

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 19.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 0.8%

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

+ 2.3%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	106	89	- 16.0%	1,313	1,156	- 12.0%
Closed Sales	125	102	- 18.4%	1,322	1,118	- 15.4%
Median Sales Price*	\$315,000	\$320,000	+ 1.6%	\$325,000	\$333,950	+ 2.8%
Inventory of Homes for Sale	330	354	+ 7.3%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 27.9%	--	--	--
Cumulative Days on Market Until Sale	80	84	+ 4.0%	91	86	- 5.4%
Percent of Original List Price Received*	95.8%	94.1%	- 1.7%	98.2%	97.2%	- 0.9%
New Listings	80	119	+ 48.8%	1,633	1,563	- 4.3%

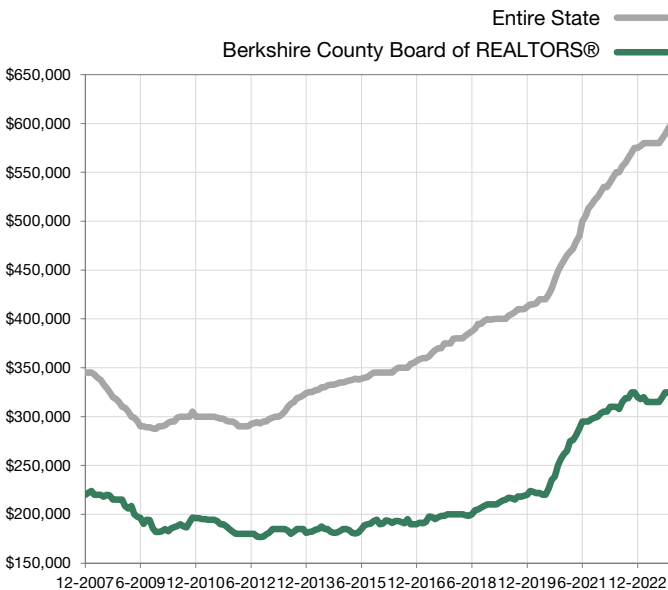
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	12	+ 100.0%	133	143	+ 7.5%
Closed Sales	11	8	- 27.3%	156	146	- 6.4%
Median Sales Price*	\$430,000	\$395,000	- 8.1%	\$295,000	\$359,950	+ 22.0%
Inventory of Homes for Sale	54	39	- 27.8%	--	--	--
Months Supply of Inventory	3.7	3.0	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	121	206	+ 71.0%	109	105	- 3.6%
Percent of Original List Price Received*	98.6%	96.4%	- 2.2%	98.0%	98.4%	+ 0.4%
New Listings	8	12	+ 50.0%	195	176	- 9.7%

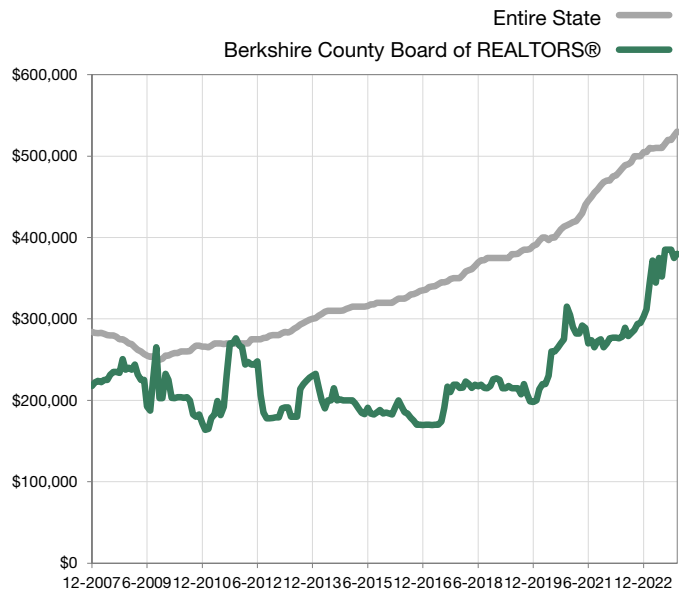
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 13.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.6%

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

- 6.2%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	449	399	- 11.1%	5,920	5,048	- 14.7%
Closed Sales	536	435	- 18.8%	5,997	4,933	- 17.7%
Median Sales Price*	\$650,000	\$749,000	+ 15.2%	\$665,000	\$700,000	+ 5.3%
Inventory of Homes for Sale	1,268	1,185	- 6.5%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 15.5%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 12.3%	32	40	+ 25.7%
Percent of Original List Price Received*	95.7%	97.3%	+ 1.7%	100.4%	97.8%	- 2.6%
New Listings	447	432	- 3.4%	7,509	6,387	- 14.9%

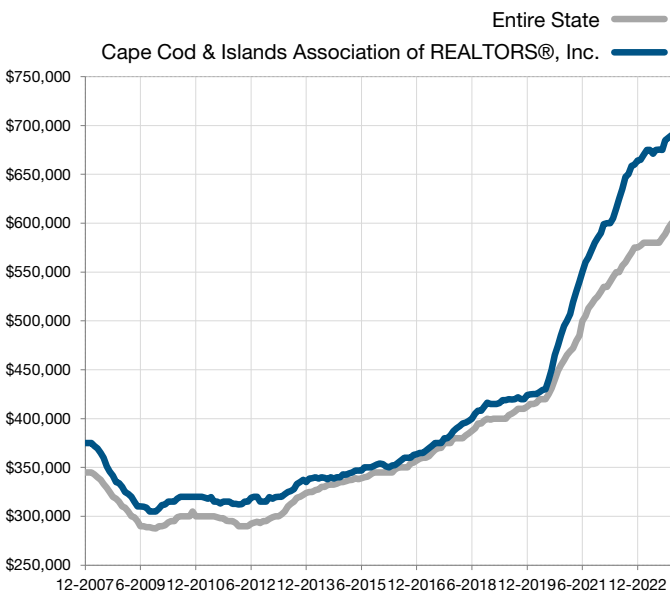
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	71	80	+ 12.7%	1,379	1,274	- 7.6%
Closed Sales	112	125	+ 11.6%	1,450	1,259	- 13.2%
Median Sales Price*	\$501,000	\$525,000	+ 4.8%	\$448,000	\$465,000	+ 3.8%
Inventory of Homes for Sale	301	287	- 4.7%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	29	33	+ 12.8%	35	41	+ 18.6%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	101.0%	98.7%	- 2.3%
New Listings	82	90	+ 9.8%	1,620	1,536	- 5.2%

