

# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	354	<b>269</b>	- 24.0%	682	<b>546</b>	- 19.9%
Closed Sales	302	<b>222</b>	- 26.5%	653	<b>534</b>	- 18.2%
Median Sales Price*	\$555,000	<b>\$612,000</b>	+ 10.3%	\$555,000	<b>\$632,500</b>	+ 14.0%
Inventory of Homes for Sale	519	<b>296</b>	- 43.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.7</b>	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	76	<b>41</b>	- 46.1%	71	<b>39</b>	- 45.1%
Percent of Original List Price Received*	98.2%	<b>99.5%</b>	+ 1.3%	98.0%	<b>99.3%</b>	+ 1.3%
New Listings	286	<b>267</b>	- 6.6%	555	<b>526</b>	- 5.2%

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

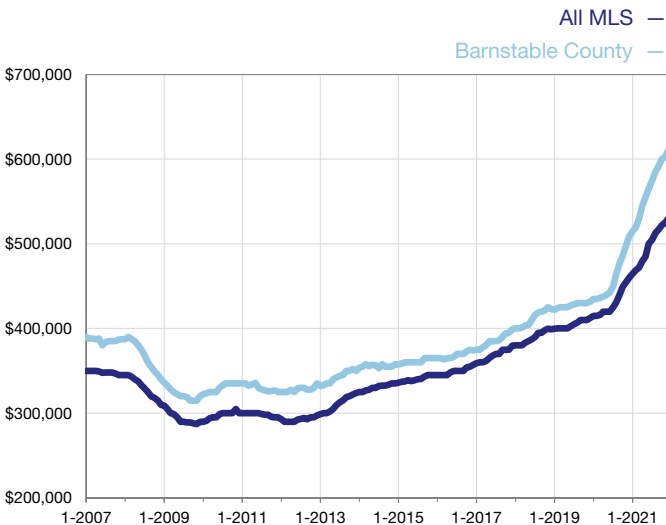
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	109	<b>86</b>	- 21.1%	224	<b>161</b>	- 28.1%
Closed Sales	89	<b>58</b>	- 34.8%	163	<b>147</b>	- 9.8%
Median Sales Price*	\$379,000	<b>\$491,000</b>	+ 29.6%	\$349,000	<b>\$420,000</b>	+ 20.3%
Inventory of Homes for Sale	219	<b>93</b>	- 57.5%	--	--	--
Months Supply of Inventory	1.8	<b>0.9</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	117	<b>36</b>	- 69.2%	100	<b>46</b>	- 54.0%
Percent of Original List Price Received*	95.9%	<b>98.4%</b>	+ 2.6%	97.2%	<b>99.6%</b>	+ 2.5%
New Listings	71	<b>68</b>	- 4.2%	171	<b>148</b>	- 13.5%

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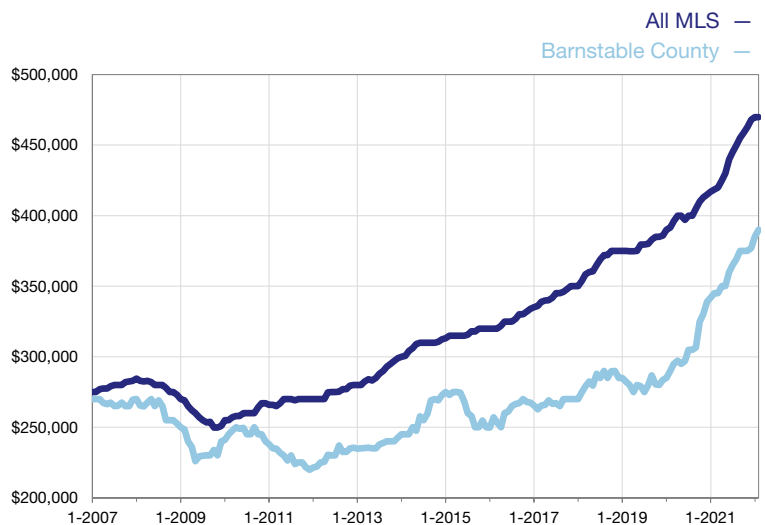
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

