

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	327	294	- 10.1%	327	294	- 10.1%
Closed Sales	351	311	- 11.4%	351	311	- 11.4%
Median Sales Price*	\$552,000	\$649,000	+ 17.6%	\$552,000	\$649,000	+ 17.6%
Inventory of Homes for Sale	652	301	- 53.8%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	67	37	- 44.8%	67	37	- 44.8%
Percent of Original List Price Received*	97.7%	99.2%	+ 1.5%	97.7%	99.2%	+ 1.5%
New Listings	269	256	- 4.8%	269	256	- 4.8%

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

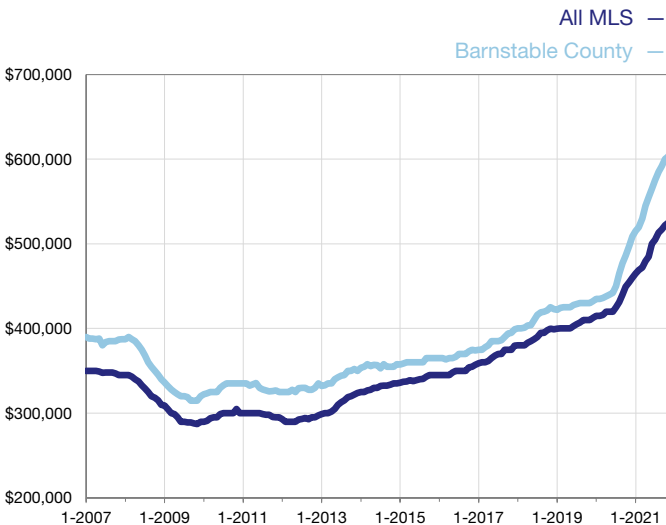
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	117	76	- 35.0%	117	76	- 35.0%
Closed Sales	74	86	+ 16.2%	74	86	+ 16.2%
Median Sales Price*	\$300,000	\$380,000	+ 26.7%	\$300,000	\$380,000	+ 26.7%
Inventory of Homes for Sale	272	107	- 60.7%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	81	52	- 35.8%	81	52	- 35.8%
Percent of Original List Price Received*	98.8%	100.1%	+ 1.3%	98.8%	100.1%	+ 1.3%
New Listings	100	78	- 22.0%	100	78	- 22.0%

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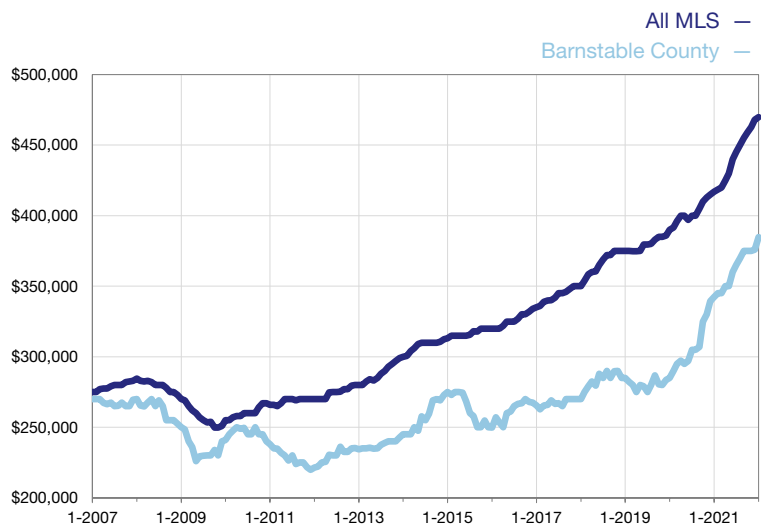
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	109	97	- 11.0%	109	97	- 11.0%
Closed Sales	112	121	+ 8.0%	112	121	+ 8.0%
Median Sales Price*	\$266,000	\$330,000	+ 24.1%	\$266,000	\$330,000	+ 24.1%
Inventory of Homes for Sale	304	194	- 36.2%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	53	88	+ 66.0%	53	88	+ 66.0%
Percent of Original List Price Received*	95.8%	95.7%	- 0.1%	95.8%	95.7%	- 0.1%
New Listings	80	79	- 1.3%	80	79	- 1.3%

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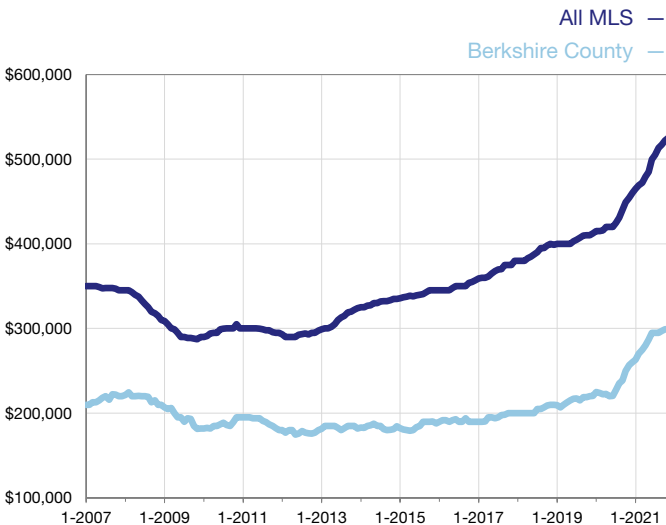
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	11	- 21.4%	14	11	- 21.4%
Closed Sales	13	16	+ 23.1%	13	16	+ 23.1%
Median Sales Price*	\$220,000	\$266,056	+ 20.9%	\$220,000	\$266,056	+ 20.9%
Inventory of Homes for Sale	74	16	- 78.4%	--	--	--
Months Supply of Inventory	4.7	0.9	- 80.9%	--	--	--
Cumulative Days on Market Until Sale	76	118	+ 55.3%	76	118	+ 55.3%
Percent of Original List Price Received*	94.3%	96.6%	+ 2.4%	94.3%	96.6%	+ 2.4%
New Listings	12	11	- 8.3%	12	11	- 8.3%