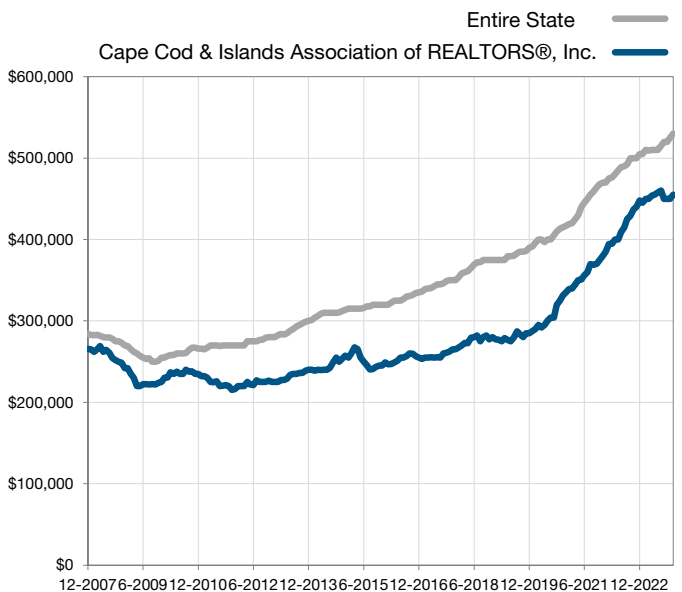
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	809	787	- 2.7%	11,530	9,280	- 19.5%
Closed Sales	895	776	- 13.3%	11,539	8,948	- 22.5%
Median Sales Price*	\$760,000	\$800,000	+ 5.3%	\$810,000	\$850,000	+ 4.9%
Inventory of Homes for Sale	1,579	1,062	- 32.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 3.1%	25	33	+ 32.0%
Percent of Original List Price Received*	98.9%	100.4%	+ 1.5%	104.0%	101.9%	- 2.0%
New Listings	705	729	+ 3.4%	13,870	10,830	- 21.9%

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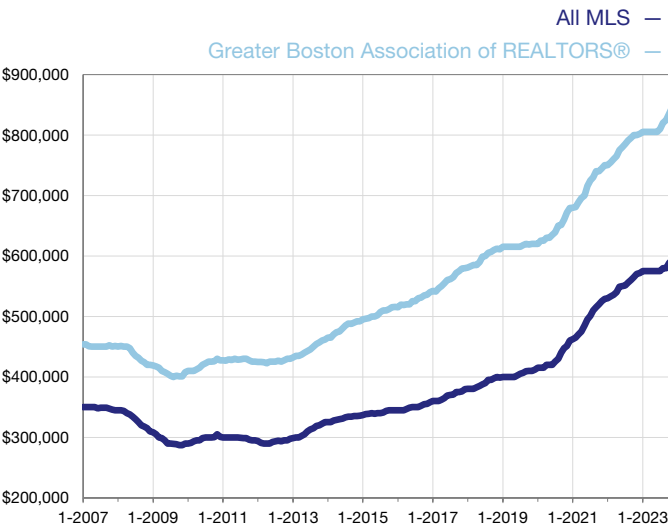
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	641	616	- 3.9%	10,071	8,335	- 17.2%
Closed Sales	718	625	- 13.0%	10,165	8,231	- 19.0%
Median Sales Price*	\$666,000	\$679,000	+ 2.0%	\$667,995	\$700,000	+ 4.8%
Inventory of Homes for Sale	2,111	1,501	- 28.9%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	38	42	+ 10.5%
Percent of Original List Price Received*	97.6%	99.4%	+ 1.8%	100.8%	99.9%	- 0.9%
New Listings	681	646	- 5.1%	13,705	11,166	- 18.5%

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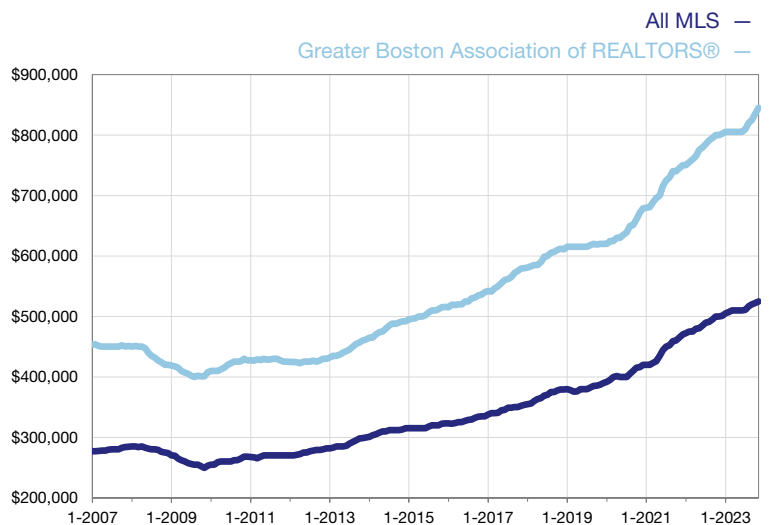
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 15.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.3%

