

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	274	306	+ 11.7%	3,102	2,662	- 14.2%
Closed Sales	278	297	+ 6.8%	3,097	2,524	- 18.5%
Median Sales Price*	\$715,000	\$790,000	+ 10.5%	\$681,738	\$710,000	+ 4.1%
Inventory of Homes for Sale	813	747	- 8.1%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 8.6%	34	42	+ 23.5%
Percent of Original List Price Received*	97.4%	97.4%	0.0%	100.9%	97.7%	- 3.2%
New Listings	358	446	+ 24.6%	3,906	3,334	- 14.6%

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

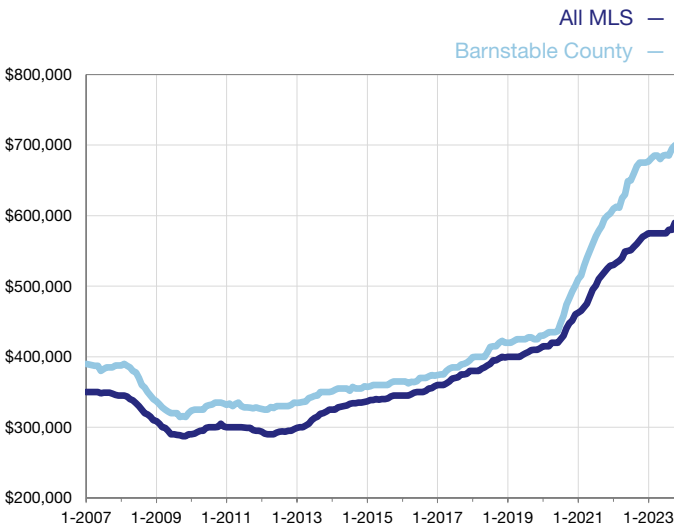
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	94	+ 13.3%	858	807	- 5.9%
Closed Sales	82	87	+ 6.1%	878	746	- 15.0%
Median Sales Price*	\$475,000	\$495,000	+ 4.2%	\$437,000	\$452,500	+ 3.5%
Inventory of Homes for Sale	185	200	+ 8.1%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	44	43	- 2.3%	38	42	+ 10.5%
Percent of Original List Price Received*	98.1%	99.4%	+ 1.3%	101.0%	98.4%	- 2.6%
New Listings	103	123	+ 19.4%	982	950	- 3.3%

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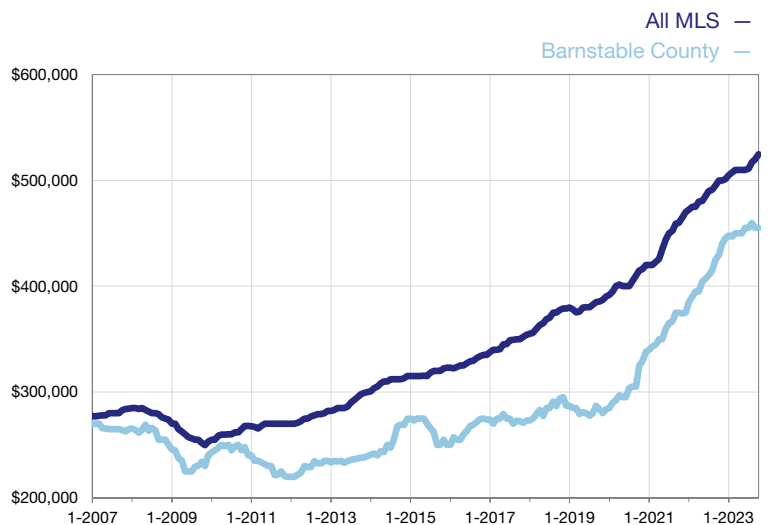
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Berkshire County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	105	86	- 18.1%	1,133	989	- 12.7%
Closed Sales	119	112	- 5.9%	1,131	952	- 15.8%
Median Sales Price*	\$350,000	\$400,125	+ 14.3%	\$325,000	\$331,000	+ 1.8%
Inventory of Homes for Sale	346	272	- 21.4%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	81	76	- 6.2%	92	86	- 6.5%
Percent of Original List Price Received*	95.7%	98.4%	+ 2.8%	98.4%	97.6%	- 0.8%
New Listings	124	88	- 29.0%	1,408	1,255	- 10.9%

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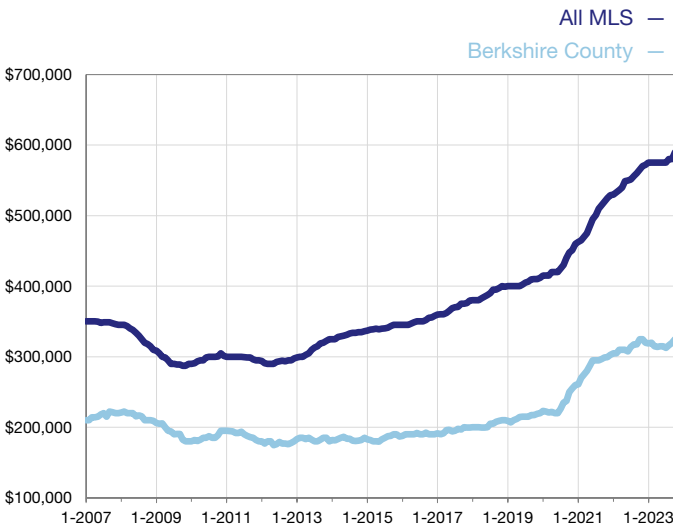
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	123	119	- 3.3%
Closed Sales	14	17	+ 21.4%	142	125	- 12.0%
Median Sales Price*	\$380,000	\$350,000	- 7.9%	\$291,550	\$349,500	+ 19.9%
Inventory of Homes for Sale	45	29	- 35.6%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	118	119	+ 0.8%	108	100	- 7.4%
Percent of Original List Price Received*	100.7%	95.2%	- 5.5%	98.0%	98.3%	+ 0.3%
New Listings	13	5	- 61.5%	172	137	- 20.3%

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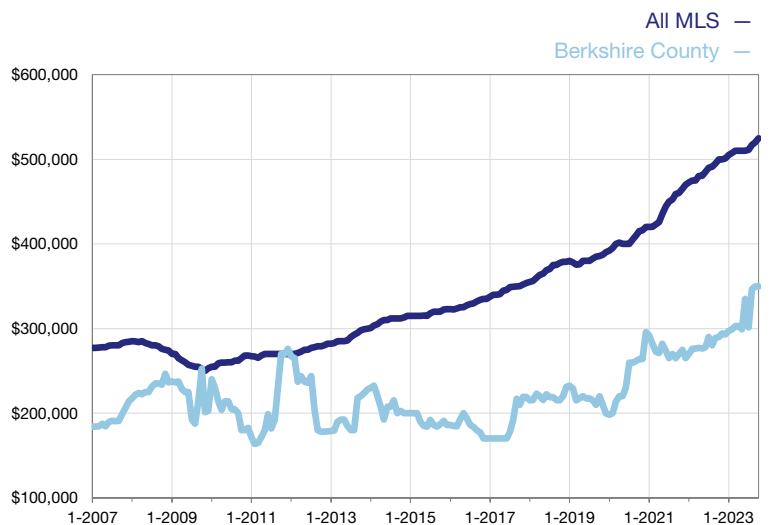
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

