

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 7.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 12.6%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 12.4%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	560	<b>554</b>	- 1.1%	3,716	<b>3,474</b>	- 6.5%
Closed Sales	659	<b>572</b>	- 13.2%	3,316	<b>3,078</b>	- 7.2%
Median Sales Price*	\$425,000	<b>\$500,000</b>	+ 17.6%	\$400,000	<b>\$450,000</b>	+ 12.5%
Inventory of Homes for Sale	764	<b>635</b>	- 16.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 10.6%	--	--	--
Cumulative Days on Market Until Sale	23	<b>24</b>	+ 0.2%	29	<b>27</b>	- 7.3%
Percent of Original List Price Received*	105.1%	<b>104.0%</b>	- 1.1%	103.9%	<b>104.5%</b>	+ 0.6%
New Listings	734	<b>671</b>	- 8.6%	4,387	<b>4,132</b>	- 5.8%

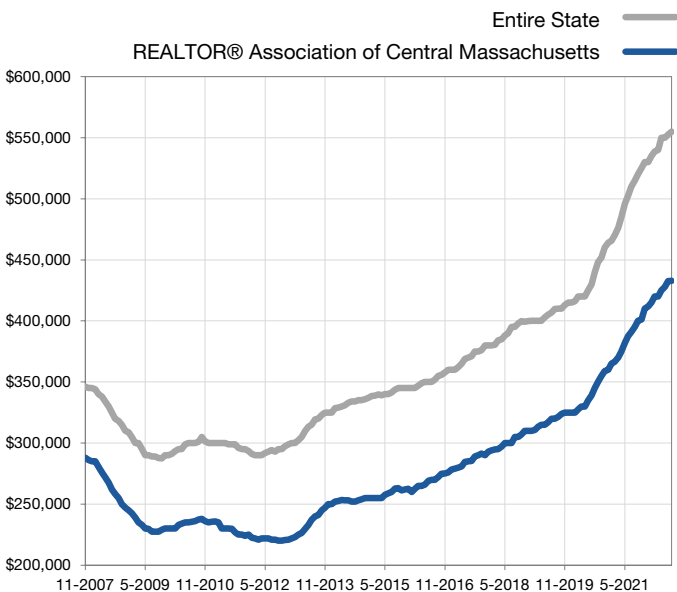
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	133	<b>136</b>	+ 2.3%	1,059	<b>972</b>	- 8.2%
Closed Sales	180	<b>166</b>	- 7.8%	919	<b>882</b>	- 4.0%
Median Sales Price*	\$290,000	<b>\$376,993</b>	+ 30.0%	\$293,682	<b>\$355,000</b>	+ 20.9%
Inventory of Homes for Sale	202	<b>151</b>	- 25.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>24</b>	- 7.2%	30	<b>28</b>	- 7.6%
Percent of Original List Price Received*	104.4%	<b>104.1%</b>	- 0.3%	102.6%	<b>104.5%</b>	+ 1.9%
New Listings	176	<b>147</b>	- 16.5%	1,168	<b>1,122</b>	- 3.9%

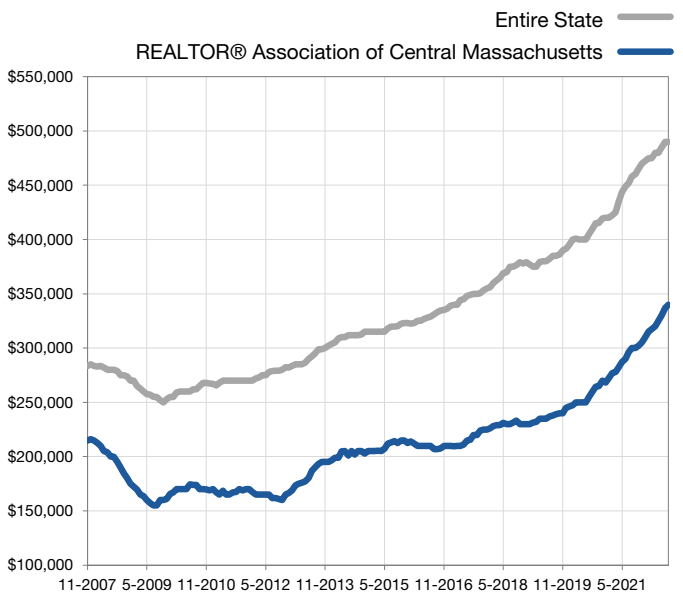
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.