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

- 10.0%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	47	+ 17.5%	545	458	- 16.0%
Closed Sales	53	47	- 11.3%	542	428	- 21.0%
Median Sales Price*	\$767,150	\$790,000	+ 3.0%	\$735,000	\$775,000	+ 5.4%
Inventory of Homes for Sale	73	76	+ 4.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.2%	--	--	--
Cumulative Days on Market Until Sale	42	35	- 16.8%	30	30	- 0.9%
Percent of Original List Price Received*	98.0%	100.4%	+ 2.5%	103.0%	102.0%	- 1.0%
New Listings	27	43	+ 59.3%	696	638	- 8.3%

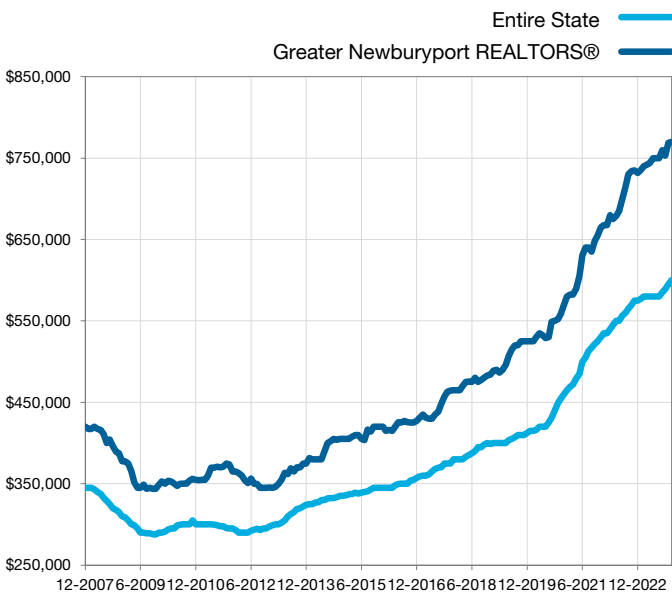
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	30	+ 11.1%	327	320	- 2.1%
Closed Sales	36	28	- 22.2%	344	312	- 9.3%
Median Sales Price*	\$475,000	\$510,000	+ 7.4%	\$513,500	\$565,000	+ 10.0%
Inventory of Homes for Sale	57	41	- 28.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.3%	34	44	+ 29.7%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	102.4%	101.6%	- 0.8%
New Listings	25	21	- 16.0%	406	407	+ 0.2%

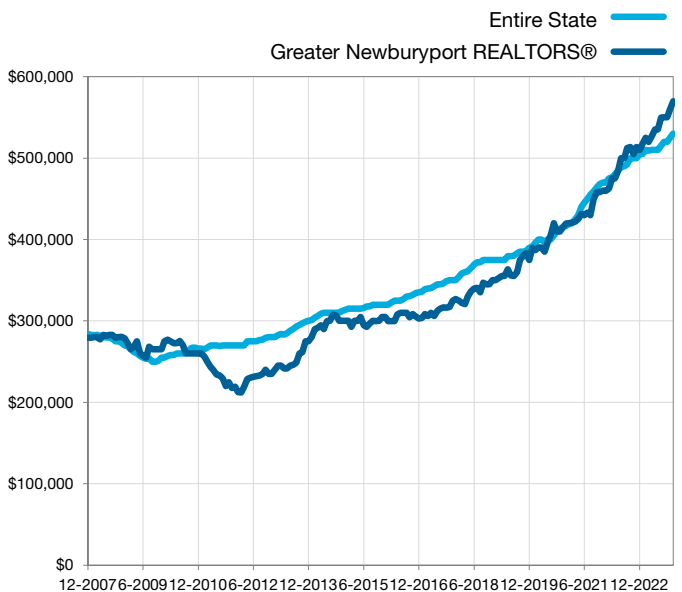
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 14.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.3%

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

- 34.2%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	192	181	- 5.7%	2,262	1,920	- 15.1%
Closed Sales	176	148	- 15.9%	2,259	1,865	- 17.4%
Median Sales Price*	\$370,000	\$412,500	+ 11.5%	\$401,000	\$429,500	+ 7.1%
Inventory of Homes for Sale	388	249	- 35.8%	--	--	--
Months Supply of Inventory	1.8	1.4	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 10.6%	29	37	+ 25.4%
Percent of Original List Price Received*	99.4%	99.4%	+ 0.0%	102.4%	100.9%	- 1.5%
New Listings	165	156	- 5.5%	2,792	2,275	- 18.5%

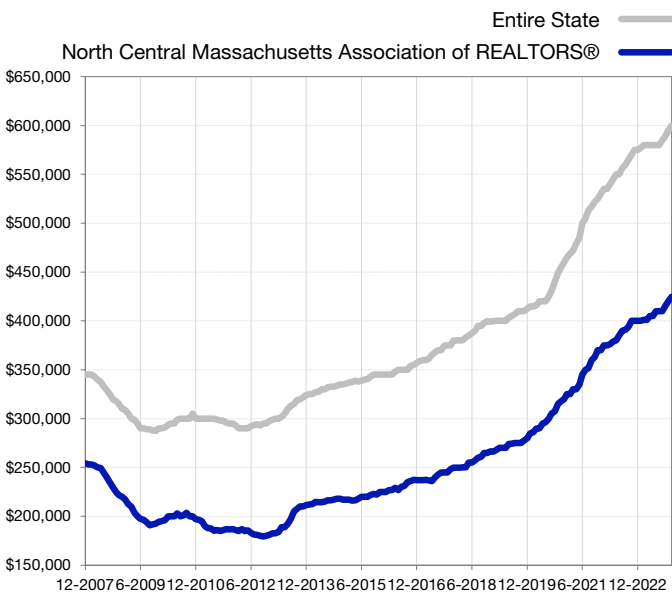
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	23	0.0%	353	315	- 10.8%
Closed Sales	30	29	- 3.3%	364	318	- 12.6%
Median Sales Price*	\$332,500	\$331,000	- 0.5%	\$280,000	\$325,000	+ 16.1%
Inventory of Homes for Sale	57	44	- 22.8%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.0%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 29.0%	23	34	+ 52.3%
Percent of Original List Price Received*	100.3%	102.4%	+ 2.1%	103.4%	102.5%	- 0.9%
New Listings	31	26	- 16.1%	421	395	- 6.2%