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## Bristol County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	285	<b>324</b>	+ 13.7%	3,237	<b>2,723</b>	- 15.9%
Closed Sales	313	<b>248</b>	- 20.8%	3,275	<b>2,600</b>	- 20.6%
Median Sales Price*	\$470,000	<b>\$502,450</b>	+ 6.9%	\$462,000	<b>\$479,900</b>	+ 3.9%
Inventory of Homes for Sale	691	<b>438</b>	- 36.6%	--	--	--
Months Supply of Inventory	2.1	<b>1.6</b>	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	32	<b>27</b>	- 15.6%	31	<b>37</b>	+ 19.4%
Percent of Original List Price Received*	99.5%	<b>100.5%</b>	+ 1.0%	101.5%	<b>100.2%</b>	- 1.3%
New Listings	331	<b>341</b>	+ 3.0%	3,991	<b>3,178</b>	- 20.4%

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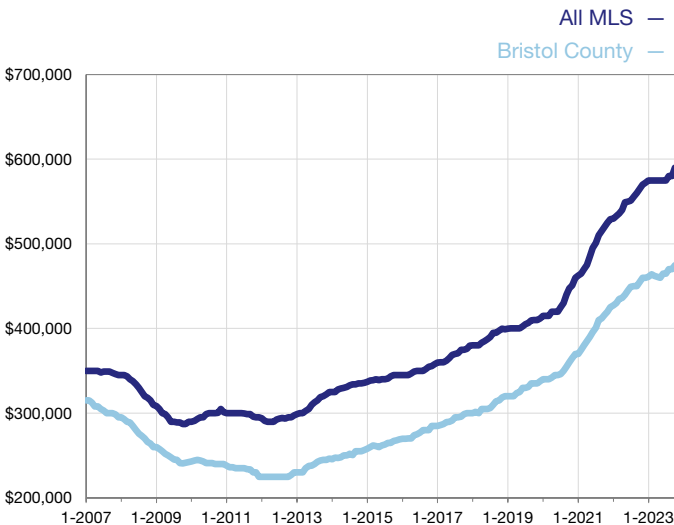
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	57	<b>51</b>	- 10.5%	661	<b>556</b>	- 15.9%
Closed Sales	49	<b>58</b>	+ 18.4%	658	<b>530</b>	- 19.5%
Median Sales Price*	\$355,000	<b>\$310,000</b>	- 12.7%	\$315,250	<b>\$350,000</b>	+ 11.0%
Inventory of Homes for Sale	100	<b>60</b>	- 40.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	30	<b>29</b>	- 3.3%	26	<b>30</b>	+ 15.4%
Percent of Original List Price Received*	100.8%	<b>101.6%</b>	+ 0.8%	103.3%	<b>101.8%</b>	- 1.5%
New Listings	63	<b>46</b>	- 27.0%	758	<b>605</b>	- 20.2%

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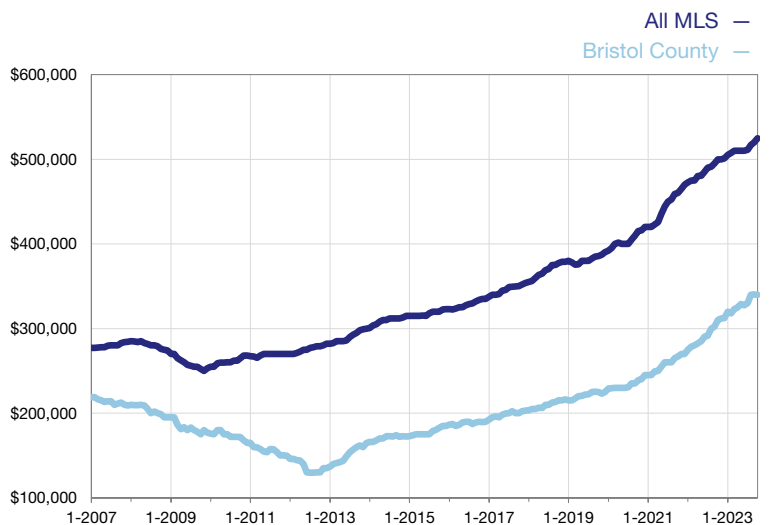
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Dukes County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	47	46	- 2.1%
Closed Sales	6	4	- 33.3%	48	48	0.0%
Median Sales Price*	\$3,650,003	<b>\$2,124,250</b>	- 41.8%	\$1,509,500	<b>\$1,415,000</b>	- 6.3%
Inventory of Homes for Sale	45	56	+ 24.4%	--	--	--
Months Supply of Inventory	9.0	12.2	+ 35.6%	--	--	--
Cumulative Days on Market Until Sale	126	22	- 82.5%	72	94	+ 30.6%
Percent of Original List Price Received*	93.6%	97.1%	+ 3.7%	95.3%	94.1%	- 1.3%
New Listings	12	12	0.0%	84	101	+ 20.2%

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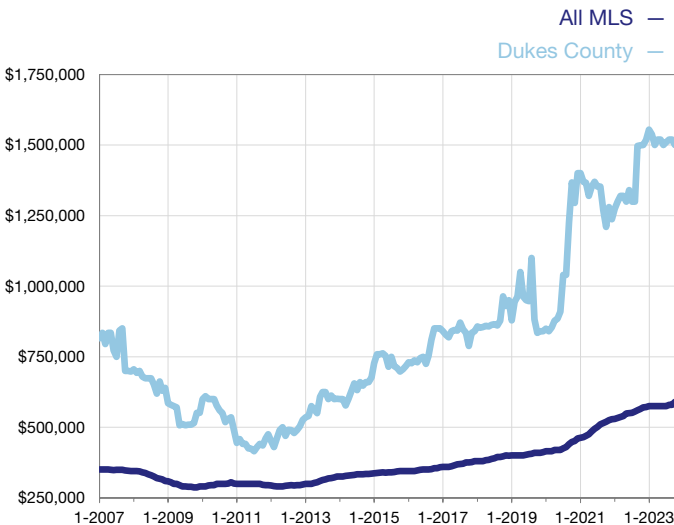
### Condominium Properties