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## Berkshire County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	106	78	- 26.4%	215	173	- 19.5%
Closed Sales	78	88	+ 12.8%	190	211	+ 11.1%
Median Sales Price*	\$272,450	<b>\$259,950</b>	- 4.6%	\$266,000	<b>\$299,000</b>	+ 12.4%
Inventory of Homes for Sale	256	176	- 31.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	106	113	+ 6.6%	75	99	+ 32.0%
Percent of Original List Price Received*	90.9%	93.6%	+ 3.0%	93.8%	94.8%	+ 1.1%
New Listings	72	72	0.0%	152	153	+ 0.7%

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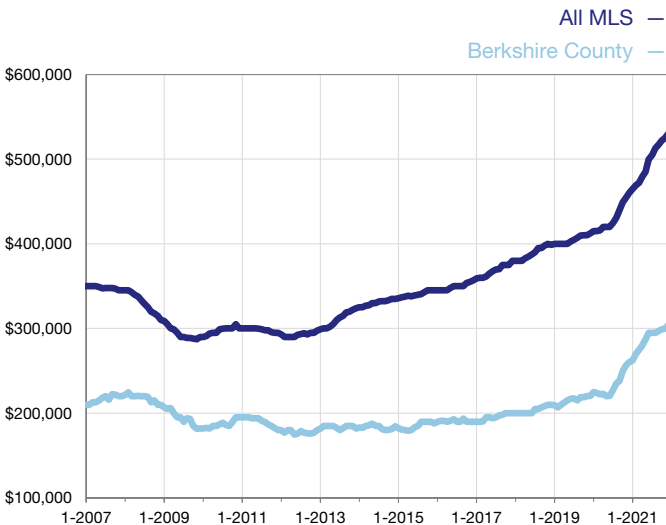
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	14	- 33.3%	35	26	- 25.7%
Closed Sales	12	17	+ 41.7%	25	33	+ 32.0%
Median Sales Price*	\$144,950	<b>\$295,000</b>	+ 103.5%	\$185,000	<b>\$290,000</b>	+ 56.8%
Inventory of Homes for Sale	58	15	- 74.1%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	117	90	- 23.1%	96	104	+ 8.3%
Percent of Original List Price Received*	93.5%	94.5%	+ 1.1%	93.9%	95.6%	+ 1.8%
New Listings	8	13	+ 62.5%	20	25	+ 25.0%

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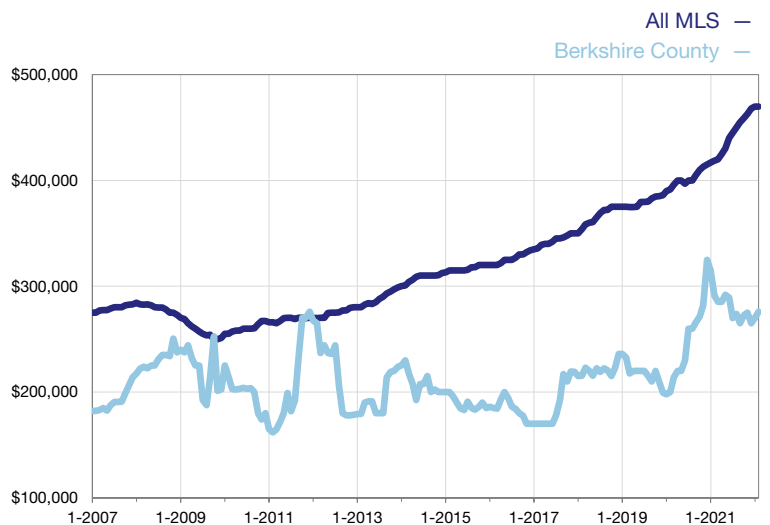
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	280	<b>275</b>	- 1.8%	576	<b>519</b>	- 9.9%
Closed Sales	251	<b>216</b>	- 13.9%	573	<b>506</b>	- 11.7%
Median Sales Price*	\$385,000	<b>\$429,500</b>	+ 11.6%	\$385,000	<b>\$436,000</b>	+ 13.2%
Inventory of Homes for Sale	392	<b>234</b>	- 40.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	38	<b>37</b>	- 2.6%	36	<b>38</b>	+ 5.6%
Percent of Original List Price Received*	101.5%	<b>101.2%</b>	- 0.3%	101.3%	<b>100.7%</b>	- 0.6%
New Listings	272	<b>288</b>	+ 5.9%	598	<b>559</b>	- 6.5%

