

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 7.3%

+ 12.6%

- 17.3%

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	700	658	- 6.0%	3,158	2,971	- 5.9%
Closed Sales	704	640	- 9.1%	2,657	2,491	- 6.2%
Median Sales Price*	\$425,000	\$480,000	+ 12.9%	\$394,900	\$440,000	+ 11.4%
Inventory of Homes for Sale	662	566	- 14.5%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 23.4%	31	28	- 8.8%
Percent of Original List Price Received*	105.9%	106.3%	+ 0.4%	103.6%	104.6%	+ 1.0%
New Listings	907	838	- 7.6%	3,653	3,469	- 5.0%

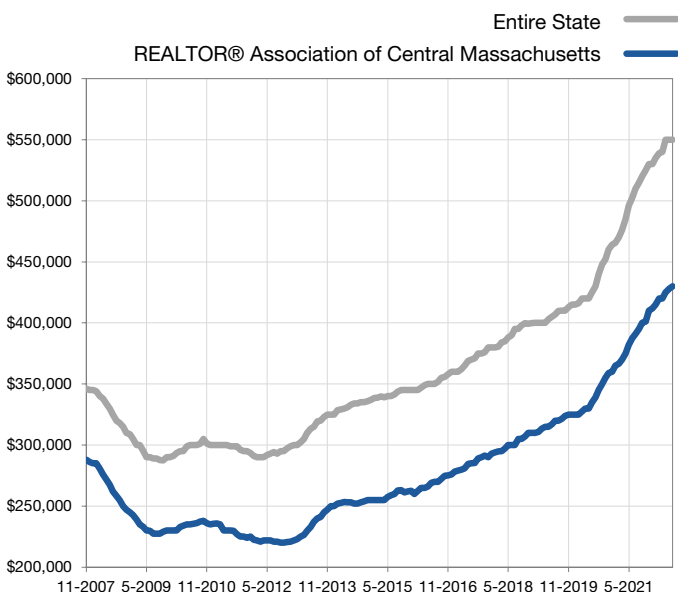
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	168	163	- 3.0%	926	846	- 8.6%
Closed Sales	181	182	+ 0.6%	739	707	- 4.3%
Median Sales Price*	\$337,000	\$397,500	+ 18.0%	\$295,000	\$350,000	+ 18.6%
Inventory of Homes for Sale	168	153	- 8.9%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 23.0%	32	29	- 7.6%
Percent of Original List Price Received*	104.1%	104.8%	+ 0.7%	102.2%	104.7%	+ 2.4%
New Listings	204	213	+ 4.4%	992	972	- 2.0%

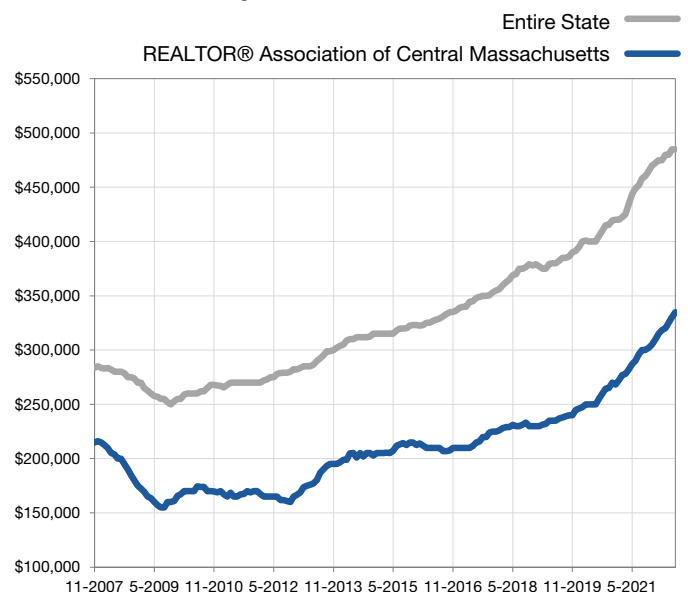
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



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.