Key Metrics	October			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	<b>\$0</b>	--	\$890,000	<b>\$1,610,000</b>	+ 80.9%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	4.7	--	--	--	--
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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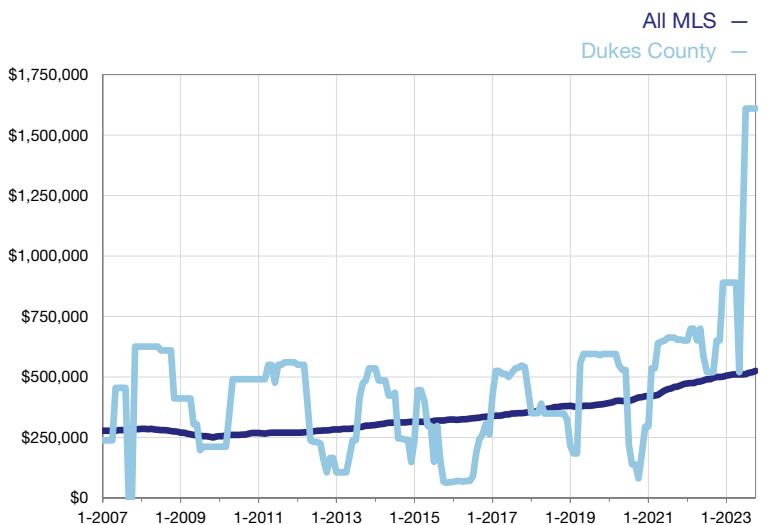
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	421	<b>444</b>	+ 5.5%	4,341	<b>3,427</b>	- 21.1%
Closed Sales	423	<b>337</b>	- 20.3%	4,289	<b>3,179</b>	- 25.9%
Median Sales Price*	\$629,000	<b>\$740,000</b>	+ 17.6%	\$645,000	<b>\$680,000</b>	+ 5.4%
Inventory of Homes for Sale	711	<b>486</b>	- 31.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	30	<b>25</b>	- 16.7%	25	<b>30</b>	+ 20.0%
Percent of Original List Price Received*	100.3%	<b>102.7%</b>	+ 2.4%	104.3%	<b>102.4%</b>	- 1.8%
New Listings	452	<b>436</b>	- 3.5%	5,217	<b>4,011</b>	- 23.1%

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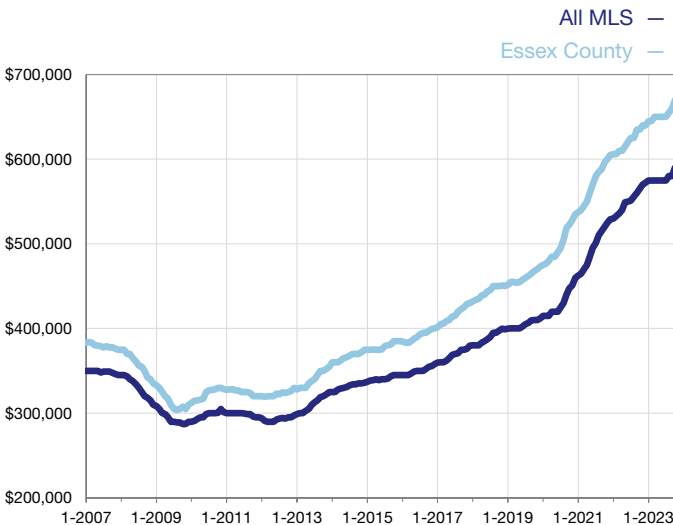
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	175	<b>208</b>	+ 18.9%	1,961	<b>1,736</b>	- 11.5%
Closed Sales	151	<b>186</b>	+ 23.2%	2,004	<b>1,664</b>	- 17.0%
Median Sales Price*	\$450,000	<b>\$431,000</b>	- 4.2%	\$425,000	<b>\$445,000</b>	+ 4.7%
Inventory of Homes for Sale	284	<b>216</b>	- 23.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	35	<b>29</b>	- 17.1%	29	<b>32</b>	+ 10.3%
Percent of Original List Price Received*	100.8%	<b>101.6%</b>	+ 0.8%	103.3%	<b>102.0%</b>	- 1.3%
New Listings	185	<b>212</b>	+ 14.6%	2,223	<b>1,966</b>	- 11.6%

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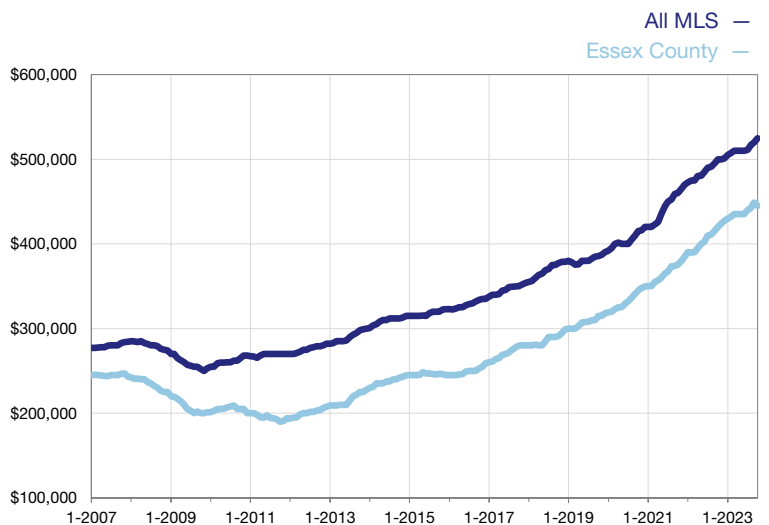
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Franklin County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	46	61	+ 32.6%	441	427	- 3.2%
Closed Sales	43	30	- 30.2%	453	394	- 13.0%
Median Sales Price*	\$300,000	\$347,750	+ 15.9%	\$310,000	\$323,000	+ 4.2%
Inventory of Homes for Sale	132	90	- 31.8%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	37	50	+ 35.1%	37	48	+ 29.7%
Percent of Original List Price Received*	96.1%	99.9%	+ 4.0%	101.8%	99.7%	- 2.1%
New Listings	62	68	+ 9.7%	569	489	- 14.1%