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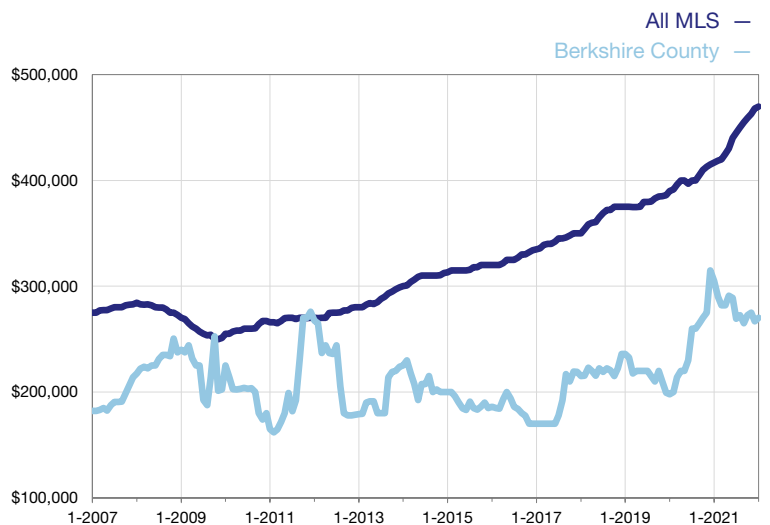
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	296	254	- 14.2%	296	254	- 14.2%
Closed Sales	322	286	- 11.2%	322	286	- 11.2%
Median Sales Price*	\$379,950	\$442,500	+ 16.5%	\$379,950	\$442,500	+ 16.5%
Inventory of Homes for Sale	449	252	- 43.9%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	35	39	+ 11.4%	35	39	+ 11.4%
Percent of Original List Price Received*	101.1%	100.3%	- 0.8%	101.1%	100.3%	- 0.8%
New Listings	326	272	- 16.6%	326	272	- 16.6%

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

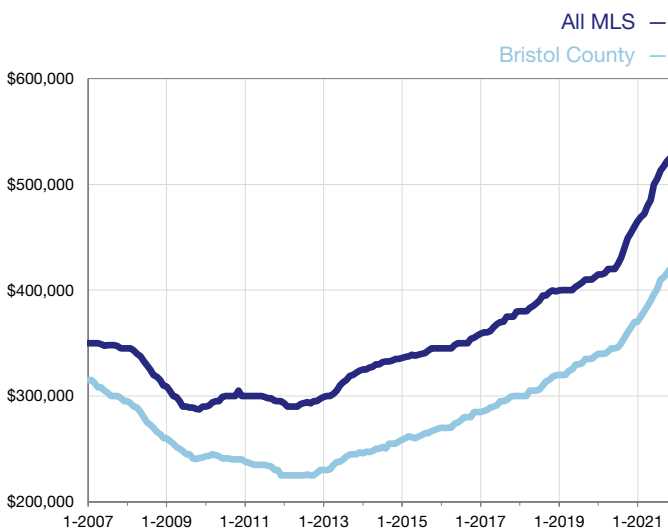
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	54	61	+ 13.0%	54	61	+ 13.0%
Closed Sales	71	46	- 35.2%	71	46	- 35.2%
Median Sales Price*	\$230,000	\$262,500	+ 14.1%	\$230,000	\$262,500	+ 14.1%
Inventory of Homes for Sale	64	32	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	41	23	- 43.9%	41	23	- 43.9%
Percent of Original List Price Received*	97.8%	103.1%	+ 5.4%	97.8%	103.1%	+ 5.4%
New Listings	52	50	- 3.8%	52	50	- 3.8%

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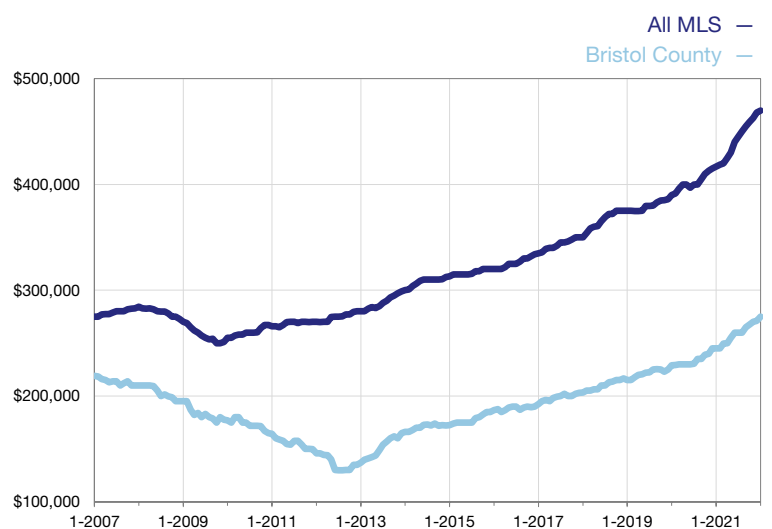
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$1,076,750	\$1,365,750	+ 26.8%	\$1,076,750	\$1,365,750	+ 26.8%
Inventory of Homes for Sale	28	15	- 46.4%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	66	96	+ 45.5%	66	96	+ 45.5%
Percent of Original List Price Received*	87.6%	95.0%	+ 8.4%	87.6%	95.0%	+ 8.4%
New Listings	5	2	- 60.0%	5	2	- 60.0%

