

Multi-Family Housing Activity Report

January 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jan-2021	Jan-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		639	580	- 9.2%	639	580	- 9.2%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$480,000	\$530,000	+ 10.4%	\$480,000	\$530,000	+ 10.4%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,375	651	- 52.7%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.5	0.9	- 64.7%	--	--	--
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.*		43	41	- 6.1%	43	41	- 6.1%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.5%	99.7%	+ 1.2%	98.5%	99.7%	+ 1.2%
New Listings A count of the properties that have been newly listed on the market in a given month.		630	555	- 11.9%	630	555	- 11.9%

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