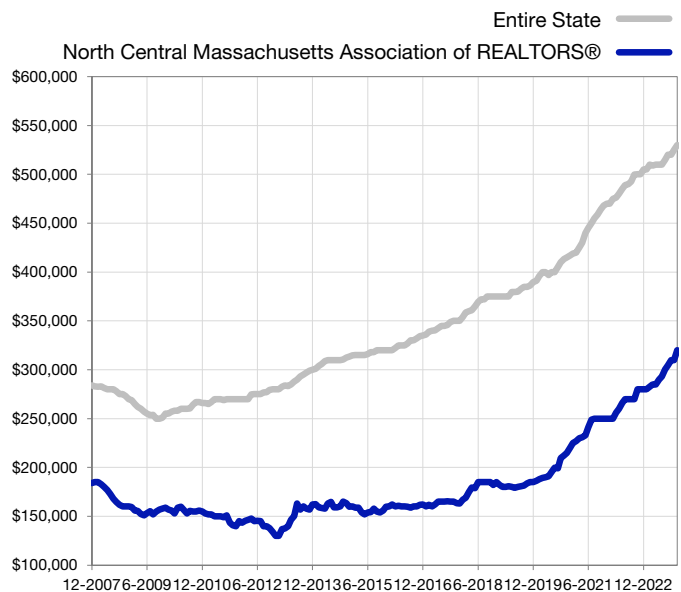
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 16.3%

+ 3.6%

- 28.5%

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

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	245	249	+ 1.6%	3,053	2,438	- 20.1%
Closed Sales	280	241	- 13.9%	3,060	2,319	- 24.2%
Median Sales Price*	\$630,000	\$665,000	+ 5.6%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	414	290	- 30.0%	--	--	--
Months Supply of Inventory	1.5	1.3	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 0.4%	26	31	+ 20.6%
Percent of Original List Price Received*	99.9%	101.3%	+ 1.4%	103.8%	102.0%	- 1.7%
New Listings	235	236	+ 0.4%	3,713	2,888	- 22.2%

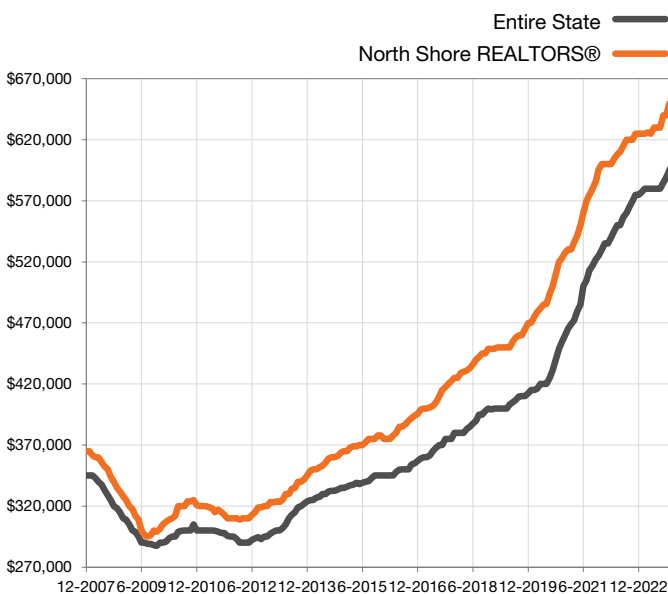
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	97	106	+ 9.3%	1,422	1,216	- 14.5%
Closed Sales	132	104	- 21.2%	1,459	1,184	- 18.8%
Median Sales Price*	\$449,900	\$429,500	- 4.5%	\$425,000	\$440,450	+ 3.6%
Inventory of Homes for Sale	199	148	- 25.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	32	25	- 23.3%	29	29	- 3.3%
Percent of Original List Price Received*	100.5%	100.8%	+ 0.2%	103.1%	101.9%	- 1.1%
New Listings	119	113	- 5.0%	1,642	1,415	- 13.8%

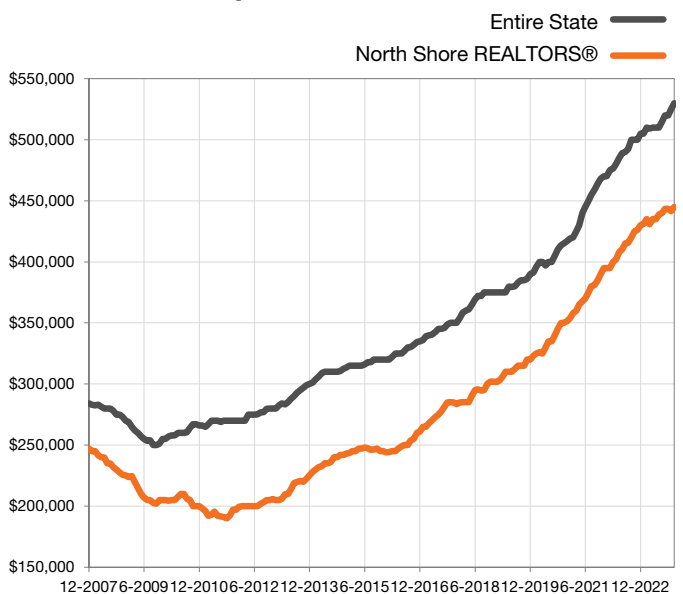
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 6.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.0%

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

- 25.4%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	214	207	- 3.3%	3,074	2,249	- 26.8%
Closed Sales	238	215	- 9.7%	3,089	2,197	- 28.9%
Median Sales Price*	\$627,500	\$650,000	+ 3.6%	\$620,000	\$649,999	+ 4.8%
Inventory of Homes for Sale	332	240	- 27.7%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 1.6%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.1%	24	27	+ 15.1%
Percent of Original List Price Received*	100.3%	101.5%	+ 1.2%	104.3%	103.1%	- 1.2%
New Listings	195	196	+ 0.5%	3,590	2,604	- 27.5%