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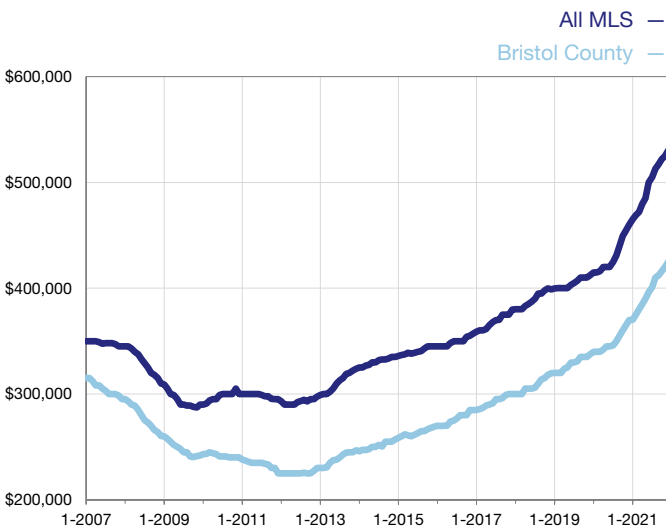
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	55	<b>67</b>	+ 21.8%	109	<b>125</b>	+ 14.7%
Closed Sales	45	<b>54</b>	+ 20.0%	116	<b>101</b>	- 12.9%
Median Sales Price*	\$240,000	<b>\$325,000</b>	+ 35.4%	\$238,000	<b>\$298,500</b>	+ 25.4%
Inventory of Homes for Sale	55	<b>29</b>	- 47.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	<b>39</b>	- 11.4%	42	<b>31</b>	- 26.2%
Percent of Original List Price Received*	97.7%	<b>101.5%</b>	+ 3.9%	97.8%	<b>102.3%</b>	+ 4.6%
New Listings	50	<b>60</b>	+ 20.0%	102	<b>110</b>	+ 7.8%

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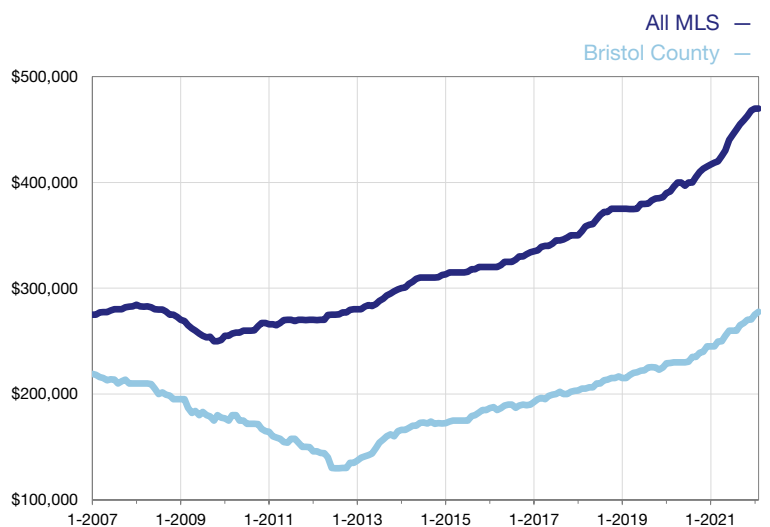
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

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## Dukes County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	9	+ 50.0%	8	13	+ 62.5%
Closed Sales	4	4	0.0%	6	10	+ 66.7%
Median Sales Price*	\$803,250	<b>\$1,164,500</b>	+ 45.0%	\$879,000	<b>\$1,365,750</b>	+ 55.4%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 39.4%	44	76	+ 72.7%
Percent of Original List Price Received*	94.2%	<b>110.9%</b>	+ 17.7%	92.0%	<b>101.4%</b>	+ 10.2%
New Listings	8	4	- 50.0%	13	6	- 53.8%