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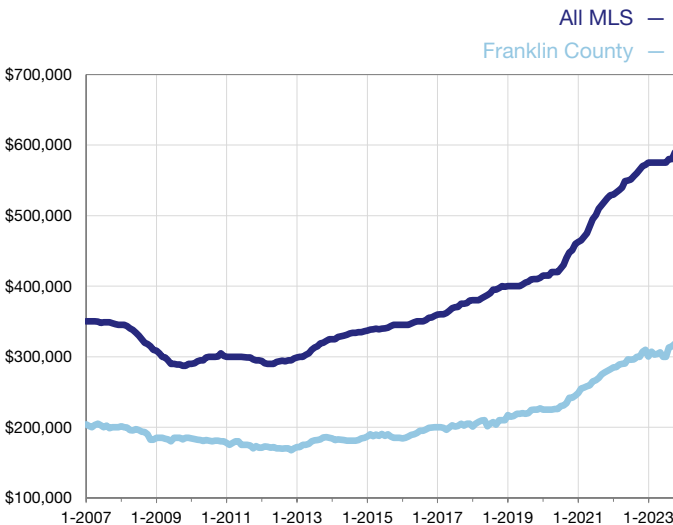
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	37	25	- 32.4%
Closed Sales	4	1	- 75.0%	35	21	- 40.0%
Median Sales Price*	\$161,000	\$175,000	+ 8.7%	\$225,000	\$265,000	+ 17.8%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	25	18	- 28.0%
Percent of Original List Price Received*	102.3%	100.0%	- 2.2%	104.8%	103.4%	- 1.3%
New Listings	3	4	+ 33.3%	46	30	- 34.8%

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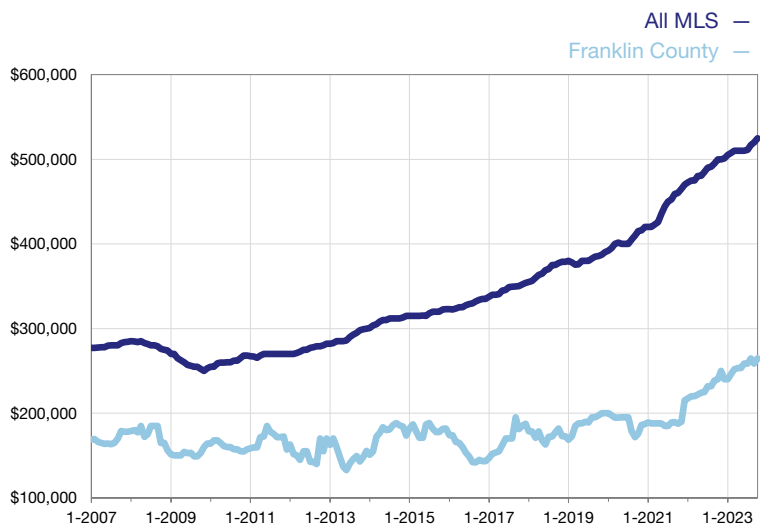
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampden County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	297	<b>328</b>	+ 10.4%	3,153	<b>2,682</b>	- 14.9%
Closed Sales	325	<b>272</b>	- 16.3%	3,156	<b>2,526</b>	- 20.0%
Median Sales Price*	\$297,000	<b>\$319,500</b>	+ 7.6%	\$290,000	<b>\$308,500</b>	+ 6.4%
Inventory of Homes for Sale	581	<b>371</b>	- 36.1%	--	--	--
Months Supply of Inventory	1.9	<b>1.4</b>	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	39	<b>31</b>	- 20.5%	31	<b>35</b>	+ 12.9%
Percent of Original List Price Received*	100.4%	<b>101.5%</b>	+ 1.1%	102.3%	<b>101.2%</b>	- 1.1%
New Listings	298	<b>306</b>	+ 2.7%	3,725	<b>3,051</b>	- 18.1%

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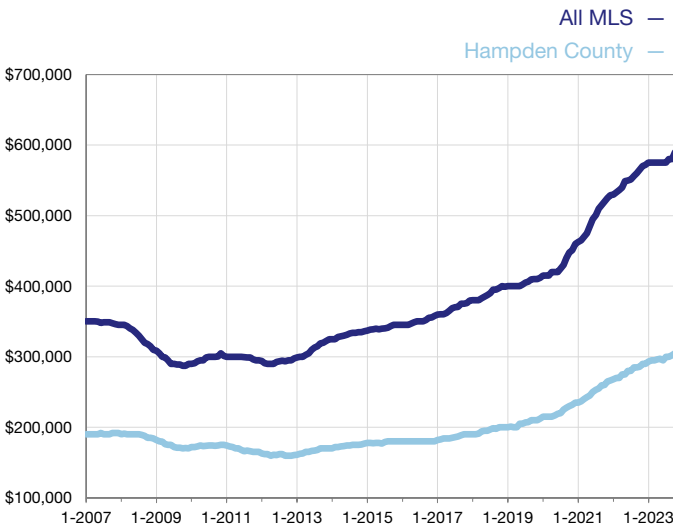
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	45	<b>42</b>	- 6.7%	494	<b>359</b>	- 27.3%
Closed Sales	53	<b>29</b>	- 45.3%	506	<b>355</b>	- 29.8%
Median Sales Price*	\$215,000	<b>\$220,000</b>	+ 2.3%	\$200,000	<b>\$217,000</b>	+ 8.5%
Inventory of Homes for Sale	68	<b>40</b>	- 41.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	34	<b>17</b>	- 50.0%	26	<b>34</b>	+ 30.8%
Percent of Original List Price Received*	101.1%	<b>102.9%</b>	+ 1.8%	102.3%	<b>101.6%</b>	- 0.7%
New Listings	48	<b>36</b>	- 25.0%	546	<b>380</b>	- 30.4%

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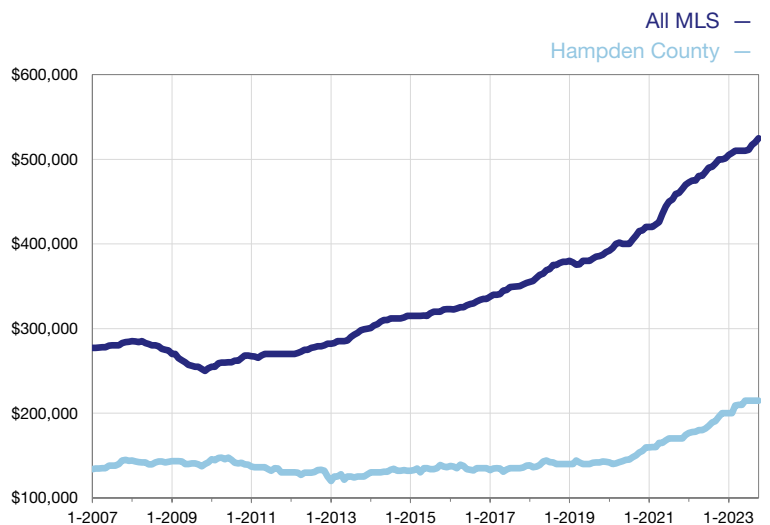
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

