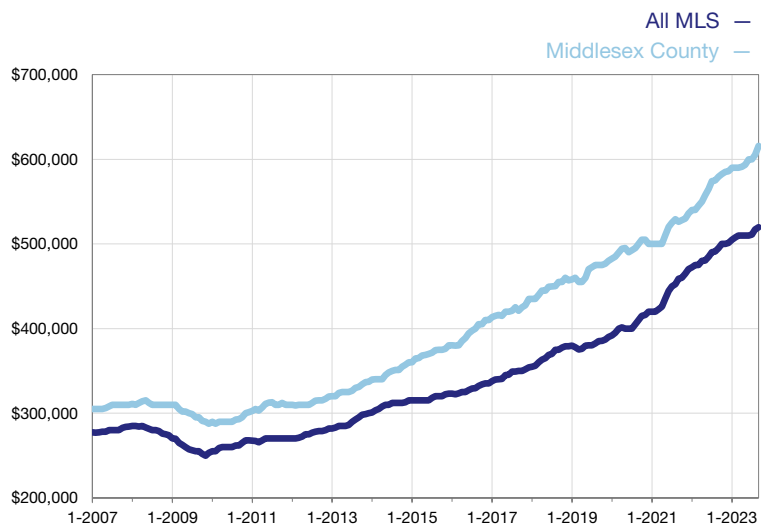
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	17	22	+ 29.4%
Closed Sales	4	4	0.0%	20	15	- 25.0%
Median Sales Price*	\$8,725,000	\$2,925,000	- 66.5%	\$3,900,000	\$3,250,000	- 16.7%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	3.5	10.0	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	44	61	+ 38.6%	88	100	+ 13.6%
Percent of Original List Price Received*	92.2%	99.3%	+ 7.7%	94.1%	94.2%	+ 0.1%
New Listings	2	8	+ 300.0%	31	45	+ 45.2%

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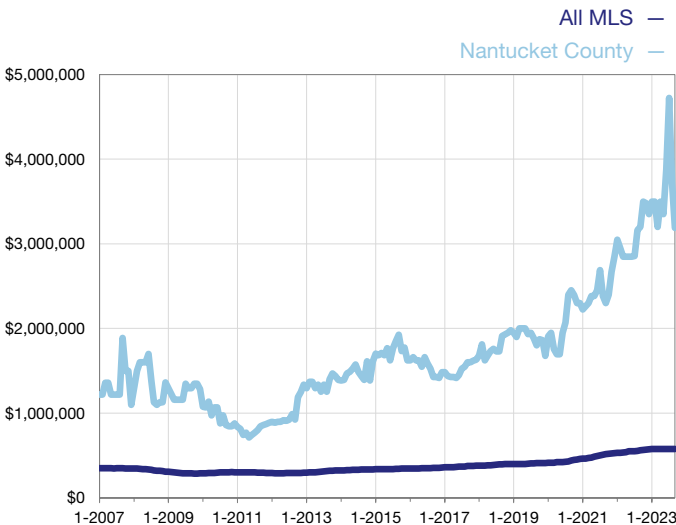
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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

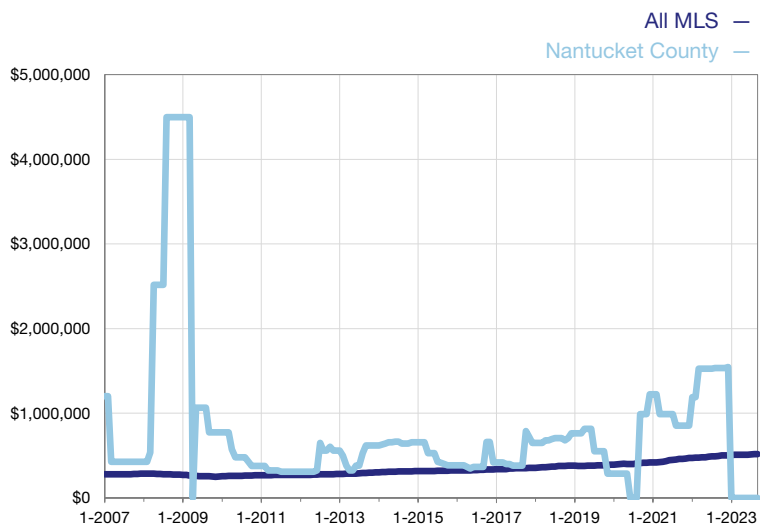
Median Sales Price – Single-Family Properties

