

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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Central Region

- 6.7%

+ 11.9%

- 13.9%

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	1,029	944	-8.3%	4,595	4,241	-7.7%
Closed Sales	1,003	919	-8.4%	3,922	3,570	-9.0%
Median Sales Price*	\$415,000	\$470,000	+ 13.3%	\$385,000	\$429,000	+ 11.4%
Inventory of Homes for Sale	955	857	-10.3%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	24	19	-20.8%	32	28	-12.5%
Percent of Original List Price Received*	105.9%	106.1%	+ 0.2%	103.7%	104.5%	+ 0.8%
New Listings	1,300	1,228	-5.5%	5,244	4,999	-4.7%

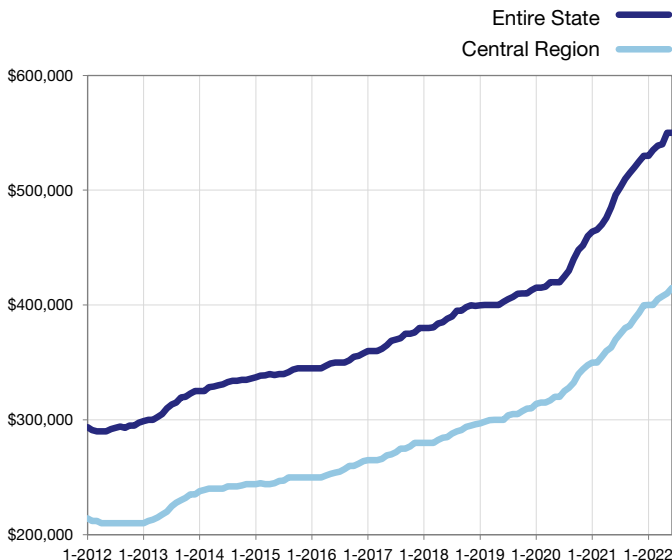
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	218	198	-9.2%	1,166	1,049	-10.0%
Closed Sales	224	224	0.0%	941	893	-5.1%
Median Sales Price*	\$308,450	\$377,018	+ 22.2%	\$277,500	\$332,000	+ 19.6%
Inventory of Homes for Sale	218	186	-14.7%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	31	27	-12.9%
Percent of Original List Price Received*	104.2%	104.7%	+ 0.5%	102.4%	104.6%	+ 2.1%
New Listings	263	257	-2.3%	1,262	1,201	-4.8%

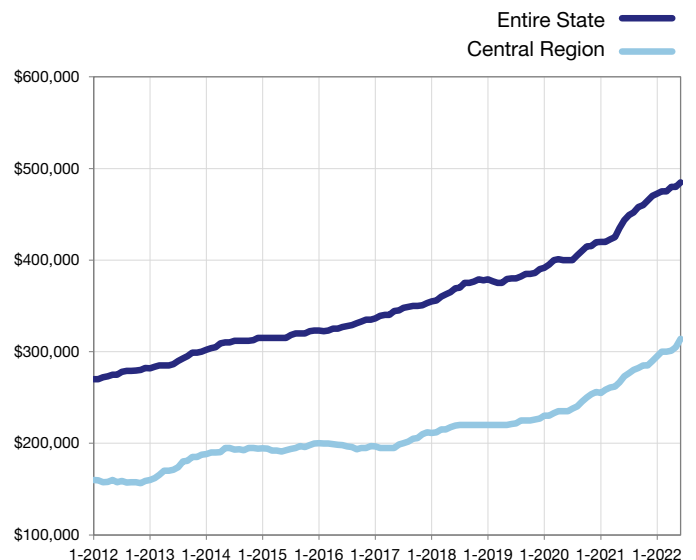
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.