

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 7.3%

+ 12.6%

- 12.4%

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

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	560	554	- 1.1%	3,716	3,474	- 6.5%
Closed Sales	659	572	- 13.2%	3,316	3,078	- 7.2%
Median Sales Price*	\$425,000	\$500,000	+ 17.6%	\$400,000	\$450,000	+ 12.5%
Inventory of Homes for Sale	764	635	- 16.9%	--	--	--
Months Supply of Inventory	1.4	1.2	- 10.6%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 0.2%	29	27	- 7.3%
Percent of Original List Price Received*	105.1%	104.0%	- 1.1%	103.9%	104.5%	+ 0.6%
New Listings	734	671	- 8.6%	4,387	4,132	- 5.8%

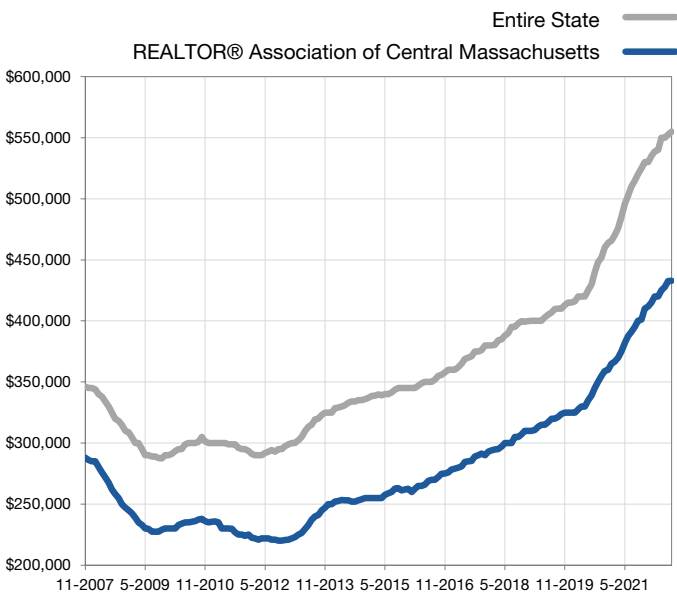
Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	133	136	+ 2.3%	1,059	972	- 8.2%
Closed Sales	180	166	- 7.8%	919	882	- 4.0%
Median Sales Price*	\$290,000	\$376,993	+ 30.0%	\$293,682	\$355,000	+ 20.9%
Inventory of Homes for Sale	202	151	- 25.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 7.2%	30	28	- 7.6%
Percent of Original List Price Received*	104.4%	104.1%	- 0.3%	102.6%	104.5%	+ 1.9%
New Listings	176	147	- 16.5%	1,168	1,122	- 3.9%

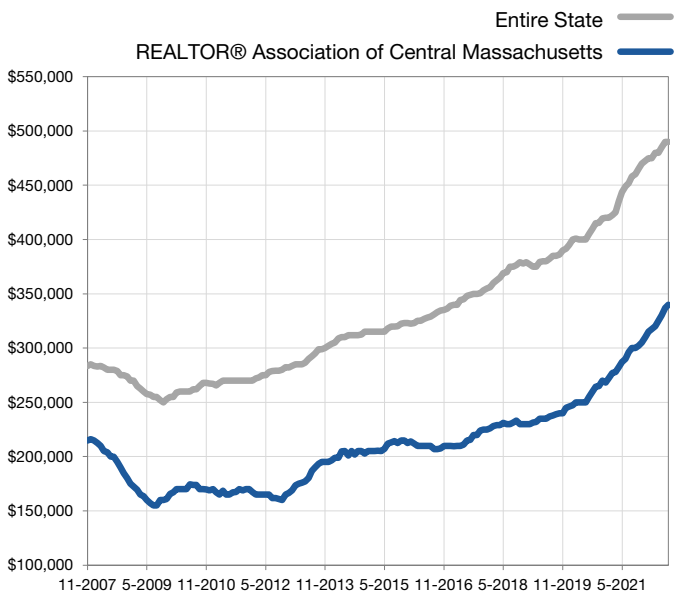
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.