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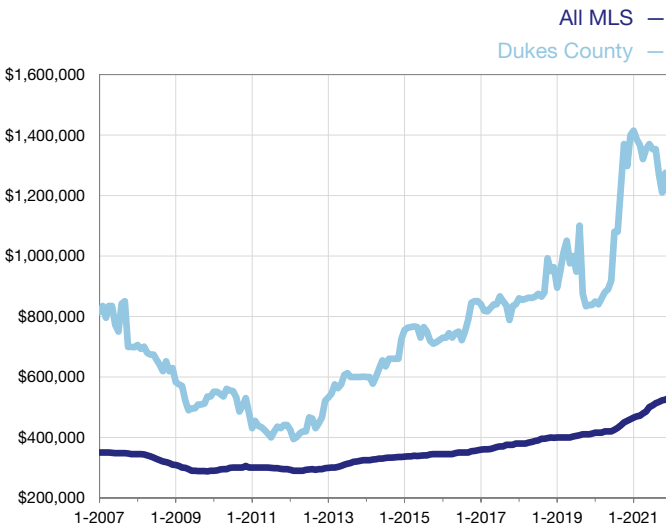
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$650,000	<b>\$0</b>	- 100.0%	\$650,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	3.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	209	0	- 100.0%	209	0	- 100.0%
Percent of Original List Price Received*	94.5%	<b>0.0%</b>	- 100.0%	94.5%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	4	0	- 100.0%

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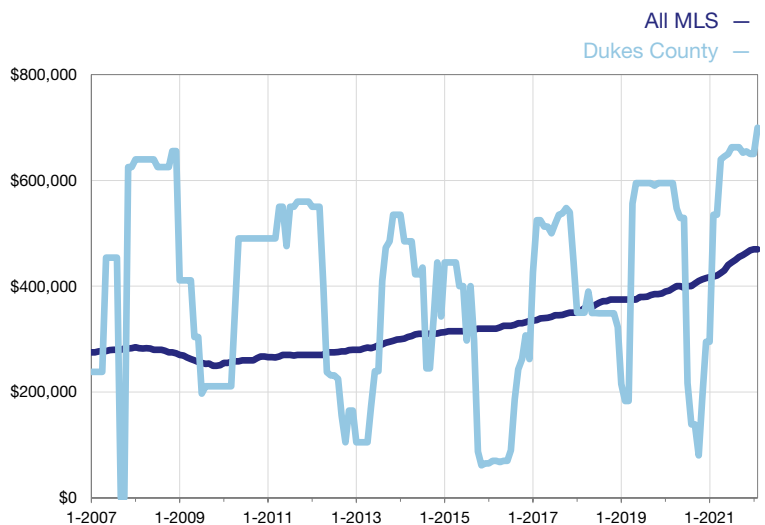
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

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## Essex County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	321	<b>298</b>	- 7.2%	607	<b>533</b>	- 12.2%
Closed Sales	281	<b>223</b>	- 20.6%	628	<b>541</b>	- 13.9%
Median Sales Price*	\$560,000	<b>\$560,000</b>	0.0%	\$547,500	<b>\$570,000</b>	+ 4.1%
Inventory of Homes for Sale	333	<b>173</b>	- 48.0%	--	--	--
Months Supply of Inventory	0.7	<b>0.4</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	43	<b>33</b>	- 23.3%	36	<b>31</b>	- 13.9%
Percent of Original List Price Received*	101.1%	<b>102.9%</b>	+ 1.8%	101.7%	<b>102.4%</b>	+ 0.7%
New Listings	341	<b>324</b>	- 5.0%	640	<b>568</b>	- 11.3%

