

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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Central Region

- 7.3%

+ 9.2%

- 32.5%

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	899	1,020	+ 13.5%	6,188	5,821	-5.9%
Closed Sales	976	920	-5.7%	5,837	5,355	-8.3%
Median Sales Price*	\$424,000	\$451,250	+ 6.4%	\$395,000	\$439,450	+ 11.3%
Inventory of Homes for Sale	1,363	926	-32.1%	--	--	--
Months Supply of Inventory	1.7	1.3	-23.5%	--	--	--
Cumulative Days on Market Until Sale	25	24	-4.0%	29	27	-6.9%
Percent of Original List Price Received*	104.2%	101.8%	-2.3%	104.0%	103.9%	-0.1%
New Listings	1,064	868	-18.4%	7,388	6,874	-7.0%

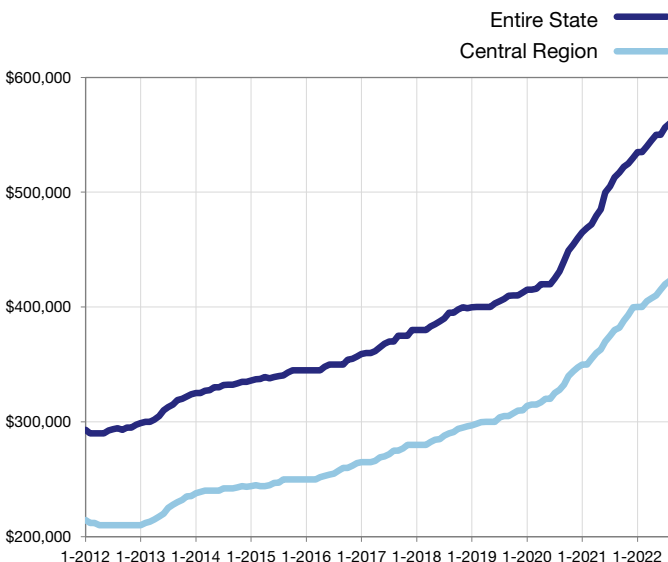
Condominium Properties

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	188	192	+ 2.1%	1,506	1,385	-8.0%
Closed Sales	208	203	-2.4%	1,378	1,308	-5.1%
Median Sales Price*	\$300,000	\$350,000	+ 16.7%	\$281,500	\$338,450	+ 20.2%
Inventory of Homes for Sale	291	200	-31.3%	--	--	--
Months Supply of Inventory	1.6	1.1	-31.3%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 17.4%	29	26	-10.3%
Percent of Original List Price Received*	103.7%	102.7%	-1.0%	102.9%	104.2%	+ 1.3%
New Listings	193	170	-11.9%	1,698	1,588	-6.5%

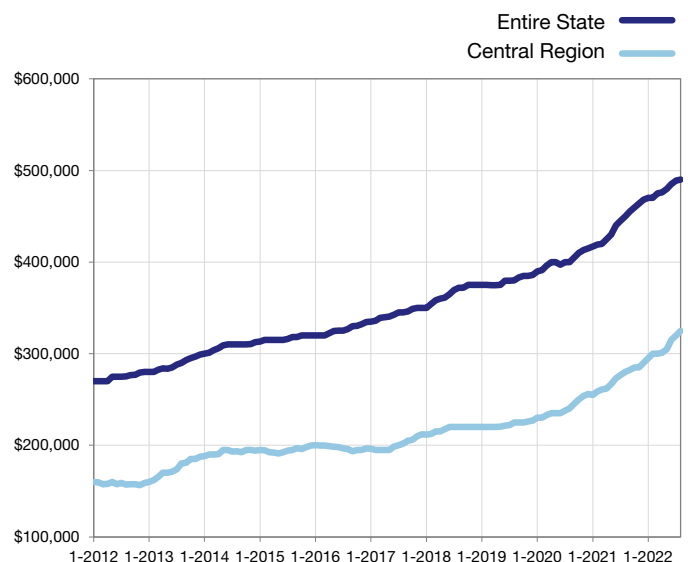
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.