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## Hampshire County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	98	<b>104</b>	+ 6.1%	1,002	<b>810</b>	- 19.2%
Closed Sales	103	<b>62</b>	- 39.8%	993	<b>756</b>	- 23.9%
Median Sales Price*	\$375,000	<b>\$409,500</b>	+ 9.2%	\$400,000	<b>\$410,000</b>	+ 2.5%
Inventory of Homes for Sale	174	<b>126</b>	- 27.6%	--	--	--
Months Supply of Inventory	1.8	<b>1.6</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	<b>31</b>	- 8.8%	33	<b>36</b>	+ 9.1%
Percent of Original List Price Received*	99.3%	<b>102.3%</b>	+ 3.0%	103.5%	<b>102.4%</b>	- 1.1%
New Listings	90	<b>87</b>	- 3.3%	1,162	<b>916</b>	- 21.2%

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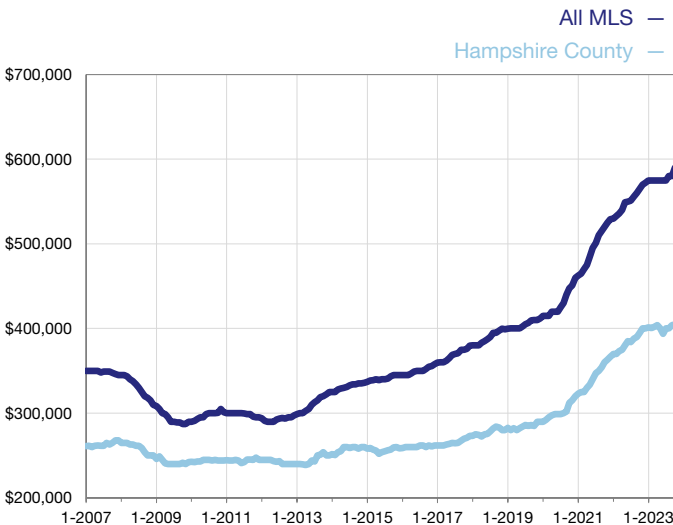
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	<b>21</b>	+ 10.5%	214	<b>217</b>	+ 1.4%
Closed Sales	25	<b>22</b>	- 12.0%	220	<b>207</b>	- 5.9%
Median Sales Price*	\$301,000	<b>\$355,625</b>	+ 18.1%	\$284,000	<b>\$320,000</b>	+ 12.7%
Inventory of Homes for Sale	50	<b>33</b>	- 34.0%	--	--	--
Months Supply of Inventory	2.4	<b>1.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	<b>31</b>	+ 14.8%	33	<b>48</b>	+ 45.5%
Percent of Original List Price Received*	102.6%	<b>104.0%</b>	+ 1.4%	105.6%	<b>104.0%</b>	- 1.5%
New Listings	18	<b>22</b>	+ 22.2%	263	<b>226</b>	- 14.1%

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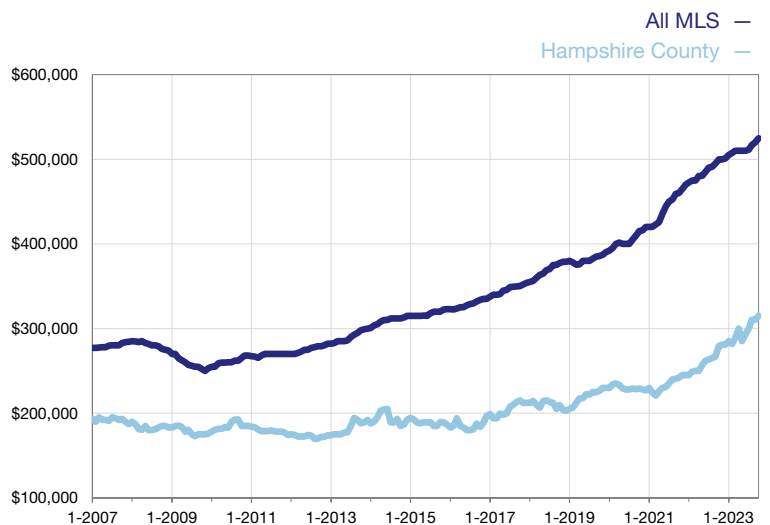
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Middlesex County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	791	<b>779</b>	- 1.5%	8,678	<b>6,772</b>	- 22.0%
Closed Sales	741	<b>644</b>	- 13.1%	8,558	<b>6,469</b>	- 24.4%
Median Sales Price*	\$715,000	<b>\$790,000</b>	+ 10.5%	\$765,000	<b>\$815,000</b>	+ 6.5%
Inventory of Homes for Sale	1,380	<b>908</b>	- 34.2%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	33	<b>32</b>	- 3.0%	24	<b>31</b>	+ 29.2%
Percent of Original List Price Received*	99.8%	<b>101.5%</b>	+ 1.7%	105.0%	<b>102.6%</b>	- 2.3%
New Listings	804	<b>763</b>	- 5.1%	10,459	<b>7,836</b>	- 25.1%

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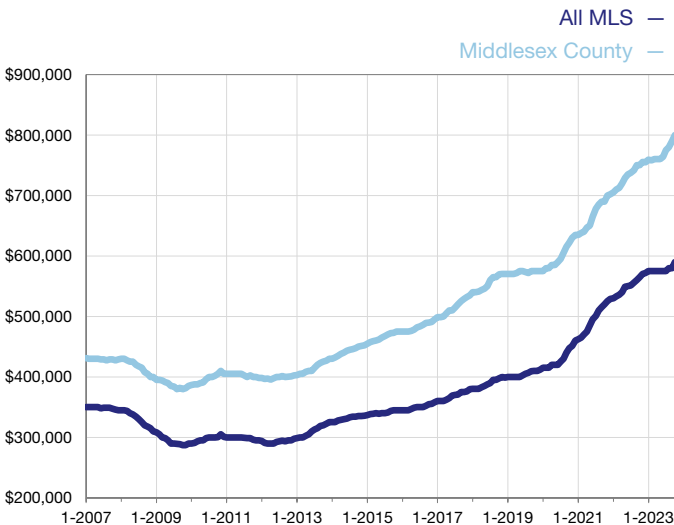
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	396	<b>425</b>	+ 7.3%	4,678	<b>4,082</b>	- 12.7%
Closed Sales	396	<b>413</b>	+ 4.3%	4,686	<b>3,865</b>	- 17.5%
Median Sales Price*	\$569,450	<b>\$640,500</b>	+ 12.5%	\$590,000	<b>\$639,900</b>	+ 8.5%
Inventory of Homes for Sale	904	<b>569</b>	- 37.1%	--	--	--
Months Supply of Inventory	1.9	<b>1.5</b>	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	30	<b>34</b>	+ 13.3%	30	<b>36</b>	+ 20.0%
Percent of Original List Price Received*	100.1%	<b>101.5%</b>	+ 1.4%	103.1%	<b>101.4%</b>	- 1.6%
New Listings	471	<b>441</b>	- 6.4%	5,838	<b>4,870</b>	- 16.6%

