

Multi-Family Housing Activity Report

December 2023



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Dec-2022	Dec-2023	+ / -	YTD 2022	YTD 2023	+ / -
Closed Sales A count of sales that have closed within a given month.		520	485	- 6.7%	7,333	5,311	- 27.6%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$557,500	\$625,000	+ 12.1%	\$582,000	\$625,000	+ 7.4%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,114	610	- 45.2%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.9	1.3	- 31.8%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		42	37	- 13.5%	37	39	+ 4.4%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		96.5%	99.9%	+ 3.5%	100.2%	100.1%	- 0.1%
New Listings A count of the properties that have been newly listed on the market in a given month.		313	286	- 8.6%	9,214	6,982	- 24.2%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