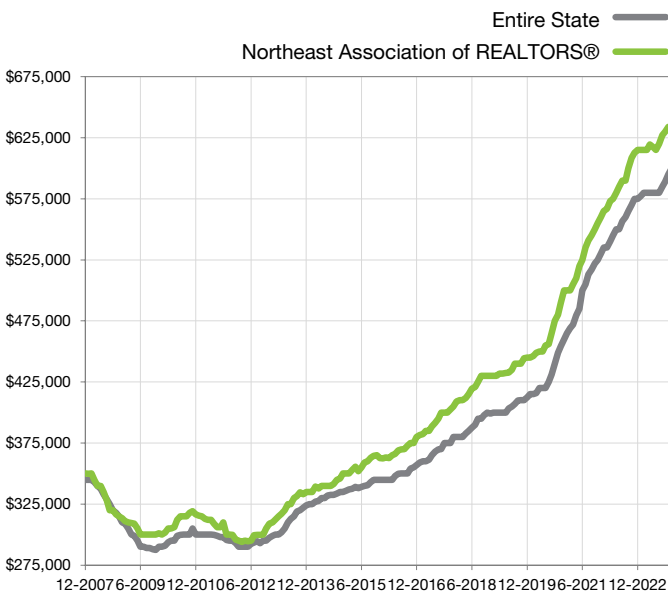
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	78	82	+ 5.1%	1,199	1,026	- 14.4%
Closed Sales	91	93	+ 2.2%	1,253	999	- 20.3%
Median Sales Price*	\$364,000	\$420,000	+ 15.4%	\$370,000	\$385,000	+ 4.1%
Inventory of Homes for Sale	116	94	- 19.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 12.9%	25	27	+ 6.8%
Percent of Original List Price Received*	100.8%	101.7%	+ 0.8%	104.0%	102.7%	- 1.3%
New Listings	82	93	+ 13.4%	1,341	1,121	- 16.4%

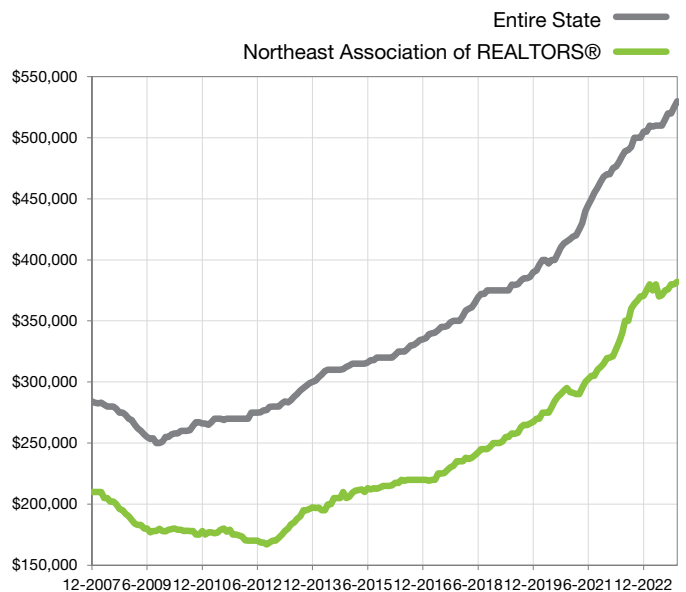
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 4.2%

+ 13.4%

- 26.6%

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

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	388	381	- 1.8%	5,134	4,195	- 18.3%
Closed Sales	387	373	- 3.6%	5,175	4,012	- 22.5%
Median Sales Price*	\$421,000	\$485,000	+ 15.2%	\$450,000	\$476,000	+ 5.8%
Inventory of Homes for Sale	702	501	- 28.6%	--	--	--
Months Supply of Inventory	1.5	1.4	- 7.4%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 16.9%	29	30	+ 6.4%
Percent of Original List Price Received*	98.7%	101.4%	+ 2.8%	102.8%	102.0%	- 0.8%
New Listings	347	394	+ 13.5%	6,092	4,935	- 19.0%

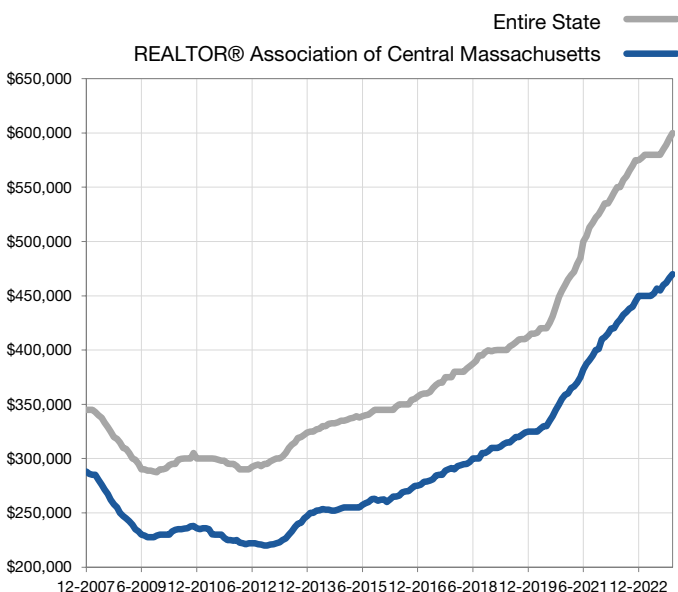
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	95	104	+ 9.5%	1,418	1,305	- 8.0%
Closed Sales	113	106	- 6.2%	1,437	1,228	- 14.5%
Median Sales Price*	\$365,700	\$392,500	+ 7.3%	\$360,000	\$396,000	+ 10.0%
Inventory of Homes for Sale	196	158	- 19.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 3.9%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 36.4%	27	36	+ 30.6%
Percent of Original List Price Received*	100.6%	100.8%	+ 0.1%	103.4%	102.1%	- 1.2%
New Listings	103	117	+ 13.6%	1,662	1,517	- 8.7%

