

# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 7.3%**

**+ 12.6%**

**- 17.3%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	700	<b>658</b>	- 6.0%	3,158	<b>2,971</b>	- 5.9%
Closed Sales	704	<b>640</b>	- 9.1%	2,657	<b>2,491</b>	- 6.2%
Median Sales Price*	\$425,000	<b>\$480,000</b>	+ 12.9%	\$394,900	<b>\$440,000</b>	+ 11.4%
Inventory of Homes for Sale	662	<b>566</b>	- 14.5%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>18</b>	- 23.4%	31	<b>28</b>	- 8.8%
Percent of Original List Price Received*	105.9%	<b>106.3%</b>	+ 0.4%	103.6%	<b>104.6%</b>	+ 1.0%
New Listings	907	<b>838</b>	- 7.6%	3,653	<b>3,469</b>	- 5.0%

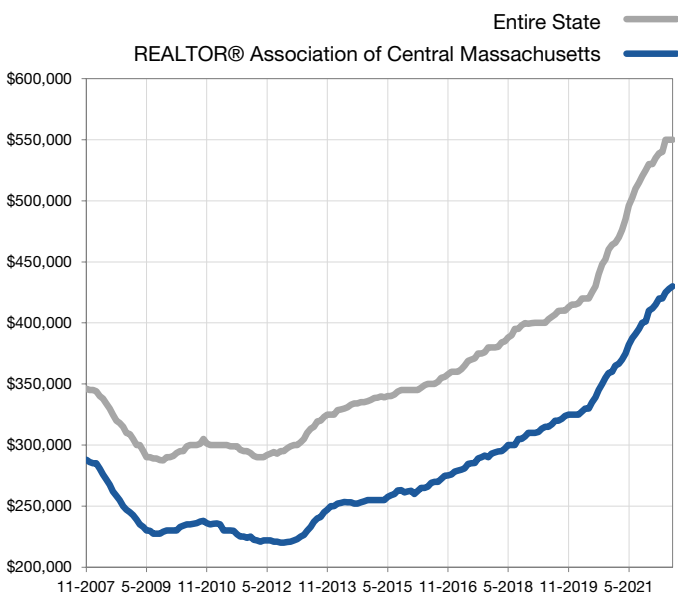
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	168	<b>163</b>	- 3.0%	926	<b>846</b>	- 8.6%
Closed Sales	181	<b>182</b>	+ 0.6%	739	<b>707</b>	- 4.3%
Median Sales Price*	\$337,000	<b>\$397,500</b>	+ 18.0%	\$295,000	<b>\$350,000</b>	+ 18.6%
Inventory of Homes for Sale	168	<b>153</b>	- 8.9%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	20	<b>25</b>	+ 23.0%	32	<b>29</b>	- 7.6%
Percent of Original List Price Received*	104.1%	<b>104.8%</b>	+ 0.7%	102.2%	<b>104.7%</b>	+ 2.4%
New Listings	204	<b>213</b>	+ 4.4%	992	<b>972</b>	- 2.0%

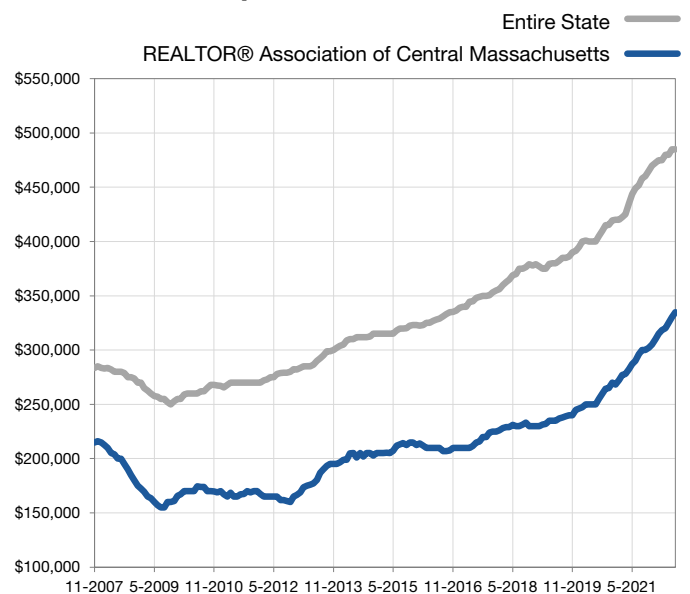
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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.