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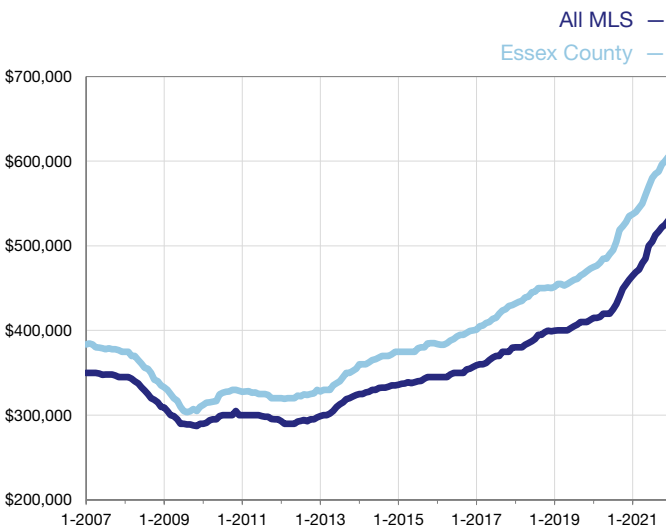
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	198	<b>172</b>	- 13.1%	395	<b>331</b>	- 16.2%
Closed Sales	159	<b>135</b>	- 15.1%	350	<b>296</b>	- 15.4%
Median Sales Price*	\$370,000	<b>\$350,000</b>	- 5.4%	\$359,000	<b>\$370,000</b>	+ 3.1%
Inventory of Homes for Sale	209	<b>94</b>	- 55.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.4</b>	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	46	<b>31</b>	- 32.6%	45	<b>33</b>	- 26.7%
Percent of Original List Price Received*	99.0%	<b>102.4%</b>	+ 3.4%	99.1%	<b>102.1%</b>	+ 3.0%
New Listings	219	<b>172</b>	- 21.5%	432	<b>328</b>	- 24.1%

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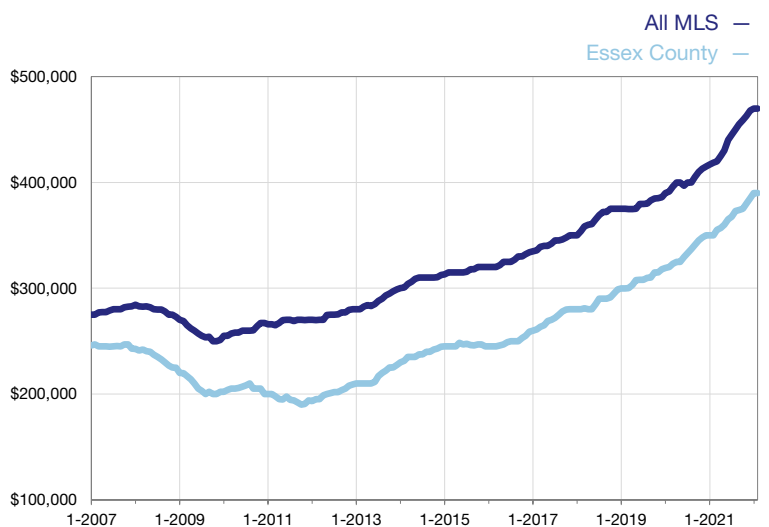
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Franklin County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	31	0.0%	62	55	- 11.3%
Closed Sales	41	34	- 17.1%	89	75	- 15.7%
Median Sales Price*	\$280,000	\$277,500	- 0.9%	\$275,000	\$330,000	+ 20.0%
Inventory of Homes for Sale	62	36	- 41.9%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	51	41	- 19.6%	49	42	- 14.3%
Percent of Original List Price Received*	97.2%	100.5%	+ 3.4%	97.1%	101.0%	+ 4.0%
New Listings	22	25	+ 13.6%	58	55	- 5.2%

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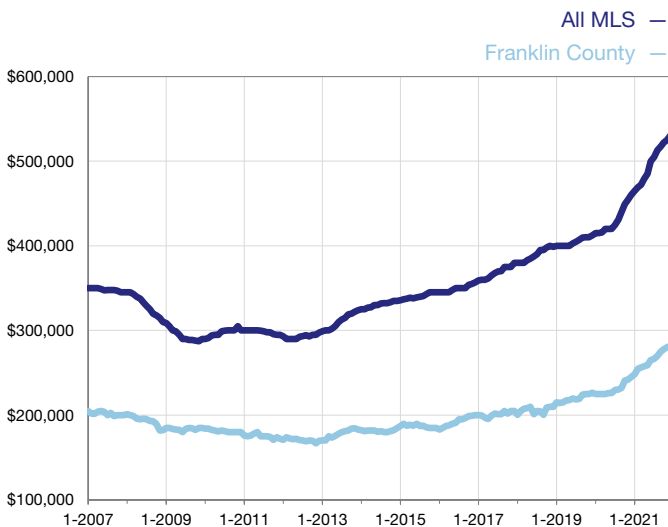
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	5	+ 400.0%	2	7	+ 250.0%
Closed Sales	2	1	- 50.0%	2	4	+ 100.0%
Median Sales Price*	\$158,750	\$213,000	+ 34.2%	\$158,750	\$231,450	+ 45.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	34	18	- 47.1%	34	24	- 29.4%
Percent of Original List Price Received*	88.9%	107.8%	+ 21.3%	88.9%	101.0%	+ 13.6%
New Listings	1	7	+ 600.0%	2	11	+ 450.0%