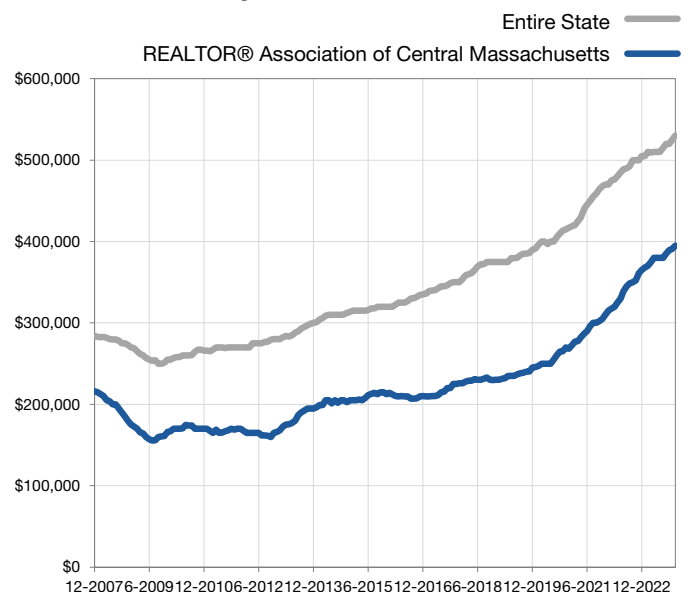
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 12.3%

+ 7.5%

- 31.4%

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

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	349	404	+ 15.8%	4,927	4,195	- 14.9%
Closed Sales	449	393	- 12.5%	5,029	4,027	- 19.9%
Median Sales Price*	\$315,000	\$335,000	+ 6.3%	\$312,000	\$327,000	+ 4.8%
Inventory of Homes for Sale	820	563	- 31.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 12.4%	--	--	--
Cumulative Days on Market Until Sale	38	33	- 11.6%	33	37	+ 12.1%
Percent of Original List Price Received*	98.7%	100.3%	+ 1.7%	102.2%	101.2%	- 1.0%
New Listings	356	368	+ 3.4%	5,888	4,886	- 17.0%

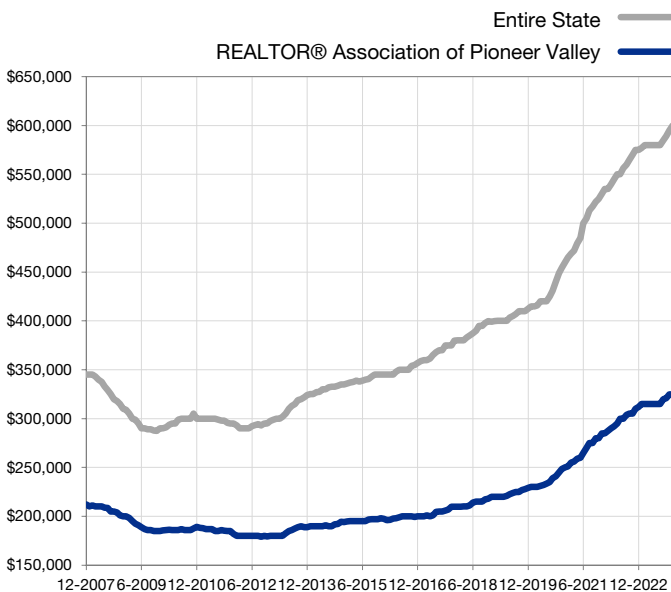
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	70	64	- 8.6%	812	653	- 19.6%
Closed Sales	63	56	- 11.1%	820	639	- 22.1%
Median Sales Price*	\$240,000	\$277,450	+ 15.6%	\$225,000	\$239,999	+ 6.7%
Inventory of Homes for Sale	123	84	- 31.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 13.2%	--	--	--
Cumulative Days on Market Until Sale	27	22	- 18.3%	28	37	+ 32.9%
Percent of Original List Price Received*	100.3%	102.3%	+ 2.0%	103.1%	102.6%	- 0.6%
New Listings	75	61	- 18.7%	940	707	- 24.8%

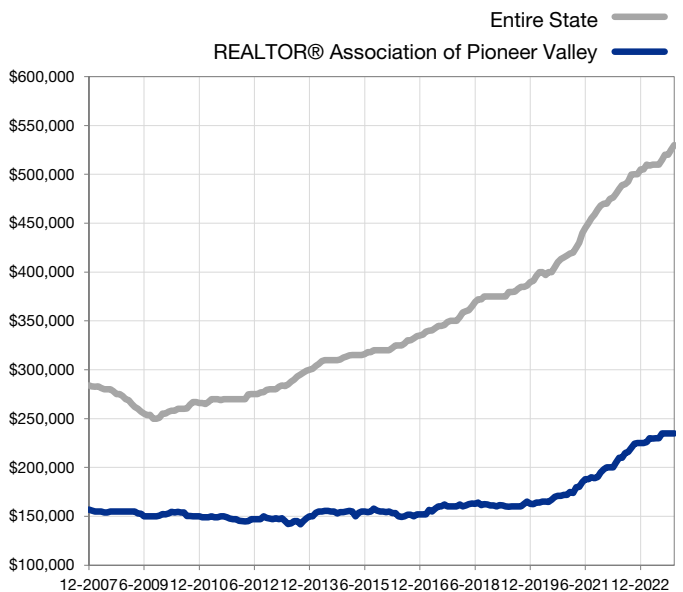
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 5.9%