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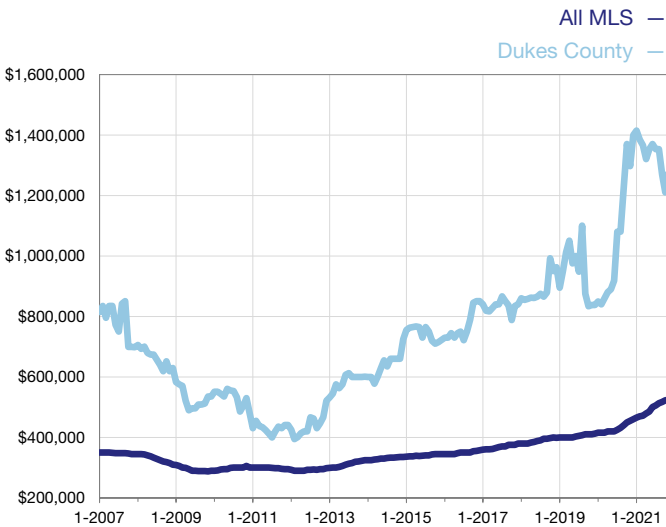
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	6.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	4	0	- 100.0%	4	0	- 100.0%

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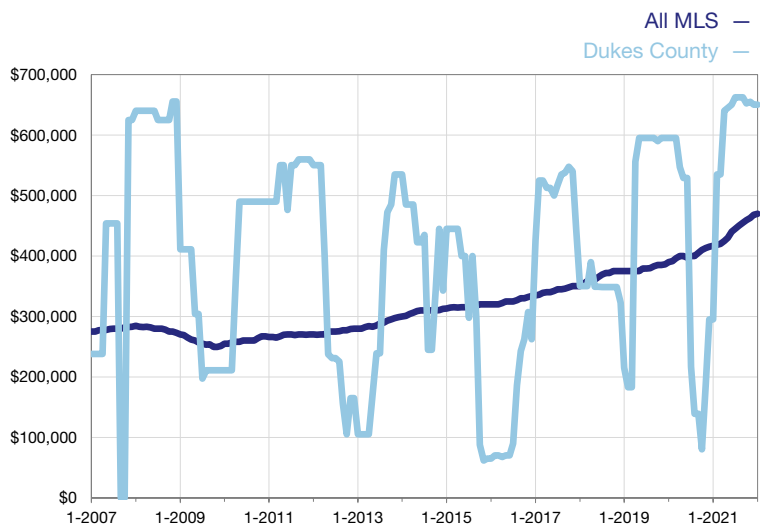
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	286	242	- 15.4%	286	242	- 15.4%
Closed Sales	347	320	- 7.8%	347	320	- 7.8%
Median Sales Price*	\$530,000	\$575,000	+ 8.5%	\$530,000	\$575,000	+ 8.5%
Inventory of Homes for Sale	351	161	- 54.1%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	31	30	- 3.2%
Percent of Original List Price Received*	102.3%	102.1%	- 0.2%	102.3%	102.1%	- 0.2%
New Listings	299	240	- 19.7%	299	240	- 19.7%

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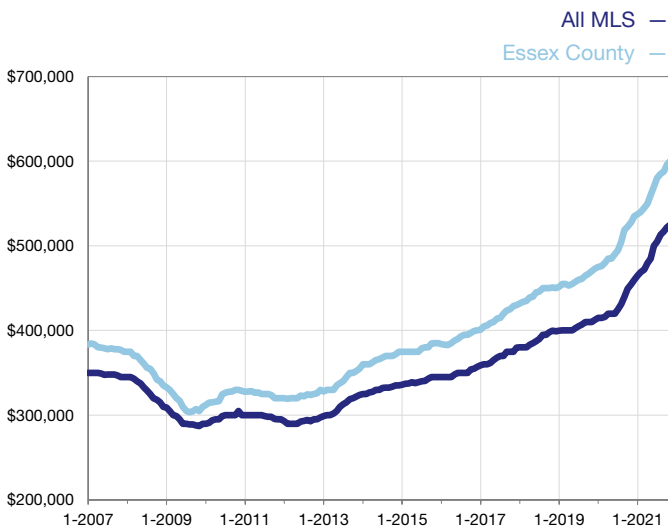
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	197	163	- 17.3%	197	163	- 17.3%
Closed Sales	191	160	- 16.2%	191	160	- 16.2%
Median Sales Price*	\$349,900	\$399,000	+ 14.0%	\$349,900	\$399,000	+ 14.0%
Inventory of Homes for Sale	212	105	- 50.5%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	44	34	- 22.7%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	99.2%	101.9%	+ 2.7%
New Listings	213	158	- 25.8%	213	158	- 25.8%

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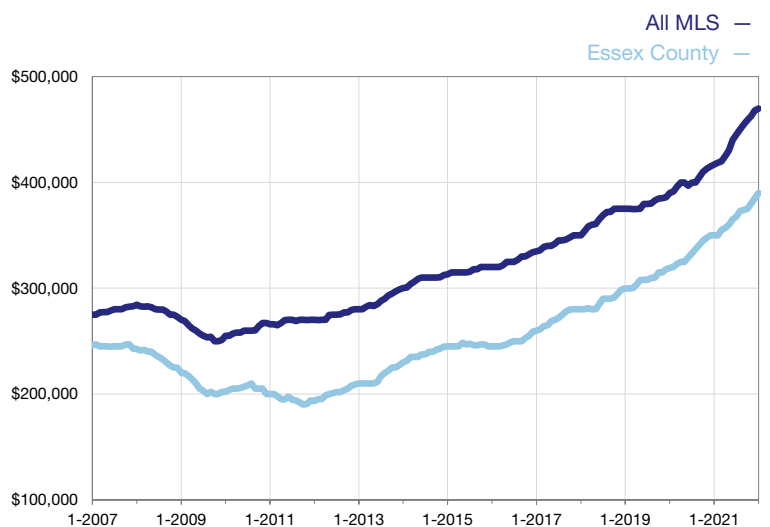
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

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Franklin County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	26	- 16.1%	31	26	- 16.1%
Closed Sales	48	41	- 14.6%	48	41	- 14.6%
Median Sales Price*	\$268,500	\$349,900	+ 30.3%	\$268,500	\$349,900	+ 30.3%
Inventory of Homes for Sale	78	46	- 41.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	47	44	- 6.4%	47	44	- 6.4%
Percent of Original List Price Received*	96.9%	101.4%	+ 4.6%	96.9%	101.4%	+ 4.6%
New Listings	36	30	- 16.7%	36	30	- 16.7%

