

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Central Region

- 31.6%

+ 3.1%

- 28.7%

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

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	787	661	-16.0%	8,664	7,503	-13.4%
Closed Sales	866	553	-36.1%	8,439	7,416	-12.1%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$400,000	\$435,000	+ 8.7%
Inventory of Homes for Sale	1,097	807	-26.4%	--	--	--
Months Supply of Inventory	1.4	1.2	-14.3%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	29	29	0.0%
Percent of Original List Price Received*	101.1%	98.9%	-2.2%	103.4%	102.7%	-0.7%
New Listings	685	514	-25.0%	9,974	8,889	-10.9%

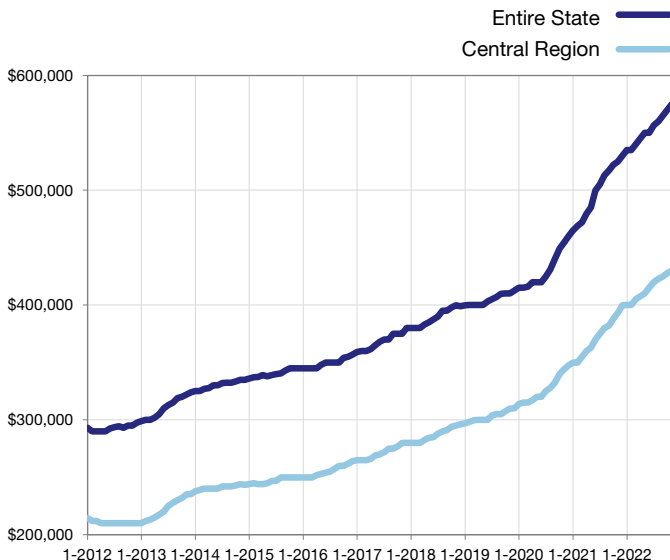
Condominium Properties

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	167	137	-18.0%	2,064	1,798	-12.9%
Closed Sales	181	141	-22.1%	1,950	1,795	-7.9%
Median Sales Price*	\$305,000	\$352,000	+ 15.4%	\$289,950	\$340,000	+ 17.3%
Inventory of Homes for Sale	240	184	-23.3%	--	--	--
Months Supply of Inventory	1.3	1.1	-15.4%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	29	26	-10.3%
Percent of Original List Price Received*	101.7%	100.5%	-1.2%	102.6%	103.4%	+ 0.8%
New Listings	142	135	-4.9%	2,296	2,081	-9.4%

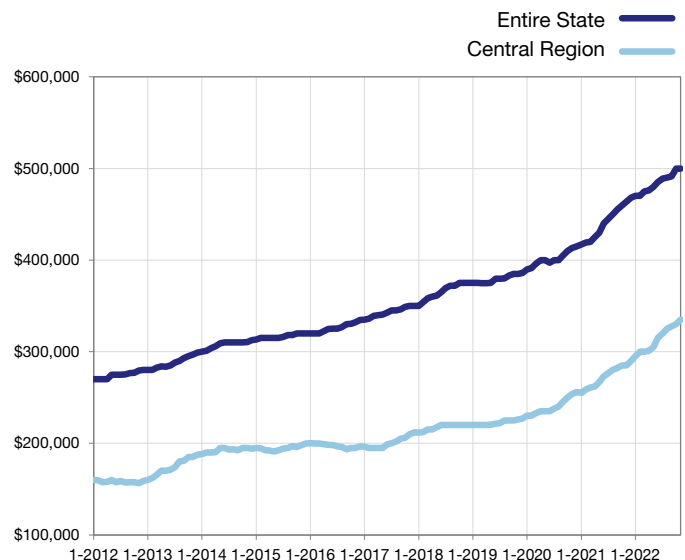
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.