+ 11.4%

- 37.2%

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

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	332	290	- 12.7%	3,745	3,075	- 17.9%
Closed Sales	288	272	- 5.6%	3,745	2,991	- 20.1%
Median Sales Price*	\$467,450	\$522,500	+ 11.8%	\$475,000	\$491,276	+ 3.4%
Inventory of Homes for Sale	697	421	- 39.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	35	35	- 0.4%	31	38	+ 23.2%
Percent of Original List Price Received*	98.7%	100.1%	+ 1.4%	101.7%	100.2%	- 1.5%
New Listings	323	277	- 14.2%	4,688	3,627	- 22.6%

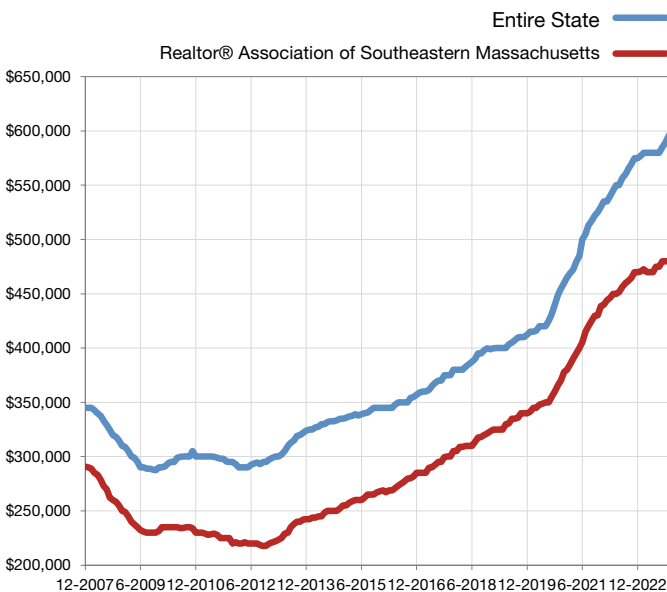
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	63	51	- 19.0%	774	642	- 17.1%
Closed Sales	67	62	- 7.5%	787	629	- 20.1%
Median Sales Price*	\$335,000	\$362,500	+ 8.2%	\$330,000	\$365,000	+ 10.6%
Inventory of Homes for Sale	113	88	- 22.1%	--	--	--
Months Supply of Inventory	1.6	1.5	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	51	33	- 34.8%	29	35	+ 18.3%
Percent of Original List Price Received*	99.0%	101.2%	+ 2.2%	103.4%	101.6%	- 1.6%
New Listings	50	59	+ 18.0%	911	741	- 18.7%

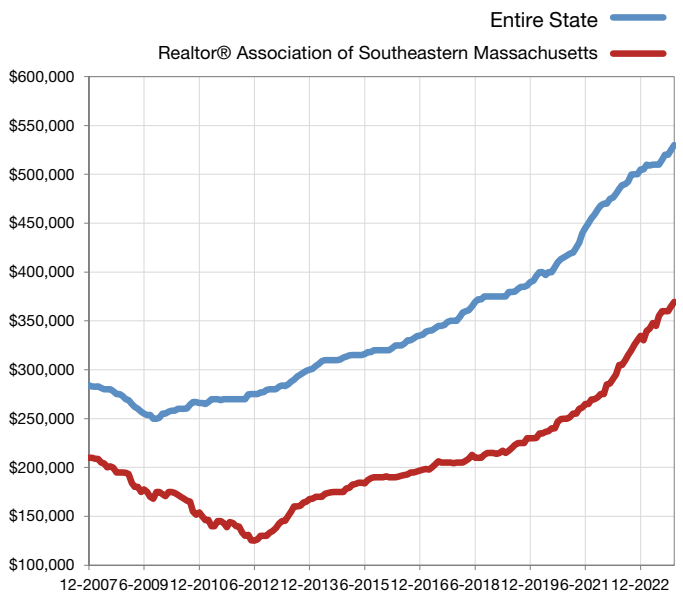
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 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

- 6.4%

+ 17.1%

- 33.3%

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

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	72	+ 46.9%	755	689	- 8.7%
Closed Sales	70	65	- 7.1%	788	670	- 15.0%
Median Sales Price*	\$389,000	\$450,000	+ 15.7%	\$420,000	\$440,000	+ 4.8%
Inventory of Homes for Sale	192	124	- 35.4%	--	--	--
Months Supply of Inventory	2.6	2.0	- 20.5%	--	--	--
Cumulative Days on Market Until Sale	37	45	+ 21.4%	37	41	+ 10.7%
Percent of Original List Price Received*	96.7%	98.7%	+ 2.1%	98.9%	99.5%	+ 0.7%
New Listings	82	57	- 30.5%	1,000	861	- 13.9%

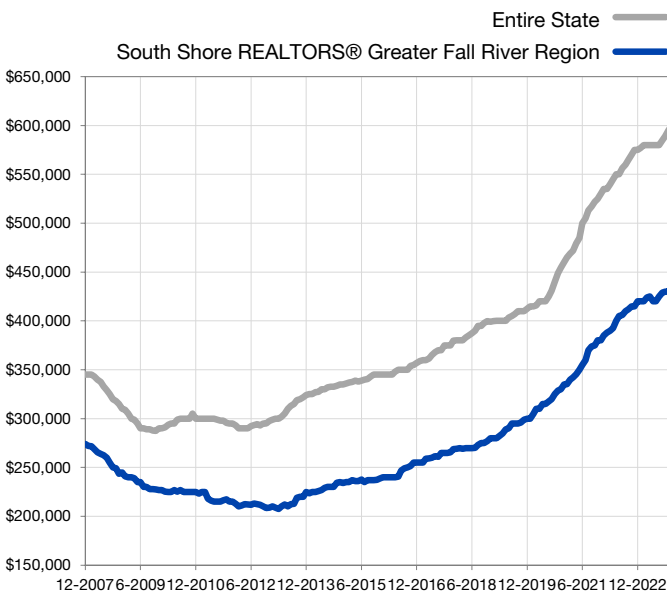
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	97	90	- 7.2%
Closed Sales	8	8	0.0%	103	86	- 16.5%
Median Sales Price*	\$310,250	\$340,000	+ 9.6%	\$242,000	\$279,500	+ 15.5%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	2.5	2.4	- 2.4%	--	--	--
Cumulative Days on Market Until Sale	52	31	- 39.1%	46	39	- 13.6%
Percent of Original List Price Received*	100.3%	97.2%	- 3.1%	99.4%	99.7%	+ 0.3%
New Listings	10	13	+ 30.0%	117	114	- 2.6%

