

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 33.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.6%

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

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	513	443	- 13.6%	5,943	5,205	- 12.4%
Closed Sales	592	381	- 35.6%	5,755	5,162	- 10.3%
Median Sales Price*	\$415,000	\$420,000	+ 1.2%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	750	505	- 32.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 25.1%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 20.2%	29	29	- 0.3%
Percent of Original List Price Received*	101.0%	98.7%	- 2.3%	103.2%	102.8%	- 0.4%
New Listings	452	348	- 23.0%	6,882	6,094	- 11.5%

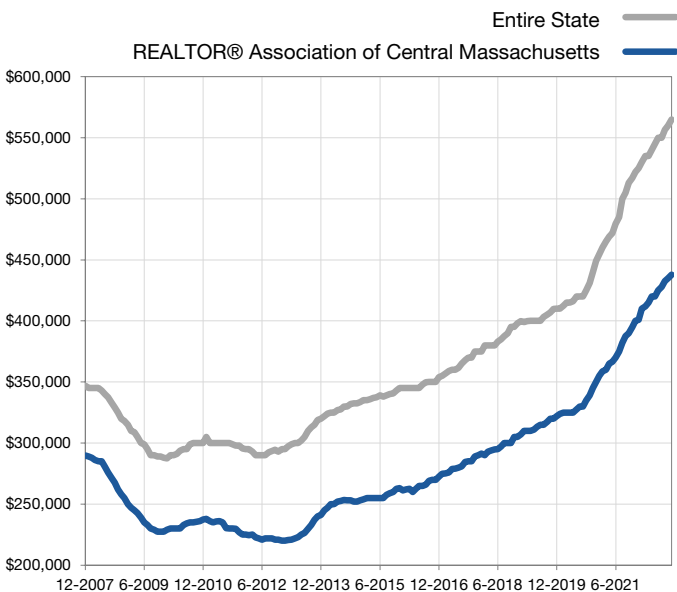
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	108	- 16.9%	1,623	1,439	- 11.3%
Closed Sales	144	111	- 22.9%	1,525	1,433	- 6.0%
Median Sales Price*	\$335,500	\$359,000	+ 7.0%	\$305,000	\$360,000	+ 18.0%
Inventory of Homes for Sale	194	140	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 23.9%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 1.1%	30	27	- 8.3%
Percent of Original List Price Received*	101.4%	100.6%	- 0.8%	102.5%	103.4%	+ 0.9%
New Listings	106	104	- 1.9%	1,797	1,661	- 7.6%

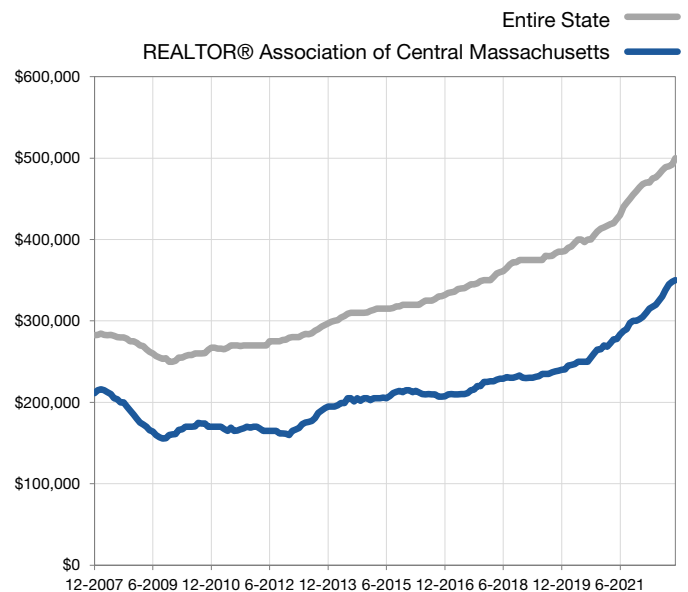
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.