

# Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 3.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 11.4%**

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

**- 33.4%**

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

### Single-Family Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	620	<b>690</b>	+ 11.3%	4,265	<b>4,046</b>	- 5.1%
Closed Sales	660	<b>640</b>	- 3.0%	3,978	<b>3,729</b>	- 6.3%
Median Sales Price*	\$431,750	<b>\$475,000</b>	+ 10.0%	\$405,000	<b>\$450,000</b>	+ 11.1%
Inventory of Homes for Sale	935	<b>609</b>	- 34.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.2</b>	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	24	<b>23</b>	- 5.5%	29	<b>27</b>	- 6.7%
Percent of Original List Price Received*	103.8%	<b>101.7%</b>	- 2.0%	103.9%	<b>104.0%</b>	+ 0.1%
New Listings	714	<b>578</b>	- 19.0%	5,132	<b>4,742</b>	- 7.6%

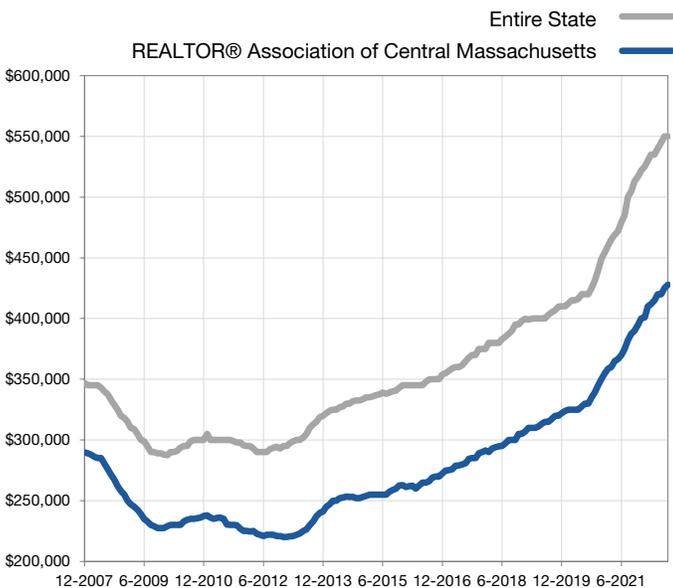
### Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	142	<b>146</b>	+ 2.8%	1,187	<b>1,105</b>	- 6.9%
Closed Sales	181	<b>191</b>	+ 5.5%	740	<b>716</b>	- 3.2%
Median Sales Price*	\$318,000	<b>\$388,450</b>	+ 22.2%	\$299,075	<b>\$360,000</b>	+ 20.4%
Inventory of Homes for Sale	228	<b>165</b>	- 27.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.7</b>	+ 8.9%	--	--	--
Cumulative Days on Market Until Sale	24	<b>27</b>	+ 11.6%	30	<b>28</b>	- 5.4%
Percent of Original List Price Received*	104.1%	<b>104.8%</b>	+ 0.6%	102.2%	<b>104.6%</b>	+ 2.4%
New Listings	149	<b>133</b>	- 10.7%	1,327	<b>1,270</b>	- 4.3%

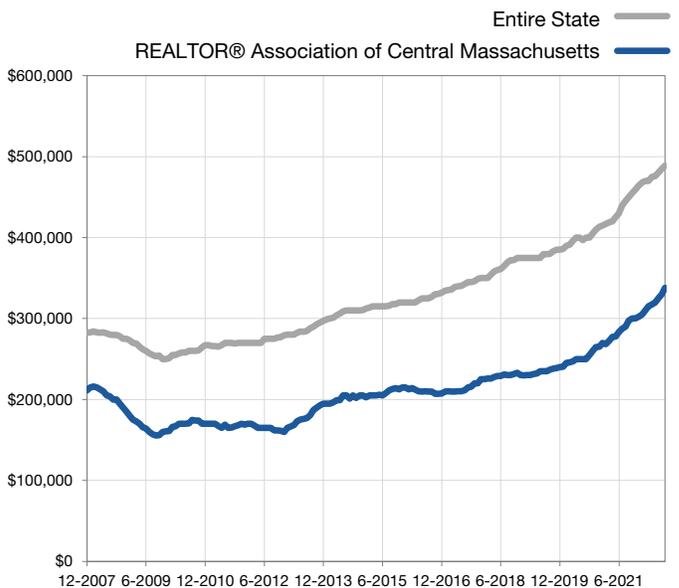
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.