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

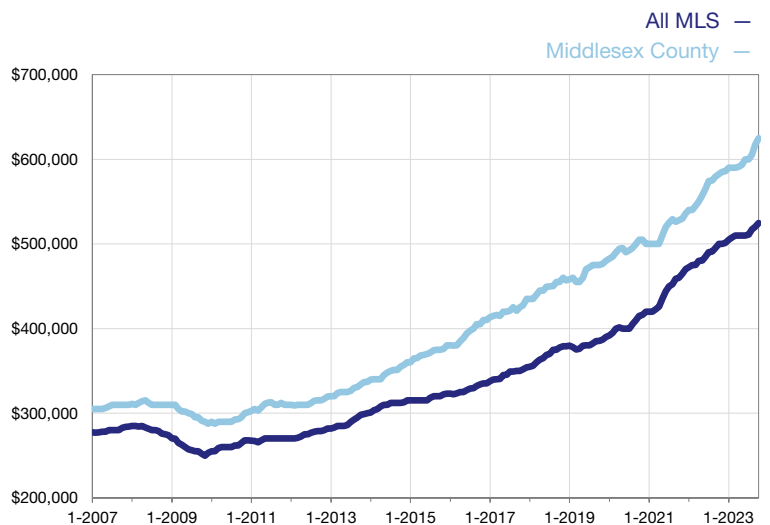
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	18	27	+ 50.0%
Closed Sales	2	4	+ 100.0%	22	19	- 13.6%
Median Sales Price*	\$3,825,000	<b>\$3,637,500</b>	- 4.9%	\$3,900,000	<b>\$3,250,000</b>	- 16.7%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	3.5	6.9	+ 97.1%	--	--	--
Cumulative Days on Market Until Sale	43	80	+ 86.0%	84	96	+ 14.3%
Percent of Original List Price Received*	98.2%	<b>92.2%</b>	- 6.1%	94.5%	<b>93.8%</b>	- 0.7%
New Listings	1	3	+ 200.0%	32	48	+ 50.0%

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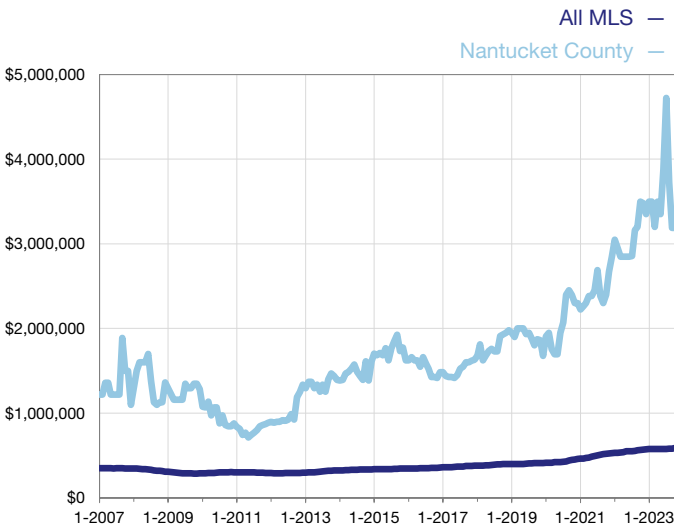
### Condominium Properties

Key Metrics	October			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	<b>\$0</b>	--	\$1,545,000	<b>\$0</b>	- 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%	<b>0.0%</b>	--	100.0%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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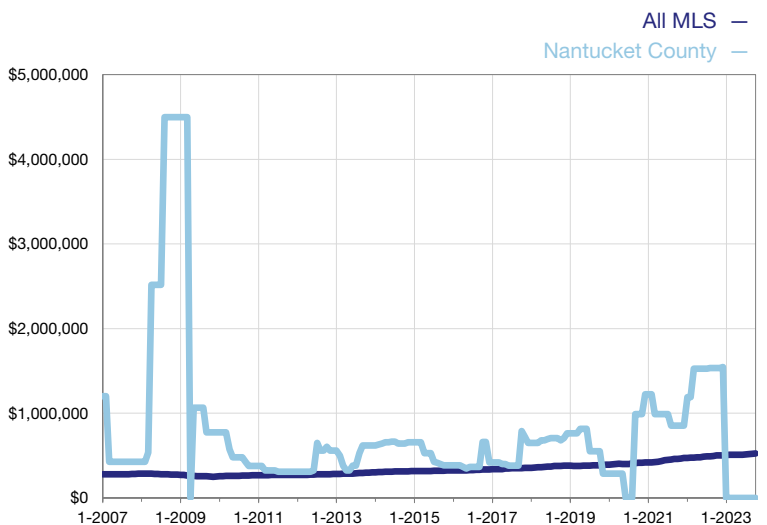
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	378	<b>419</b>	+ 10.8%	4,430	<b>3,646</b>	- 17.7%
Closed Sales	388	<b>329</b>	- 15.2%	4,467	<b>3,445</b>	- 22.9%
Median Sales Price*	\$650,000	<b>\$725,000</b>	+ 11.5%	\$707,500	<b>\$730,000</b>	+ 3.2%
Inventory of Homes for Sale	769	<b>493</b>	- 35.9%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	<b>31</b>	- 3.1%	25	<b>32</b>	+ 28.0%
Percent of Original List Price Received*	100.0%	<b>101.8%</b>	+ 1.8%	103.8%	<b>101.7%</b>	- 2.0%
New Listings	432	<b>420</b>	- 2.8%	5,374	<b>4,207</b>	- 21.7%