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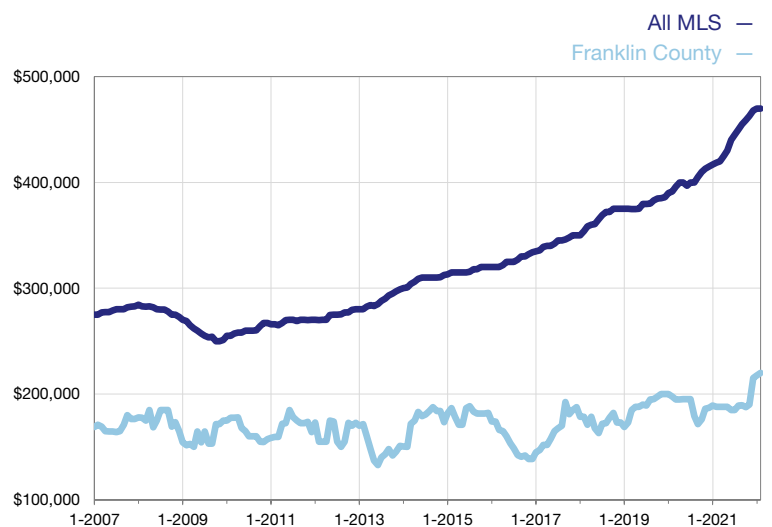
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	273	<b>291</b>	+ 6.6%	571	<b>535</b>	- 6.3%
Closed Sales	242	<b>208</b>	- 14.0%	522	<b>455</b>	- 12.8%
Median Sales Price*	\$239,900	<b>\$270,000</b>	+ 12.5%	\$239,900	<b>\$265,000</b>	+ 10.5%
Inventory of Homes for Sale	328	<b>206</b>	- 37.2%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	44	<b>40</b>	- 9.1%	45	<b>36</b>	- 20.0%
Percent of Original List Price Received*	99.5%	<b>101.1%</b>	+ 1.6%	99.5%	<b>100.9%</b>	+ 1.4%
New Listings	272	<b>287</b>	+ 5.5%	552	<b>524</b>	- 5.1%

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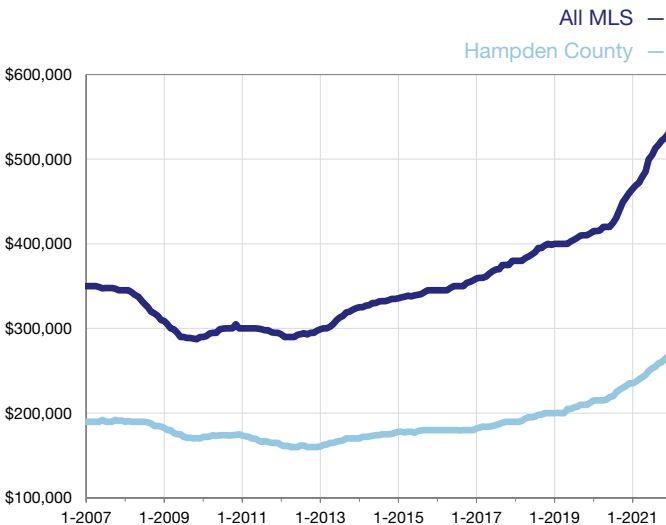
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	41	<b>45</b>	+ 9.8%	85	<b>88</b>	+ 3.5%
Closed Sales	38	<b>41</b>	+ 7.9%	76	<b>88</b>	+ 15.8%
Median Sales Price*	\$162,500	<b>\$189,500</b>	+ 16.6%	\$149,900	<b>\$190,250</b>	+ 26.9%
Inventory of Homes for Sale	54	<b>39</b>	- 27.8%	--	--	--
Months Supply of Inventory	1.2	<b>0.7</b>	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	31	<b>32</b>	+ 3.2%	34	<b>26</b>	- 23.5%
Percent of Original List Price Received*	98.6%	<b>99.6%</b>	+ 1.0%	98.7%	<b>100.9%</b>	+ 2.2%
New Listings	37	<b>48</b>	+ 29.7%	87	<b>90</b>	+ 3.4%

