

# Local Market Update – September 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 11.0%**

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

**+ 7.0%**

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

**- 39.1%**

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

### Single-Family Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	526	<b>518</b>	- 1.5%	4,791	<b>4,446</b>	- 7.2%
Closed Sales	619	<b>539</b>	- 12.9%	4,597	<b>4,282</b>	- 6.9%
Median Sales Price*	\$417,000	<b>\$440,000</b>	+ 5.5%	\$405,000	<b>\$450,000</b>	+ 11.1%
Inventory of Homes for Sale	1,044	<b>638</b>	- 38.9%	--	--	--
Months Supply of Inventory	1.9	<b>1.3</b>	- 33.9%	--	--	--
Cumulative Days on Market Until Sale	27	<b>33</b>	+ 20.5%	28	<b>27</b>	- 3.4%
Percent of Original List Price Received*	102.9%	<b>100.3%</b>	- 2.5%	103.8%	<b>103.6%</b>	- 0.2%
New Listings	725	<b>537</b>	- 25.9%	5,857	<b>5,280</b>	- 9.9%

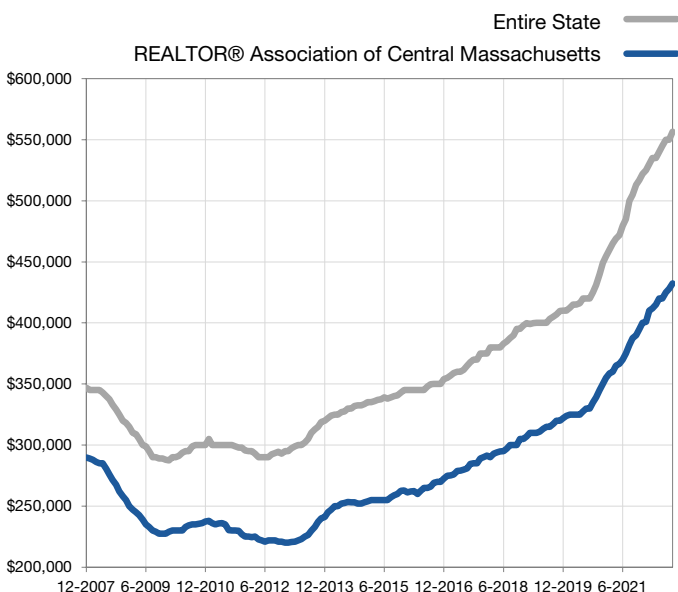
### Condominium Properties

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	143	<b>154</b>	+ 7.7%	1,330	<b>1,234</b>	- 7.2%
Closed Sales	142	<b>138</b>	- 2.8%	1,224	<b>1,176</b>	- 3.9%
Median Sales Price*	\$327,750	<b>\$362,750</b>	+ 10.7%	\$300,000	<b>\$360,000</b>	+ 20.0%
Inventory of Homes for Sale	254	<b>153</b>	- 39.8%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	28	<b>23</b>	- 18.4%	29	<b>27</b>	- 6.8%
Percent of Original List Price Received*	102.2%	<b>102.0%</b>	- 0.2%	102.7%	<b>104.0%</b>	+ 1.2%
New Listings	193	<b>149</b>	- 22.8%	1,520	<b>1,420</b>	- 6.6%

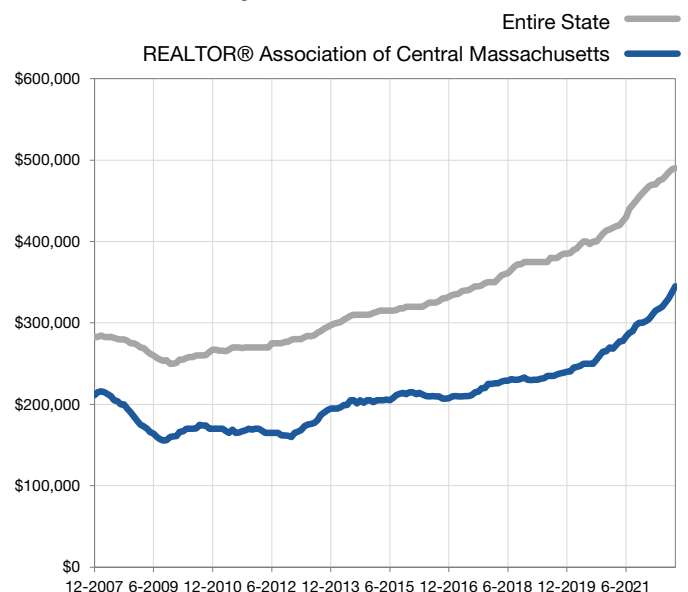
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.