

Multi-Family Housing Activity Report

December 2021



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Dec-2020	Dec-2021	+ / -	YTD 2020	YTD 2021	+ / -
Closed Sales A count of sales that have closed within a given month.		895	871	- 2.7%	6,659	9,031	+ 35.6%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$465,000	\$565,000	+ 21.5%	\$454,900	\$530,000	+ 16.5%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,511	703	- 53.5%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.7	0.9	- 65.7%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		39	36	- 8.4%	44	36	- 18.4%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.3%	99.8%	+ 0.5%	98.5%	100.7%	+ 2.2%
New Listings A count of the properties that have been newly listed on the market in a given month.		514	439	- 14.6%	9,614	11,481	+ 19.4%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

