

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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## Central Region

**- 31.1%**

**+ 6.6%**

**- 24.1%**

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

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	541	442	-18.3%	9,205	7,864	-14.6%
Closed Sales	896	629	-29.8%	9,335	8,056	-13.7%
Median Sales Price*	\$390,000	<b>\$416,500</b>	+ 6.8%	\$399,900	<b>\$432,000</b>	+ 8.0%
Inventory of Homes for Sale	773	585	-24.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	-10.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>37</b>	+ 15.6%	29	<b>29</b>	0.0%
Percent of Original List Price Received*	101.1%	<b>98.1%</b>	-3.0%	103.1%	<b>102.3%</b>	-0.8%
New Listings	382	275	-28.0%	10,356	9,159	-11.6%

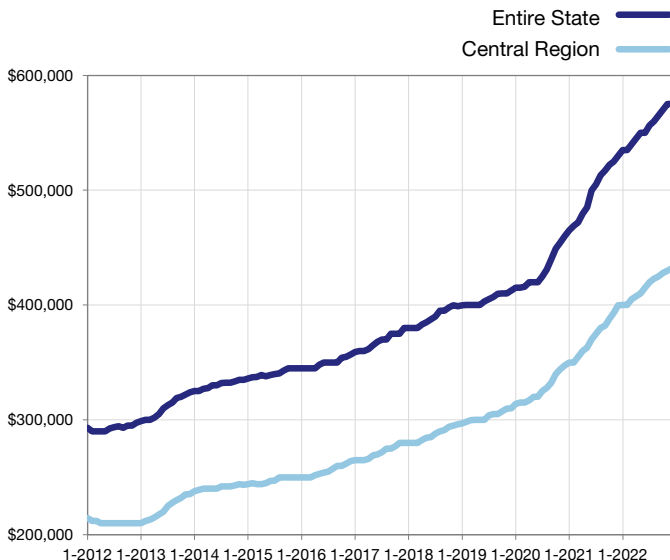
### Condominium Properties

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	126	115	-8.7%	2,190	1,892	-13.6%
Closed Sales	208	145	-30.3%	2,158	1,943	-10.0%
Median Sales Price*	\$296,000	<b>\$318,000</b>	+ 7.4%	\$290,000	<b>\$340,000</b>	+ 17.2%
Inventory of Homes for Sale	172	158	-8.1%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>33</b>	+ 6.5%	29	<b>27</b>	-6.9%
Percent of Original List Price Received*	100.9%	<b>99.5%</b>	-1.4%	102.4%	<b>103.1%</b>	+ 0.7%
New Listings	110	90	-18.2%	2,406	2,170	-9.8%

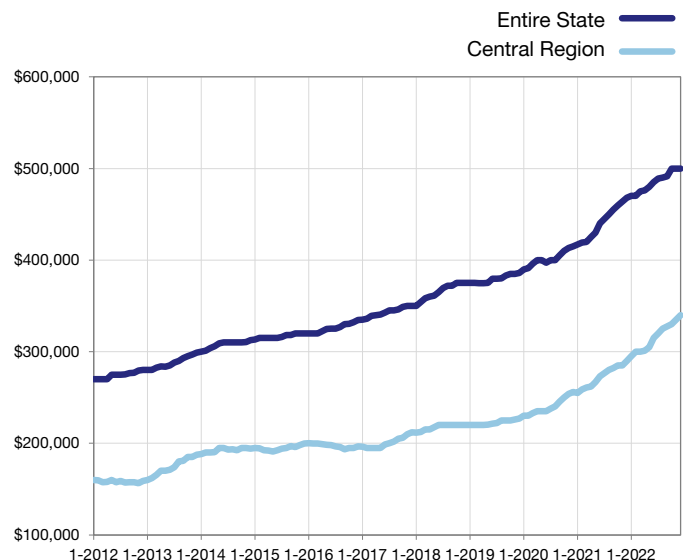
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.