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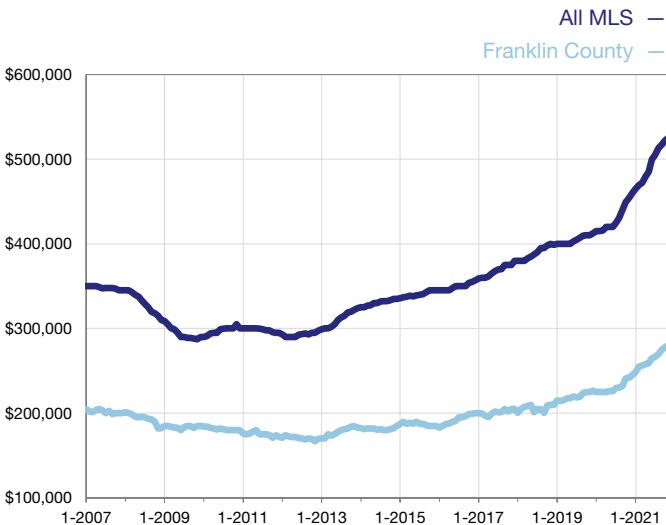
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$249,900	--	\$0	\$249,900	--
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	0	26	--
Percent of Original List Price Received*	0.0%	98.7%	--	0.0%	98.7%	--
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

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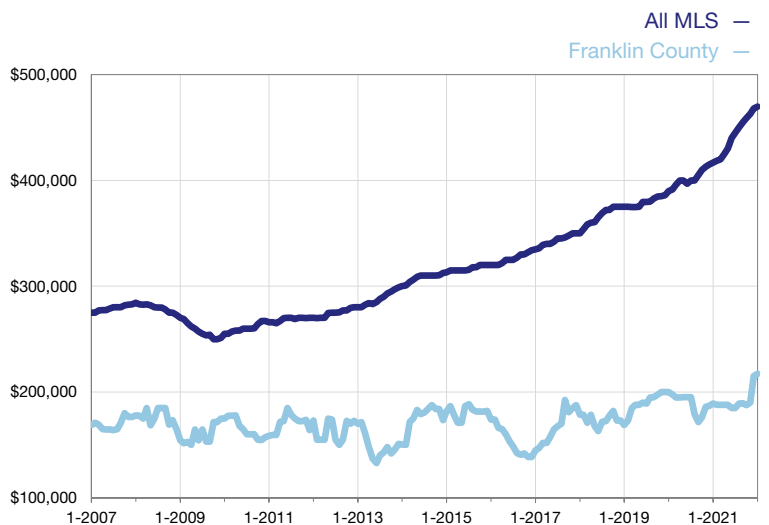
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	298	254	- 14.8%	298	254	- 14.8%
Closed Sales	280	235	- 16.1%	280	235	- 16.1%
Median Sales Price*	\$239,950	\$255,000	+ 6.3%	\$239,950	\$255,000	+ 6.3%
Inventory of Homes for Sale	373	223	- 40.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	46	31	- 32.6%	46	31	- 32.6%
Percent of Original List Price Received*	99.5%	100.6%	+ 1.1%	99.5%	100.6%	+ 1.1%
New Listings	280	237	- 15.4%	280	237	- 15.4%

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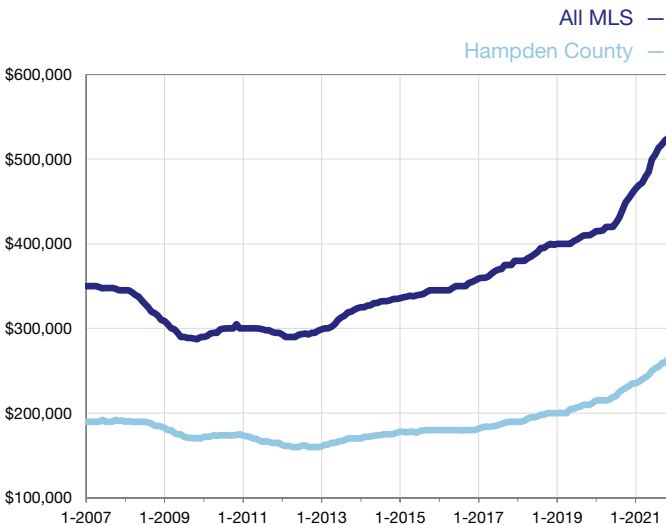
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	44	48	+ 9.1%	44	48	+ 9.1%
Closed Sales	38	45	+ 18.4%	38	45	+ 18.4%
Median Sales Price*	\$138,000	\$194,000	+ 40.6%	\$138,000	\$194,000	+ 40.6%
Inventory of Homes for Sale	58	36	- 37.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	37	20	- 45.9%
Percent of Original List Price Received*	98.8%	102.0%	+ 3.2%	98.8%	102.0%	+ 3.2%
New Listings	50	42	- 16.0%	50	42	- 16.0%