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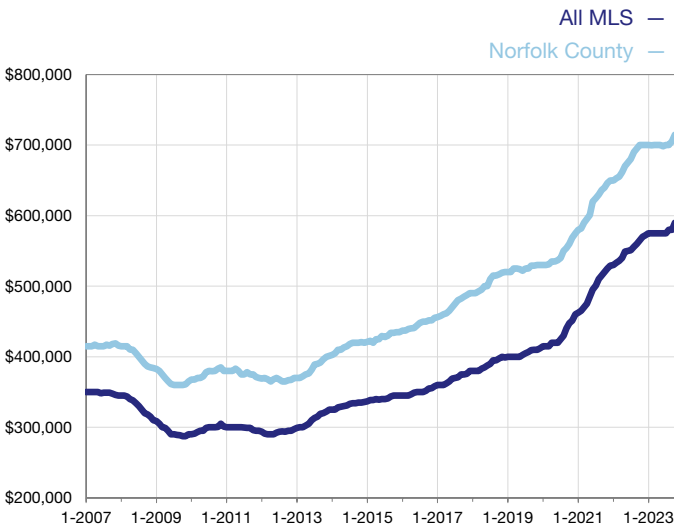
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	147	<b>183</b>	+ 24.5%	1,883	<b>1,669</b>	- 11.4%
Closed Sales	182	<b>144</b>	- 20.9%	1,947	<b>1,602</b>	- 17.7%
Median Sales Price*	\$512,500	<b>\$510,000</b>	- 0.5%	\$525,000	<b>\$565,000</b>	+ 7.6%
Inventory of Homes for Sale	372	<b>265</b>	- 28.8%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	36	<b>35</b>	- 2.8%	34	<b>37</b>	+ 8.8%
Percent of Original List Price Received*	99.7%	<b>100.9%</b>	+ 1.2%	102.1%	<b>100.7%</b>	- 1.4%
New Listings	174	<b>209</b>	+ 20.1%	2,307	<b>1,994</b>	- 13.6%

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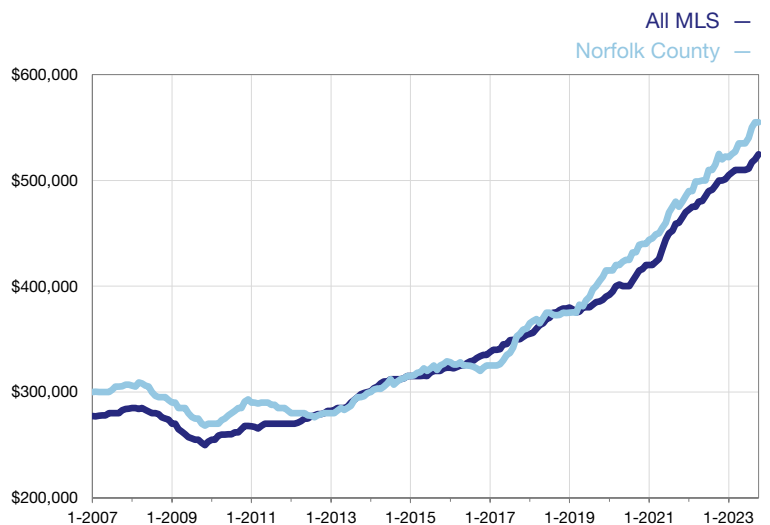
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	377	400	+ 6.1%	4,106	3,525	- 14.2%
Closed Sales	403	321	- 20.3%	4,139	3,359	- 18.8%
Median Sales Price*	\$520,000	\$615,000	+ 18.3%	\$560,000	\$589,000	+ 5.2%
Inventory of Homes for Sale	986	575	- 41.7%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	30	38	+ 26.7%
Percent of Original List Price Received*	99.2%	100.5%	+ 1.3%	102.2%	100.3%	- 1.9%
New Listings	480	467	- 2.7%	5,187	4,102	- 20.9%

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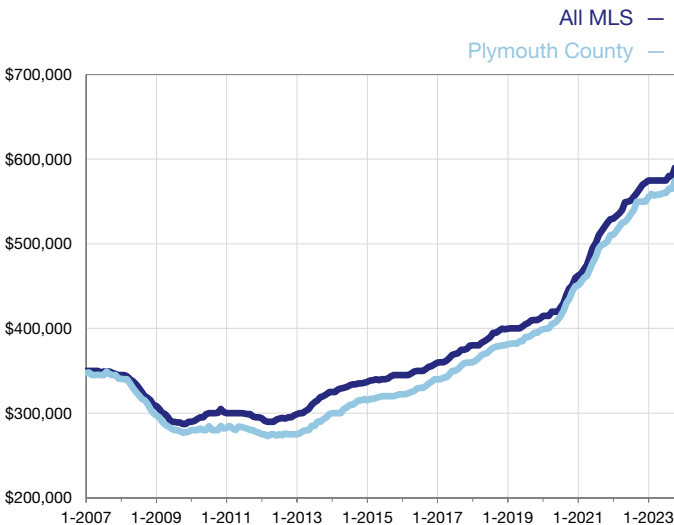
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	80	88	+ 10.0%	834	821	- 1.6%
Closed Sales	93	69	- 25.8%	900	812	- 9.8%
Median Sales Price*	\$475,000	\$430,000	- 9.5%	\$430,000	\$425,000	- 1.2%
Inventory of Homes for Sale	191	124	- 35.1%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	50	32	- 36.0%	36	41	+ 13.9%
Percent of Original List Price Received*	101.6%	100.2%	- 1.4%	103.0%	100.5%	- 2.4%
New Listings	94	80	- 14.9%	1,023	922	- 9.9%

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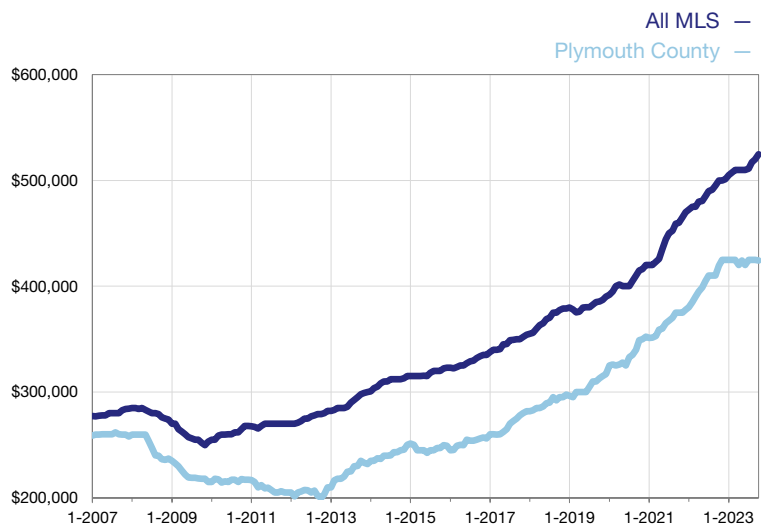
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	90	<b>96</b>	+ 6.7%	1,093	<b>873</b>	- 20.1%
Closed Sales	95	<b>74</b>	- 22.1%	1,109	<b>818</b>	- 26.2%
Median Sales Price*	\$669,900	<b>\$734,500</b>	+ 9.6%	\$737,500	<b>\$747,000</b>	+ 1.3%
Inventory of Homes for Sale	259	<b>162</b>	- 37.5%	--	--	--
Months Supply of Inventory	2.4	<b>1.9</b>	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	38	<b>32</b>	- 15.8%	32	<b>38</b>	+ 18.8%
Percent of Original List Price Received*	96.9%	<b>97.6%</b>	+ 0.7%	101.6%	<b>99.5%</b>	- 2.1%
New Listings	133	<b>106</b>	- 20.3%	1,428	<b>1,077</b>	- 24.6%

