

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 3.6%

+ 11.4%

- 33.4%

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

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	620	690	+ 11.3%	4,265	4,046	- 5.1%
Closed Sales	660	640	- 3.0%	3,978	3,729	- 6.3%
Median Sales Price*	\$431,750	\$475,000	+ 10.0%	\$405,000	\$450,000	+ 11.1%
Inventory of Homes for Sale	935	609	- 34.9%	--	--	--
Months Supply of Inventory	1.7	1.2	- 30.2%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 5.5%	29	27	- 6.7%
Percent of Original List Price Received*	103.8%	101.7%	- 2.0%	103.9%	104.0%	+ 0.1%
New Listings	714	578	- 19.0%	5,132	4,742	- 7.6%

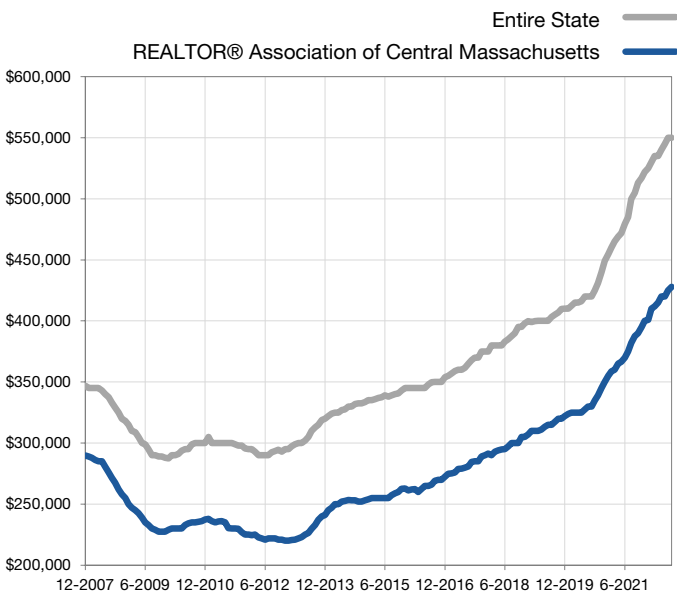
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	142	146	+ 2.8%	1,187	1,105	- 6.9%
Closed Sales	181	191	+ 5.5%	740	716	- 3.2%
Median Sales Price*	\$318,000	\$388,450	+ 22.2%	\$299,075	\$360,000	+ 20.4%
Inventory of Homes for Sale	228	165	- 27.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 8.9%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 11.6%	30	28	- 5.4%
Percent of Original List Price Received*	104.1%	104.8%	+ 0.6%	102.2%	104.6%	+ 2.4%
New Listings	149	133	- 10.7%	1,327	1,270	- 4.3%

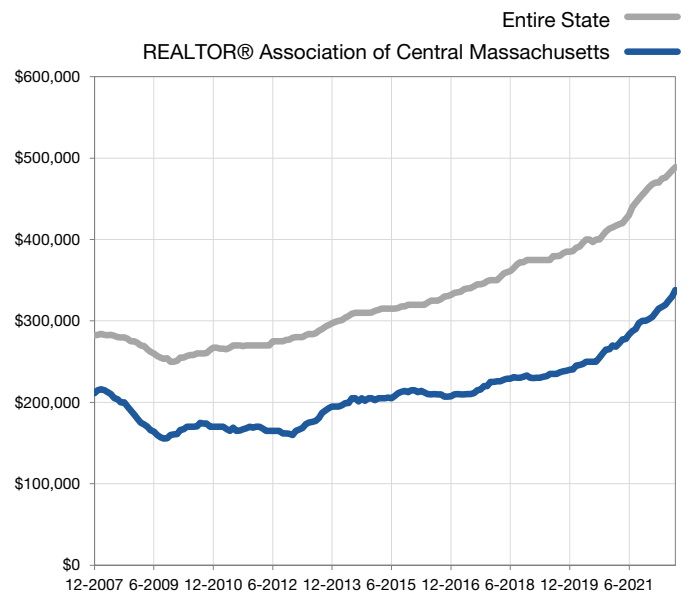
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.