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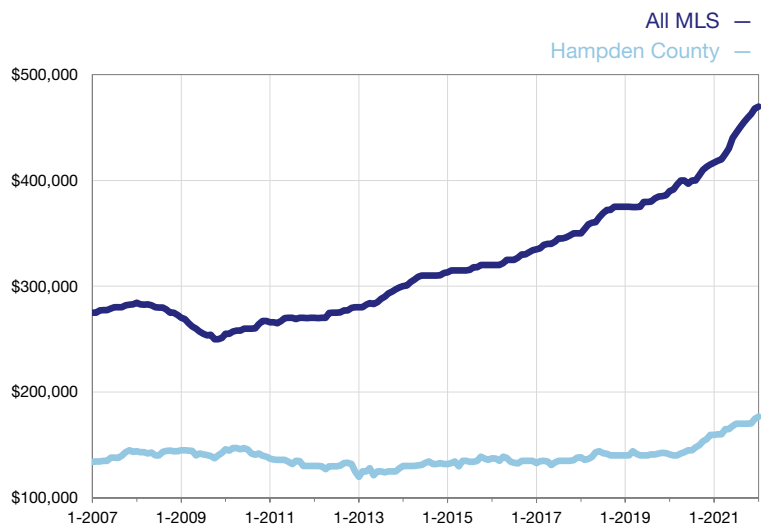
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	70	71	+ 1.4%	70	71	+ 1.4%
Closed Sales	81	87	+ 7.4%	81	87	+ 7.4%
Median Sales Price*	\$332,000	\$365,000	+ 9.9%	\$332,000	\$365,000	+ 9.9%
Inventory of Homes for Sale	154	67	- 56.5%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	65	42	- 35.4%	65	42	- 35.4%
Percent of Original List Price Received*	98.2%	101.8%	+ 3.7%	98.2%	101.8%	+ 3.7%
New Listings	73	67	- 8.2%	73	67	- 8.2%

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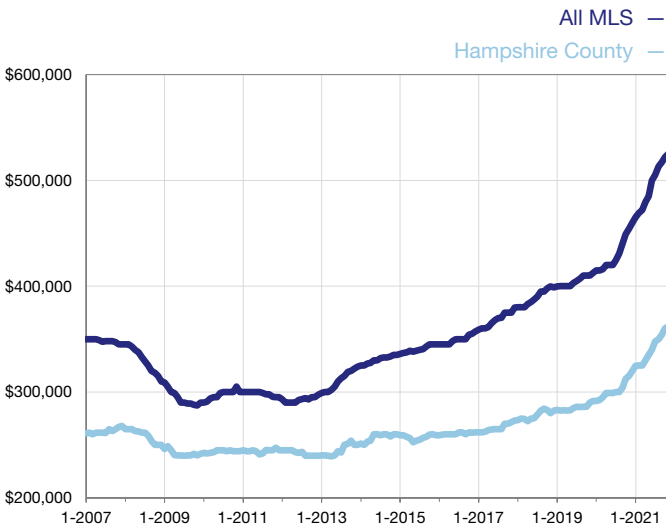
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	15	- 11.8%	17	15	- 11.8%
Closed Sales	15	17	+ 13.3%	15	17	+ 13.3%
Median Sales Price*	\$257,500	\$271,000	+ 5.2%	\$257,500	\$271,000	+ 5.2%
Inventory of Homes for Sale	54	13	- 75.9%	--	--	--
Months Supply of Inventory	2.6	0.5	- 80.8%	--	--	--
Cumulative Days on Market Until Sale	59	68	+ 15.3%	59	68	+ 15.3%
Percent of Original List Price Received*	98.4%	101.4%	+ 3.0%	98.4%	101.4%	+ 3.0%
New Listings	25	13	- 48.0%	25	13	- 48.0%

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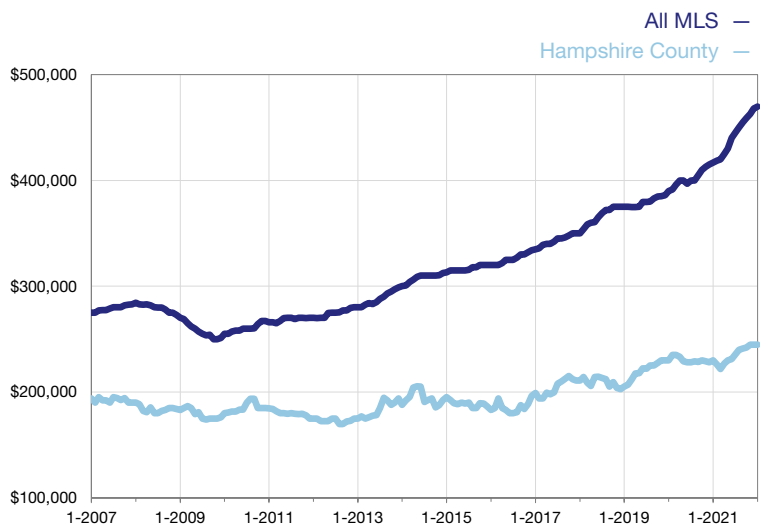
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

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Middlesex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	572	476	- 16.8%	572	476	- 16.8%
Closed Sales	686	591	- 13.8%	686	591	- 13.8%
Median Sales Price*	\$617,888	\$667,500	+ 8.0%	\$617,888	\$667,500	+ 8.0%
Inventory of Homes for Sale	616	322	- 47.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	36	34	- 5.6%	36	34	- 5.6%
Percent of Original List Price Received*	100.4%	101.7%	+ 1.3%	100.4%	101.7%	+ 1.3%
New Listings	603	522	- 13.4%	603	522	- 13.4%

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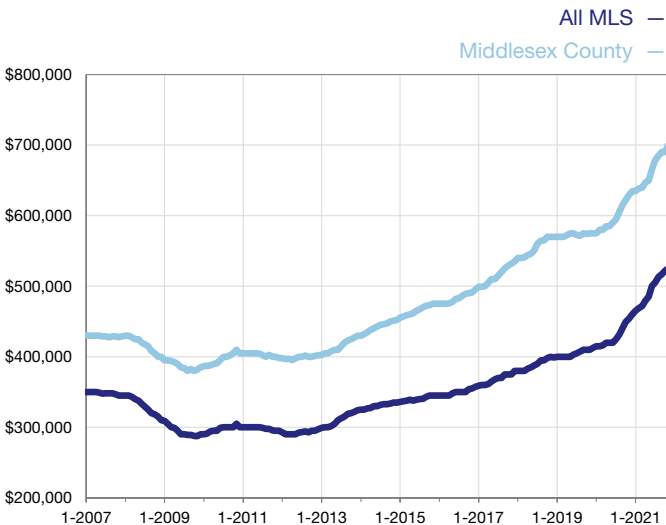
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	420	332	- 21.0%	420	332	- 21.0%
Closed Sales	417	353	- 15.3%	417	353	- 15.3%
Median Sales Price*	\$485,000	\$525,000	+ 8.2%	\$485,000	\$525,000	+ 8.2%
Inventory of Homes for Sale	677	275	- 59.4%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	48	39	- 18.8%	48	39	- 18.8%
Percent of Original List Price Received*	98.2%	100.4%	+ 2.2%	98.2%	100.4%	+ 2.2%
New Listings	480	364	- 24.2%	480	364	- 24.2%

