

REALTOR® Association of Central Massachusetts

- 13.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.8%

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

- 31.7%

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

Single-Family Properties

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	640	495	- 22.7%	5,431	4,845	- 10.8%
Closed Sales	566	482	- 14.8%	5,163	4,773	- 7.6%
Median Sales Price*	\$421,000	\$450,000	+ 6.9%	\$409,000	\$450,000	+ 10.0%
Inventory of Homes for Sale	886	611	- 31.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 7.1%	29	28	- 2.3%
Percent of Original List Price Received*	101.3%	99.4%	- 1.9%	103.5%	103.1%	- 0.3%
New Listings	573	467	- 18.5%	6,430	5,747	- 10.6%

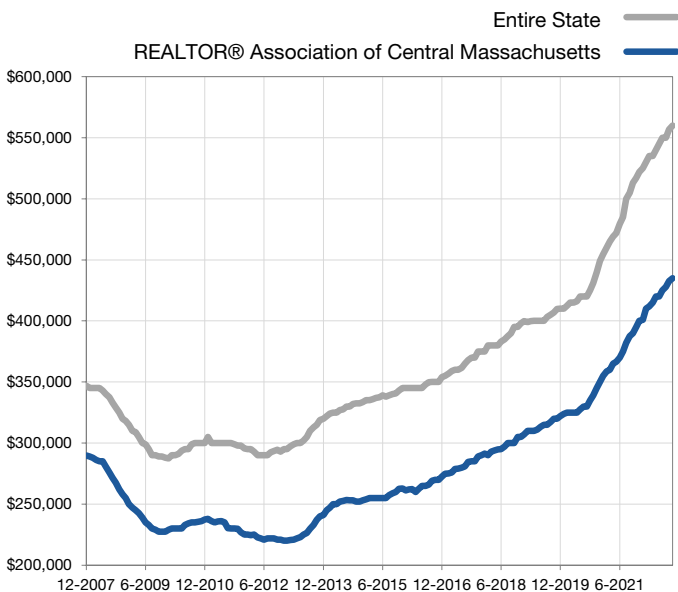
Condominium Properties

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	163	140	- 14.1%	1,493	1,348	- 9.7%
Closed Sales	157	142	- 9.6%	1,381	1,320	- 4.4%
Median Sales Price*	\$319,900	\$360,000	+ 12.5%	\$300,000	\$360,000	+ 20.0%
Inventory of Homes for Sale	237	156	- 34.2%	--	--	--
Months Supply of Inventory	1.7	1.1	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	36	27	- 26.4%	30	27	- 9.2%
Percent of Original List Price Received*	101.9%	101.4%	- 0.5%	102.6%	103.7%	+ 1.0%
New Listings	171	138	- 19.3%	1,691	1,559	- 7.8%

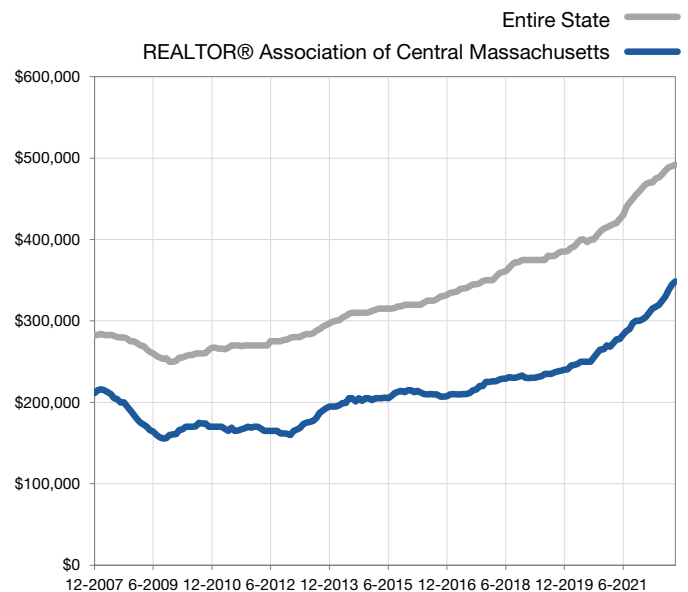
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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.