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®

Norfolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	379	368	- 2.9%	4,052	3,270	- 19.3%
Closed Sales	483	319	- 34.0%	4,079	3,110	- 23.8%
Median Sales Price*	\$655,000	\$720,000	+ 9.9%	\$715,000	\$734,500	+ 2.7%
Inventory of Homes for Sale	775	517	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.1%	24	32	+ 33.3%
Percent of Original List Price Received*	100.5%	100.7%	+ 0.2%	104.1%	101.7%	- 2.3%
New Listings	550	468	- 14.9%	4,942	3,798	- 23.1%

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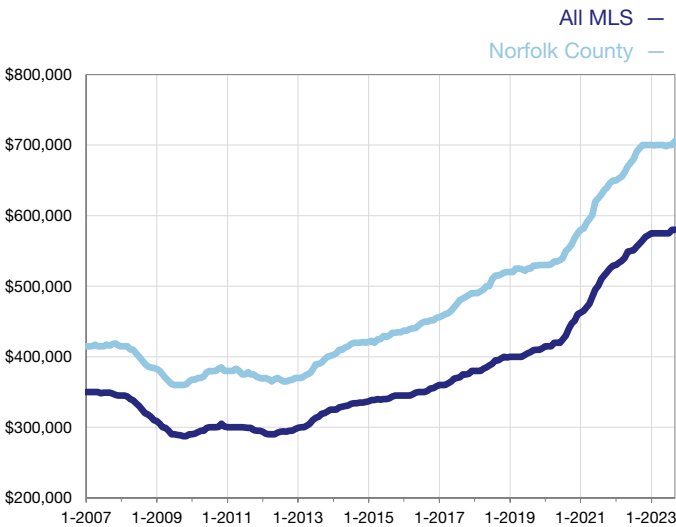
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	187	169	- 9.6%	1,737	1,499	- 13.7%
Closed Sales	163	158	- 3.1%	1,765	1,452	- 17.7%
Median Sales Price*	\$525,000	\$545,915	+ 4.0%	\$526,490	\$571,500	+ 8.5%
Inventory of Homes for Sale	373	250	- 33.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 28.6%	34	37	+ 8.8%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	102.3%	100.7%	- 1.6%
New Listings	257	222	- 13.6%	2,133	1,782	- 16.5%

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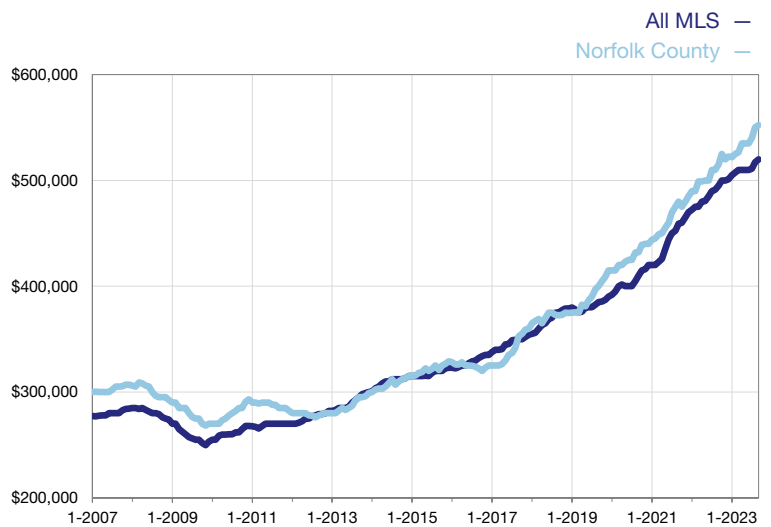
Median Sales Price – Single-Family Properties

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®

Plymouth County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	376	388	+ 3.2%	3,731	3,183	- 14.7%
Closed Sales	477	357	- 25.2%	3,736	3,034	- 18.8%
Median Sales Price*	\$590,000	\$600,000	+ 1.7%	\$565,000	\$585,000	+ 3.5%
Inventory of Homes for Sale	960	531	- 44.7%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	34	33	- 2.9%	29	39	+ 34.5%
Percent of Original List Price Received*	99.1%	101.0%	+ 1.9%	102.5%	100.3%	- 2.1%
New Listings	545	430	- 21.1%	4,707	3,645	- 22.6%