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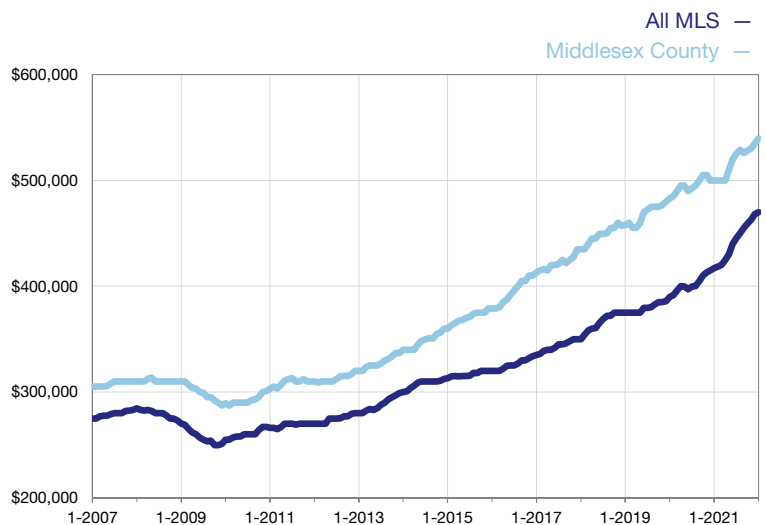
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

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Nantucket County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$1,888,000	\$1,750,000	- 7.3%	\$1,888,000	\$1,750,000	- 7.3%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	105	63	- 40.0%	105	63	- 40.0%
Percent of Original List Price Received*	93.6%	94.6%	+ 1.1%	93.6%	94.6%	+ 1.1%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

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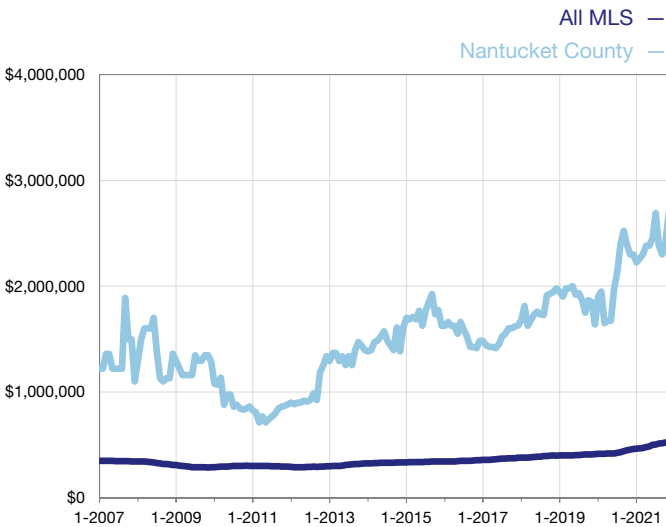
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$1,545,000	--	\$0	\$1,545,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	104	--	0	104	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	0	0	--	0	0	--

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

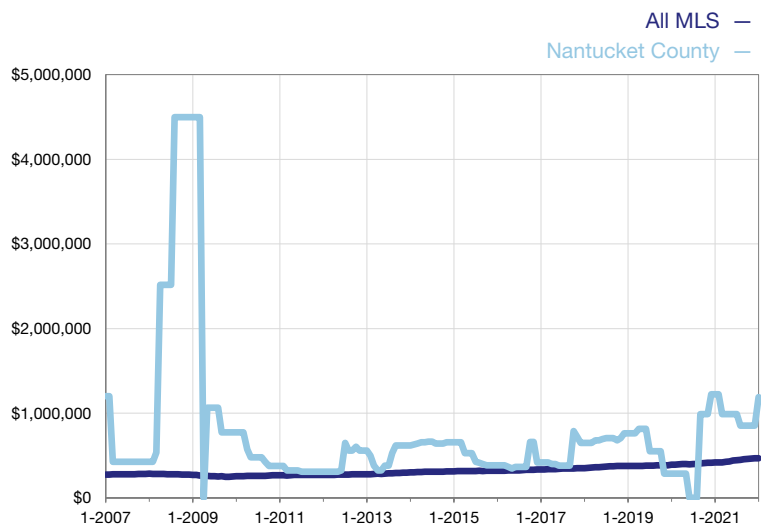
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	321	262	- 18.4%	321	262	- 18.4%
Closed Sales	364	350	- 3.8%	364	350	- 3.8%
Median Sales Price*	\$620,000	\$670,750	+ 8.2%	\$620,000	\$670,750	+ 8.2%
Inventory of Homes for Sale	450	175	- 61.1%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	40	36	- 10.0%
Percent of Original List Price Received*	99.7%	101.1%	+ 1.4%	99.7%	101.1%	+ 1.4%
New Listings	364	270	- 25.8%	364	270	- 25.8%

