Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

REALTOR ASSOCIATION of Central Massachusetts

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- 28.9%	+ 10.4%	- 29.2%
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	378	**293**	- 22.5%	6,321	**5,445**	- 13.9%
Closed Sales	595	**429**	- 27.9%	6,350	**5,597**	- 11.9%
Median Sales Price*	$405,000	**$433,000**	+ 6.9%	$410,000	**$450,000**	+ 9.8%
Inventory of Homes for Sale	528	**355**	- 32.8%	--	--	--
Months Supply of Inventory	1.0	**0.8**	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	31	**38**	+ 22.5%	29	**29**	+ 1.5%
Percent of Original List Price Received*	101.1%	**97.9%**	- 3.2%	103.0%	**102.4%**	- 0.6%
New Listings	272	**172**	- 36.8%	7,154	**6,263**	- 12.5%

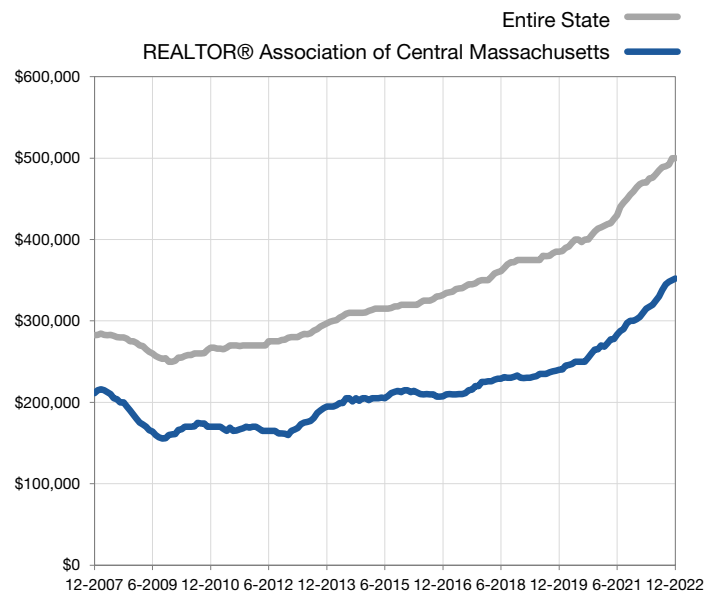| Condominium Properties	December			Year to Date		
	2021	2022	+ / −	2021	2022	+ / −
Pending Sales	94	**88**	- 6.4%	1,717	**1,511**	- 12.0%
Closed Sales	166	**112**	- 32.5%	1,691	**1,547**	- 8.5%
Median Sales Price*	$307,500	**$375,450**	+ 22.1%	$305,000	**$362,000**	+ 18.7%
Inventory of Homes for Sale	149	**124**	- 16.8%	--	--	--
Months Supply of Inventory	1.1	**1.0**	- 9.0%	--	--	--
Cumulative Days on Market Until Sale	29	**32**	+ 9.3%	30	**28**	- 7.0%
Percent of Original List Price Received*	101.0%	**99.5%**	- 1.5%	102.4%	**103.1%**	+ 0.7%
New Listings	89	**75**	- 15.7%	1,886	**1,735**	- 8.0%

* 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

Entire State —
REALTOR® Association of Central Massachusetts —

Condominium Properties
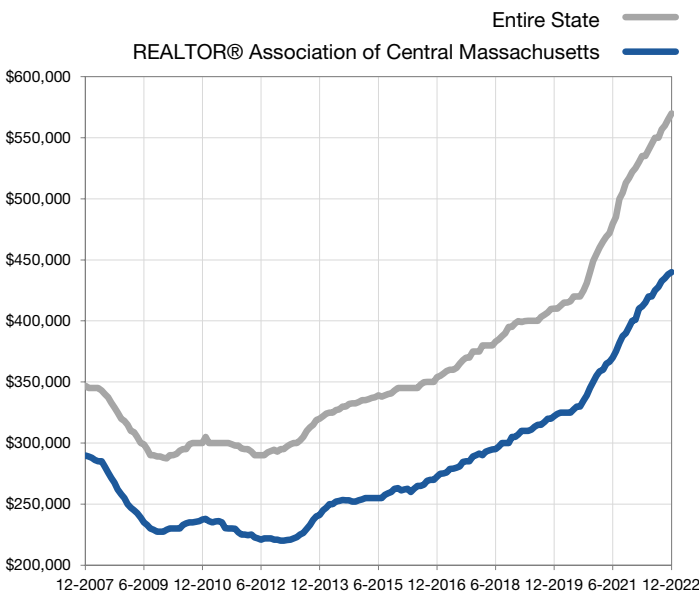
Entire State —
REALTOR® Association of Central Massachusetts —

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.