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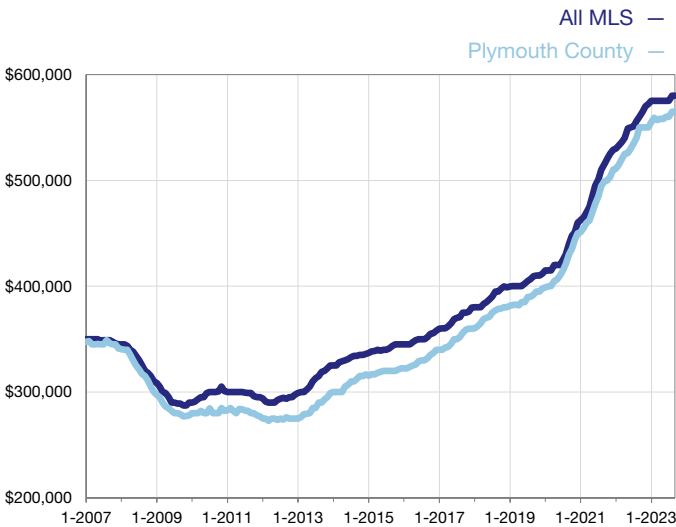
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	90	97	+ 7.8%	754	751	- 0.4%
Closed Sales	94	95	+ 1.1%	807	743	- 7.9%
Median Sales Price*	\$447,450	\$425,000	- 5.0%	\$430,000	\$425,000	- 1.2%
Inventory of Homes for Sale	196	121	- 38.3%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	34	42	+ 23.5%
Percent of Original List Price Received*	101.7%	101.1%	- 0.6%	103.1%	100.6%	- 2.4%
New Listings	119	77	- 35.3%	929	839	- 9.7%

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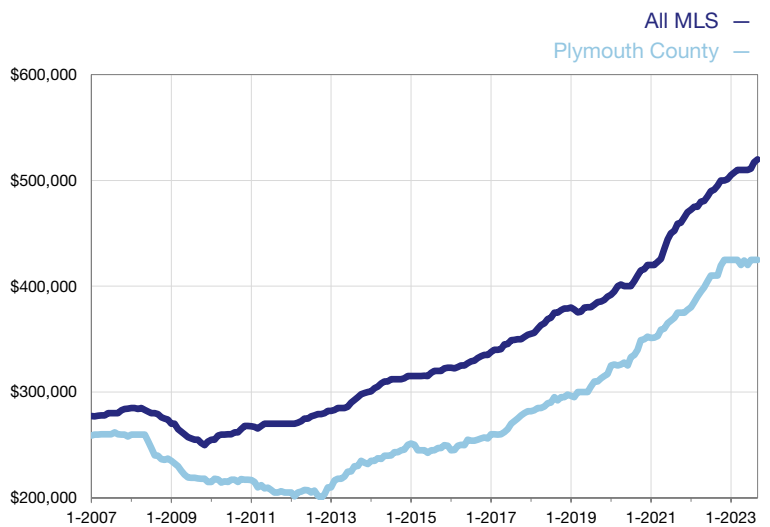
Median Sales Price – Single-Family Properties

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®

Suffolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	93	91	- 2.2%	1,004	793	- 21.0%
Closed Sales	111	76	- 31.5%	1,014	742	- 26.8%
Median Sales Price*	\$725,000	\$737,500	+ 1.7%	\$745,000	\$750,000	+ 0.7%
Inventory of Homes for Sale	251	157	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	34	40	+ 17.6%	32	39	+ 21.9%
Percent of Original List Price Received*	98.9%	99.9%	+ 1.0%	102.0%	99.7%	- 2.3%
New Listings	160	133	- 16.9%	1,295	978	- 24.5%

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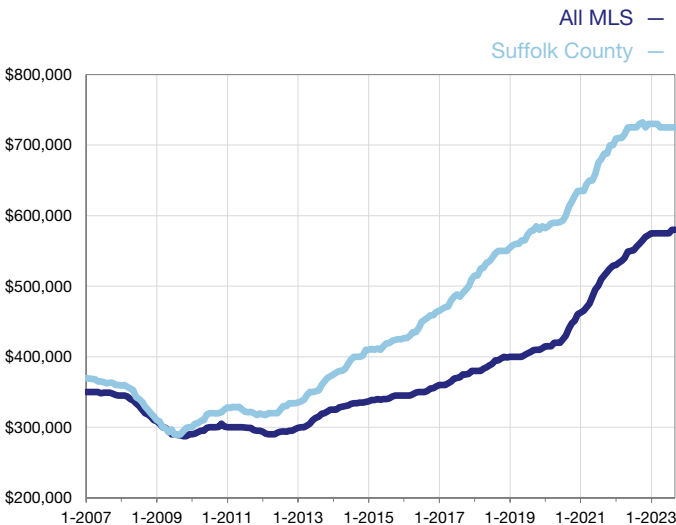
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	289	320	+ 10.7%	4,037	3,082	- 23.7%
Closed Sales	322	287	- 10.9%	4,024	3,076	- 23.6%
Median Sales Price*	\$654,500	\$680,000	+ 3.9%	\$699,000	\$720,000	+ 3.0%
Inventory of Homes for Sale	1,359	1,031	- 24.1%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--
Cumulative Days on Market Until Sale	41	47	+ 14.6%	43	47	+ 9.3%
Percent of Original List Price Received*	97.6%	98.1%	+ 0.5%	99.5%	98.6%	- 0.9%
New Listings	719	634	- 11.8%	5,991	4,611	- 23.0%