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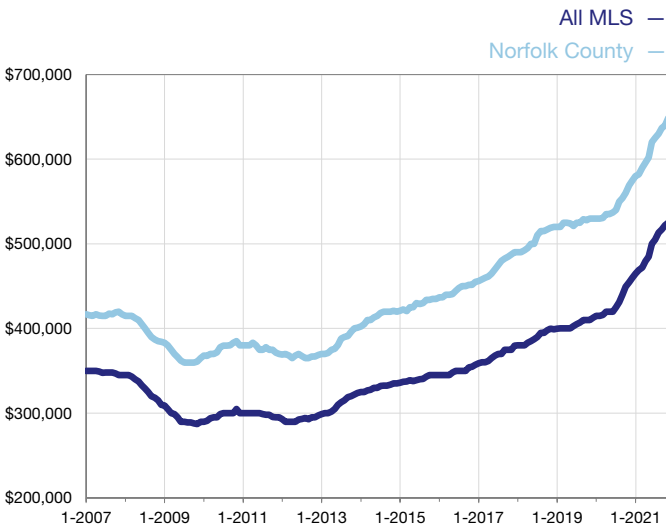
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	187	156	- 16.6%	187	156	- 16.6%
Closed Sales	148	159	+ 7.4%	148	159	+ 7.4%
Median Sales Price*	\$454,500	\$508,000	+ 11.8%	\$454,500	\$508,000	+ 11.8%
Inventory of Homes for Sale	397	160	- 59.7%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	50	48	- 4.0%	50	48	- 4.0%
Percent of Original List Price Received*	97.4%	99.0%	+ 1.6%	97.4%	99.0%	+ 1.6%
New Listings	252	160	- 36.5%	252	160	- 36.5%

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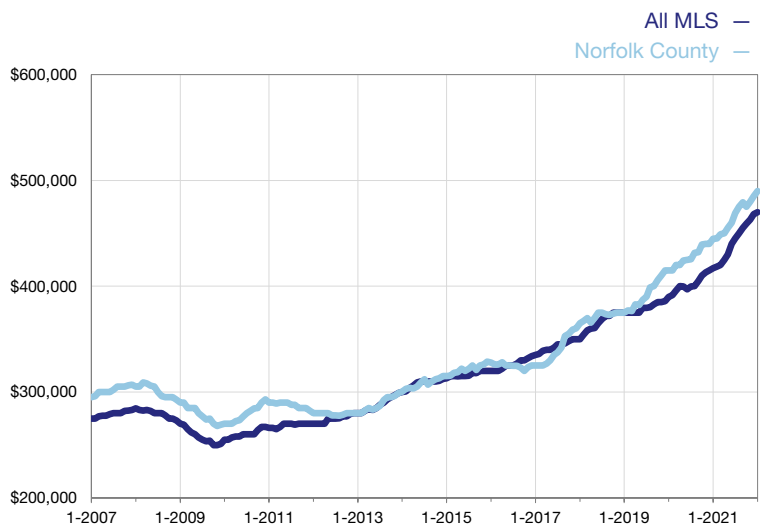
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	340	323	- 5.0%	340	323	- 5.0%
Closed Sales	386	346	- 10.4%	386	346	- 10.4%
Median Sales Price*	\$464,000	\$518,000	+ 11.6%	\$464,000	\$518,000	+ 11.6%
Inventory of Homes for Sale	478	240	- 49.8%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 12.5%	40	35	- 12.5%
Percent of Original List Price Received*	100.1%	101.3%	+ 1.2%	100.1%	101.3%	+ 1.2%
New Listings	341	314	- 7.9%	341	314	- 7.9%

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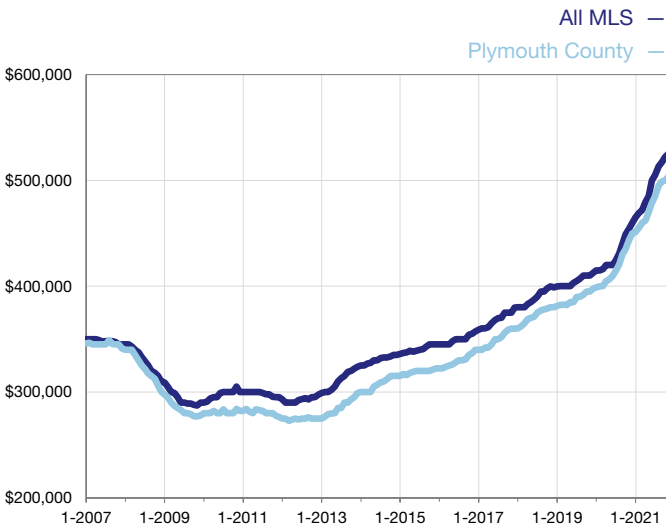
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	73	71	- 2.7%	73	71	- 2.7%
Closed Sales	91	69	- 24.2%	91	69	- 24.2%
Median Sales Price*	\$357,000	\$388,000	+ 8.7%	\$357,000	\$388,000	+ 8.7%
Inventory of Homes for Sale	166	80	- 51.8%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	57	33	- 42.1%	57	33	- 42.1%
Percent of Original List Price Received*	99.7%	101.2%	+ 1.5%	99.7%	101.2%	+ 1.5%
New Listings	100	73	- 27.0%	100	73	- 27.0%

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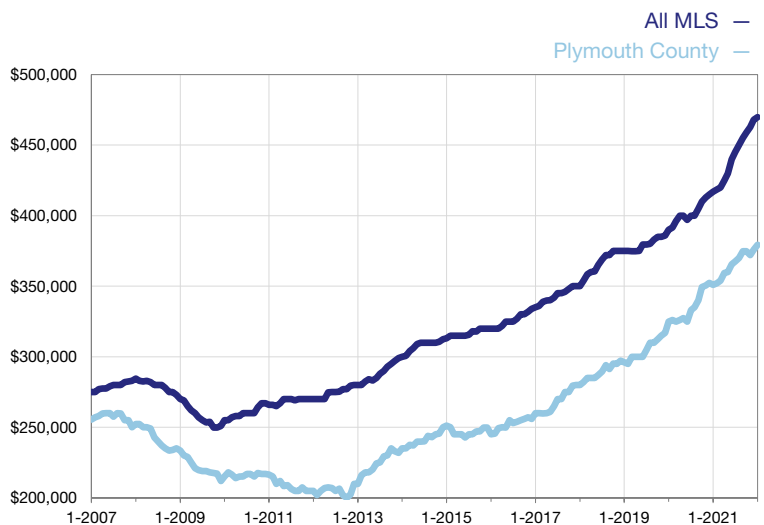
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	65	68	+ 4.6%	65	68	+ 4.6%
Closed Sales	102	83	- 18.6%	102	83	- 18.6%
Median Sales Price*	\$630,000	\$680,000	+ 7.9%	\$630,000	\$680,000	+ 7.9%
Inventory of Homes for Sale	151	76	- 49.7%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	45	47	+ 4.4%	45	47	+ 4.4%
Percent of Original List Price Received*	97.9%	98.4%	+ 0.5%	97.9%	98.4%	+ 0.5%
New Listings	69	69	0.0%	69	69	0.0%