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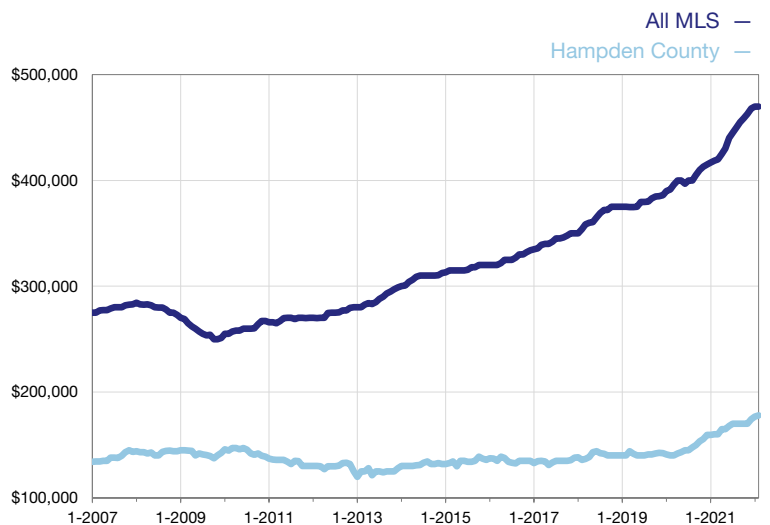
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	76	73	- 3.9%	146	143	- 2.1%
Closed Sales	70	53	- 24.3%	151	140	- 7.3%
Median Sales Price*	\$327,500	<b>\$346,500</b>	+ 5.8%	\$330,000	<b>\$355,000</b>	+ 7.6%
Inventory of Homes for Sale	131	66	- 49.6%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	72	49	- 31.9%	68	45	- 33.8%
Percent of Original List Price Received*	98.5%	98.4%	- 0.1%	98.3%	100.5%	+ 2.2%
New Listings	64	77	+ 20.3%	137	145	+ 5.8%

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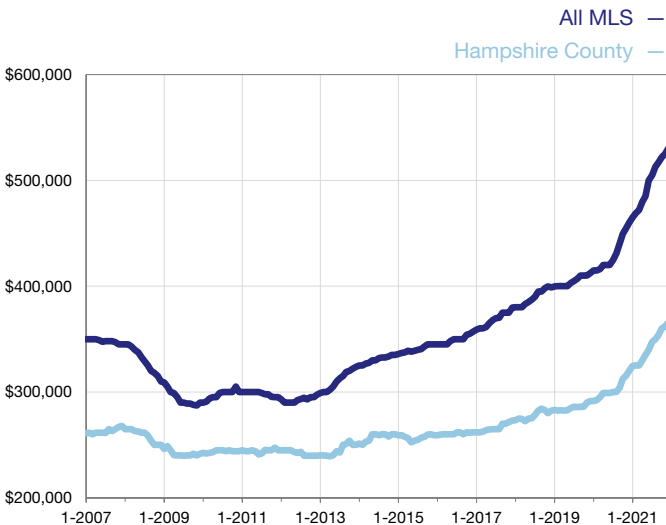
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	17	- 26.1%	40	31	- 22.5%
Closed Sales	19	11	- 42.1%	34	28	- 17.6%
Median Sales Price*	\$215,000	<b>\$340,000</b>	+ 58.1%	\$225,500	<b>\$278,500</b>	+ 23.5%
Inventory of Homes for Sale	50	14	- 72.0%	--	--	--
Months Supply of Inventory	2.4	0.5	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	91	16	- 82.4%	77	48	- 37.7%
Percent of Original List Price Received*	96.5%	105.5%	+ 9.3%	97.3%	103.0%	+ 5.9%
New Listings	23	16	- 30.4%	48	29	- 39.6%