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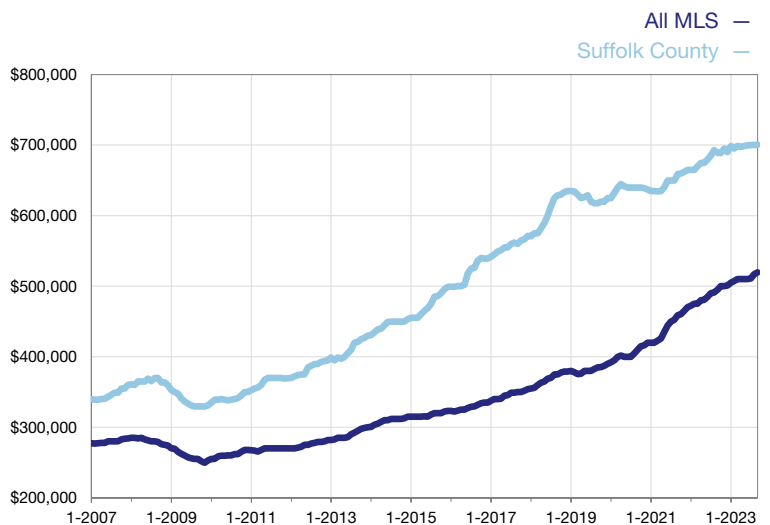
Median Sales Price – Single-Family Properties

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®

Worcester County

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	551	607	+ 10.2%	5,580	4,530	- 18.8%
Closed Sales	717	522	- 27.2%	5,537	4,236	- 23.5%
Median Sales Price*	\$425,000	\$470,000	+ 10.6%	\$430,000	\$450,000	+ 4.7%
Inventory of Homes for Sale	1,141	709	- 37.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	28	- 12.5%	28	33	+ 17.9%
Percent of Original List Price Received*	100.2%	102.5%	+ 2.3%	103.4%	101.8%	- 1.5%
New Listings	687	684	- 0.4%	6,683	5,201	- 22.2%

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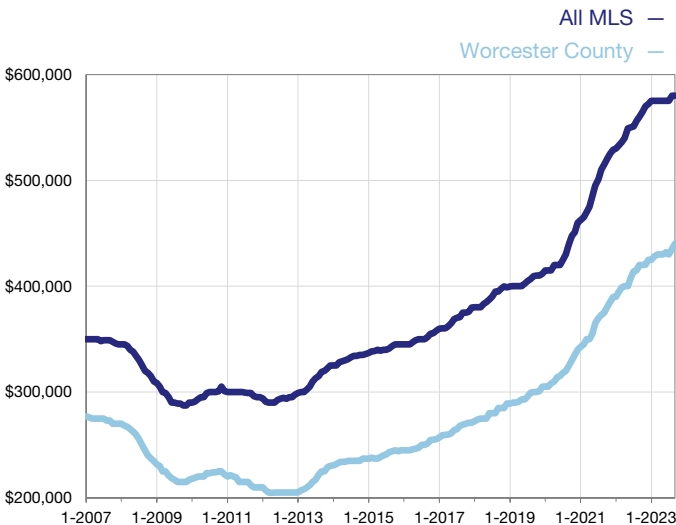
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	153	137	- 10.5%	1,353	1,207	- 10.8%
Closed Sales	156	139	- 10.9%	1,327	1,134	- 14.5%
Median Sales Price*	\$333,000	\$370,000	+ 11.1%	\$333,000	\$373,450	+ 12.1%
Inventory of Homes for Sale	236	185	- 21.6%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	26	36	+ 38.5%
Percent of Original List Price Received*	101.7%	102.8%	+ 1.1%	103.8%	102.3%	- 1.4%
New Listings	162	156	- 3.7%	1,551	1,378	- 11.2%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