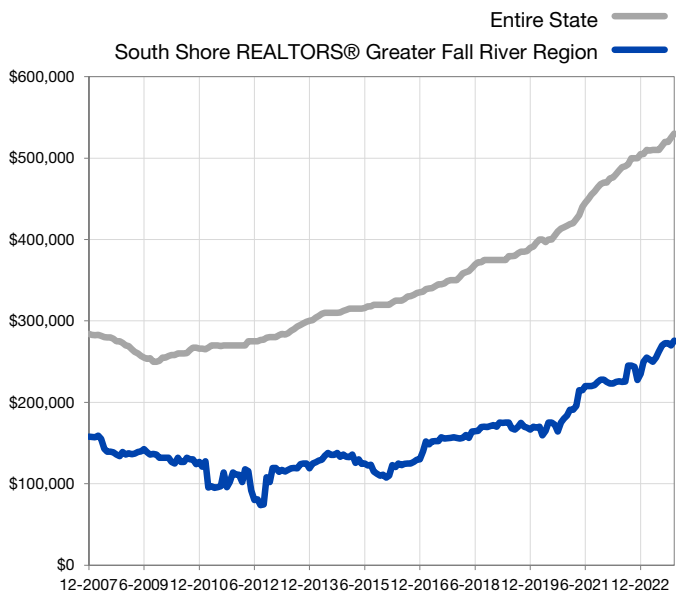
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Resources. Relationships. Results.

South Shore REALTORS®

+ 0.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.6%

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

- 34.1%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	354	341	- 3.7%	4,395	3,779	- 14.0%
Closed Sales	352	340	- 3.4%	4,402	3,667	- 16.7%
Median Sales Price*	\$579,500	\$652,000	+ 12.5%	\$620,000	\$645,000	+ 4.0%
Inventory of Homes for Sale	799	500	- 37.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 23.5%	29	35	+ 22.7%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	102.4%	100.6%	- 1.7%
New Listings	386	314	- 18.7%	5,565	4,483	- 19.4%

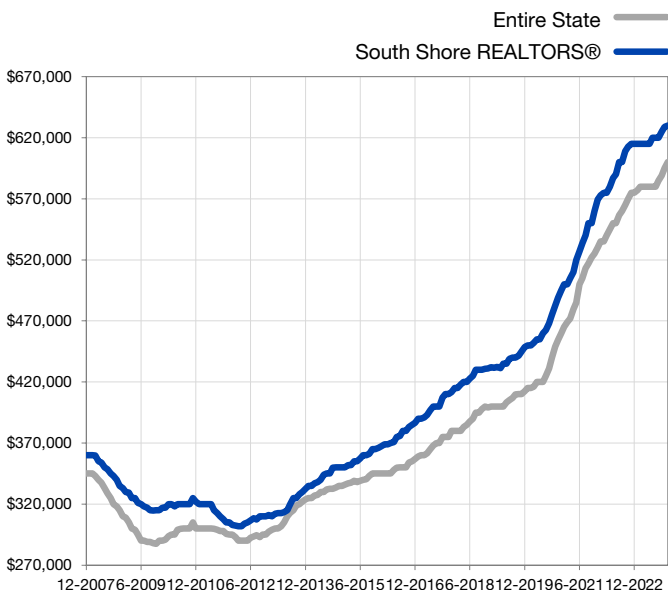
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	97	101	+ 4.1%	1,322	1,272	- 3.8%
Closed Sales	104	118	+ 13.5%	1,394	1,263	- 9.4%
Median Sales Price*	\$402,500	\$424,500	+ 5.5%	\$429,350	\$450,000	+ 4.8%
Inventory of Homes for Sale	197	156	- 20.8%	--	--	--
Months Supply of Inventory	1.5	1.4	- 11.0%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 30.0%	33	32	- 1.2%
Percent of Original List Price Received*	100.1%	98.6%	- 1.5%	102.2%	100.6%	- 1.5%
New Listings	91	97	+ 6.6%	1,571	1,490	- 5.2%

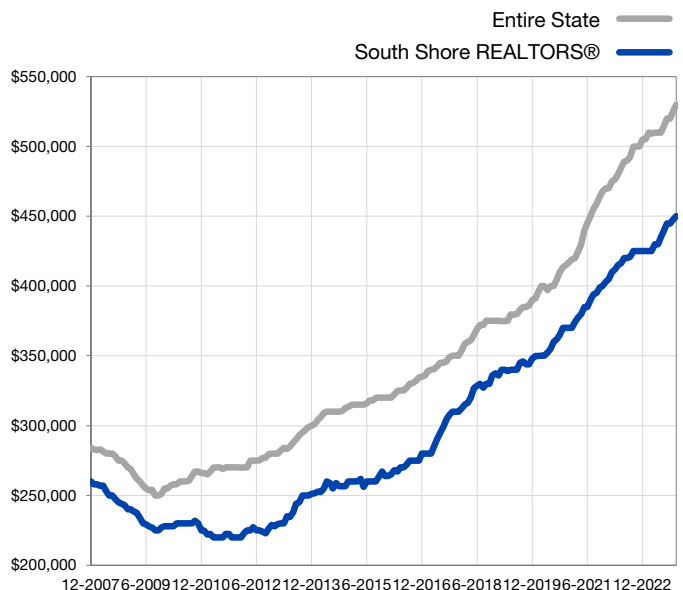
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Single-Family Properties



Condominium Properties



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