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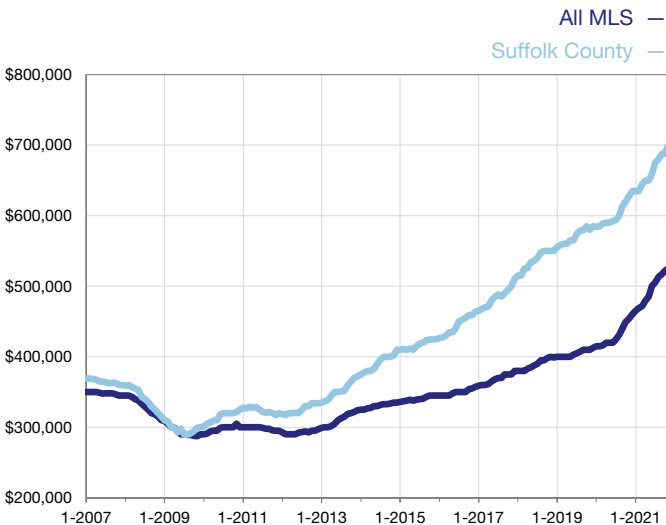
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	439	394	- 10.3%	439	394	- 10.3%
Closed Sales	347	335	- 3.5%	347	335	- 3.5%
Median Sales Price*	\$637,500	\$600,000	- 5.9%	\$637,500	\$600,000	- 5.9%
Inventory of Homes for Sale	1,269	578	- 54.5%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--
Cumulative Days on Market Until Sale	63	64	+ 1.6%	63	64	+ 1.6%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	95.6%	96.5%	+ 0.9%
New Listings	585	471	- 19.5%	585	471	- 19.5%

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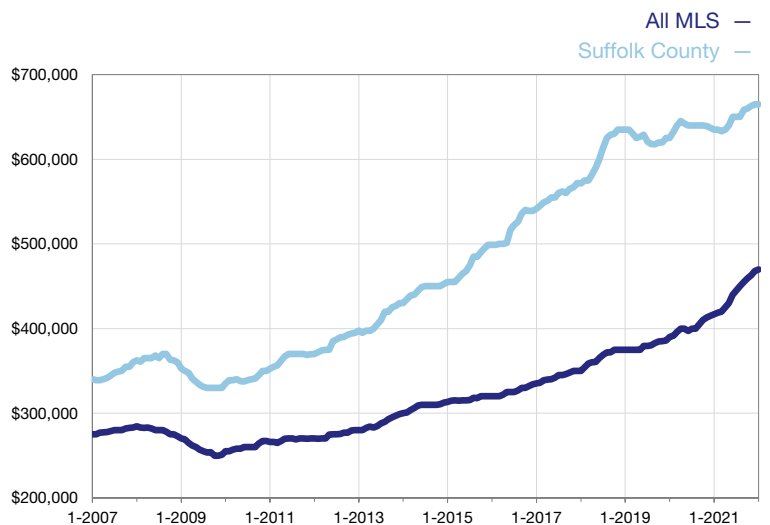
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2022

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Worcester County

Single-Family Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	428	439	+ 2.6%	428	439	+ 2.6%
Closed Sales	546	493	- 9.7%	546	493	- 9.7%
Median Sales Price*	\$350,000	\$393,000	+ 12.3%	\$350,000	\$393,000	+ 12.3%
Inventory of Homes for Sale	672	300	- 55.4%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	38	33	- 13.2%	38	33	- 13.2%
Percent of Original List Price Received*	100.6%	100.9%	+ 0.3%	100.6%	100.9%	+ 0.3%
New Listings	450	364	- 19.1%	450	364	- 19.1%

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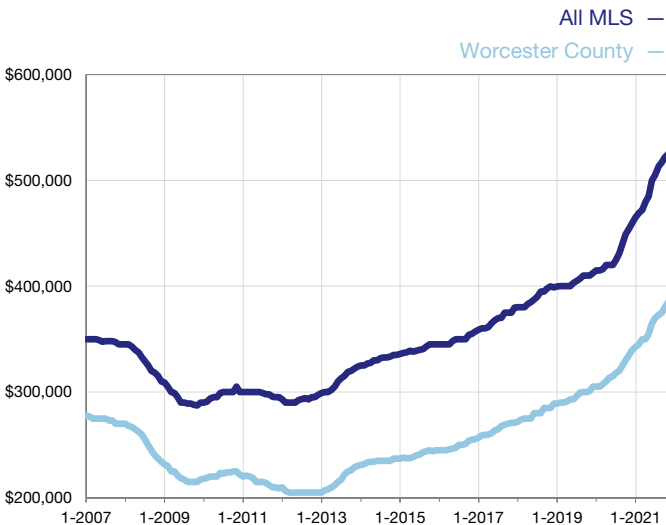
Condominium Properties

Key Metrics	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	138	112	- 18.8%	138	112	- 18.8%
Closed Sales	93	91	- 2.2%	93	91	- 2.2%
Median Sales Price*	\$235,000	\$300,000	+ 27.7%	\$235,000	\$300,000	+ 27.7%
Inventory of Homes for Sale	156	90	- 42.3%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	40	27	- 32.5%	40	27	- 32.5%
Percent of Original List Price Received*	100.3%	101.1%	+ 0.8%	100.3%	101.1%	+ 0.8%
New Listings	120	110	- 8.3%	120	110	- 8.3%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