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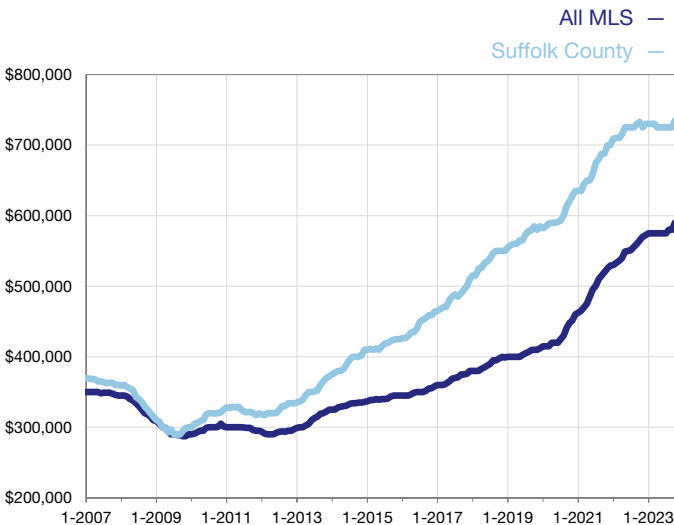
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	313	<b>319</b>	+ 1.9%	4,350	<b>3,362</b>	- 22.7%
Closed Sales	306	<b>248</b>	- 19.0%	4,330	<b>3,338</b>	- 22.9%
Median Sales Price*	\$627,000	<b>\$750,000</b>	+ 19.6%	\$695,000	<b>\$725,000</b>	+ 4.3%
Inventory of Homes for Sale	1,283	<b>1,024</b>	- 20.2%	--	--	--
Months Supply of Inventory	3.0	<b>3.2</b>	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	54	<b>42</b>	- 22.2%	44	<b>46</b>	+ 4.5%
Percent of Original List Price Received*	97.2%	<b>98.8%</b>	+ 1.6%	99.3%	<b>98.7%</b>	- 0.6%
New Listings	426	<b>469</b>	+ 10.1%	6,417	<b>5,071</b>	- 21.0%

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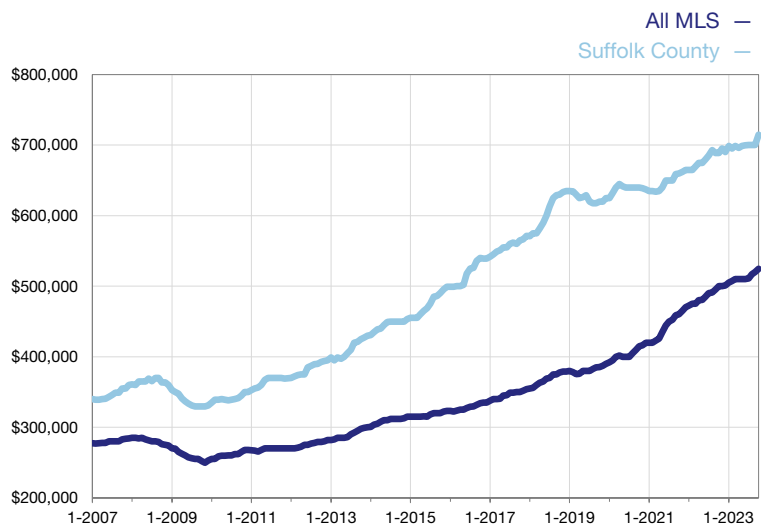
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	534	<b>599</b>	+ 12.2%	6,114	<b>5,038</b>	- 17.6%
Closed Sales	626	<b>517</b>	- 17.4%	6,163	<b>4,761</b>	- 22.7%
Median Sales Price*	\$429,450	<b>\$469,900</b>	+ 9.4%	\$430,000	<b>\$452,000</b>	+ 5.1%
Inventory of Homes for Sale	1,112	<b>704</b>	- 36.7%	--	--	--
Months Supply of Inventory	1.8	<b>1.4</b>	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	34	<b>30</b>	- 11.8%	28	<b>32</b>	+ 14.3%
Percent of Original List Price Received*	99.5%	<b>101.3%</b>	+ 1.8%	103.0%	<b>101.8%</b>	- 1.2%
New Listings	604	<b>617</b>	+ 2.2%	7,287	<b>5,804</b>	- 20.4%

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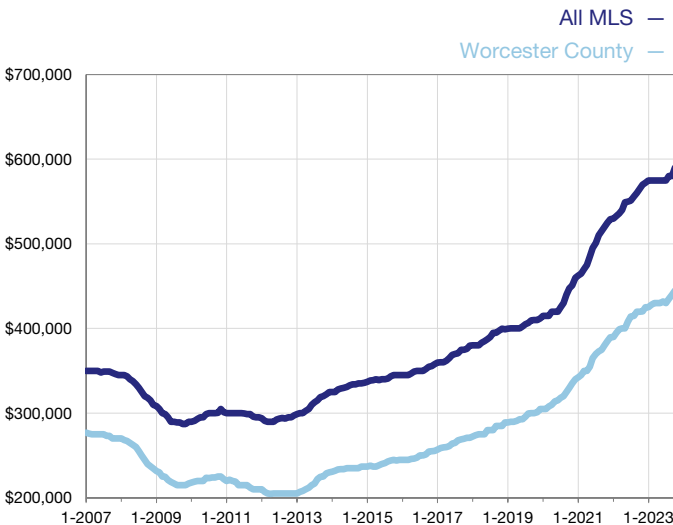
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	133	<b>146</b>	+ 9.8%	1,486	<b>1,337</b>	- 10.0%
Closed Sales	161	<b>120</b>	- 25.5%	1,488	<b>1,256</b>	- 15.6%
Median Sales Price*	\$349,000	<b>\$375,500</b>	+ 7.6%	\$335,000	<b>\$375,000</b>	+ 11.9%
Inventory of Homes for Sale	229	<b>168</b>	- 26.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	26	<b>37</b>	+ 42.3%	26	<b>36</b>	+ 38.5%
Percent of Original List Price Received*	101.4%	<b>102.8%</b>	+ 1.4%	103.6%	<b>102.3%</b>	- 1.3%
New Listings	146	<b>150</b>	+ 2.7%	1,697	<b>1,524</b>	- 10.2%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