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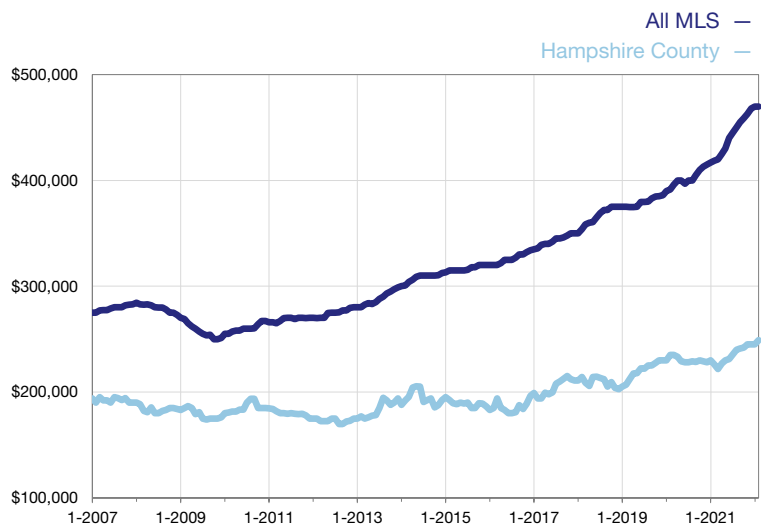
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlesex County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	645	<b>593</b>	- 8.1%	1,217	<b>1,058</b>	- 13.1%
Closed Sales	474	<b>413</b>	- 12.9%	1,160	<b>1,012</b>	- 12.8%
Median Sales Price*	\$630,000	<b>\$685,000</b>	+ 8.7%	\$620,000	<b>\$671,780</b>	+ 8.4%
Inventory of Homes for Sale	640	<b>348</b>	- 45.6%	--	--	--
Months Supply of Inventory	0.7	<b>0.4</b>	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	45	<b>35</b>	- 22.2%	40	<b>34</b>	- 15.0%
Percent of Original List Price Received*	100.5%	<b>103.6%</b>	+ 3.1%	100.4%	<b>102.4%</b>	+ 2.0%
New Listings	740	<b>650</b>	- 12.2%	1,341	<b>1,168</b>	- 12.9%

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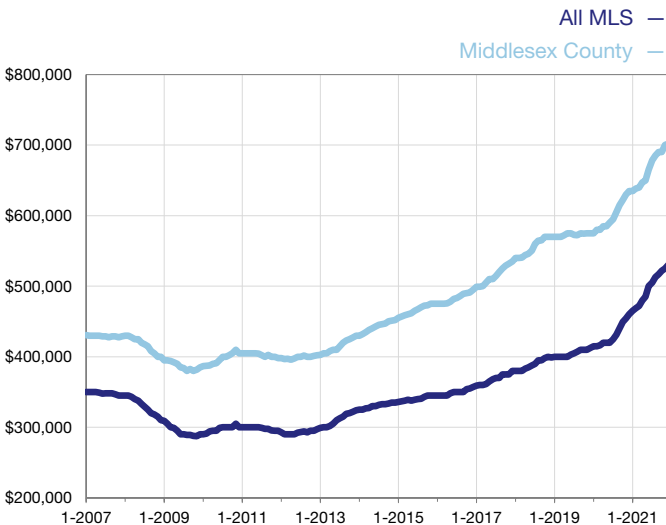
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	521	<b>403</b>	- 22.6%	941	<b>729</b>	- 22.5%
Closed Sales	321	<b>244</b>	- 24.0%	738	<b>601</b>	- 18.6%
Median Sales Price*	\$520,000	<b>\$560,500</b>	+ 7.8%	\$499,900	<b>\$535,000</b>	+ 7.0%
Inventory of Homes for Sale	645	<b>289</b>	- 55.2%	--	--	--
Months Supply of Inventory	1.3	<b>0.5</b>	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	54	<b>45</b>	- 16.7%	50	<b>44</b>	- 12.0%
Percent of Original List Price Received*	99.0%	<b>101.6%</b>	+ 2.6%	98.5%	<b>100.9%</b>	+ 2.4%
New Listings	559	<b>444</b>	- 20.6%	1,041	<b>808</b>	- 22.4%

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

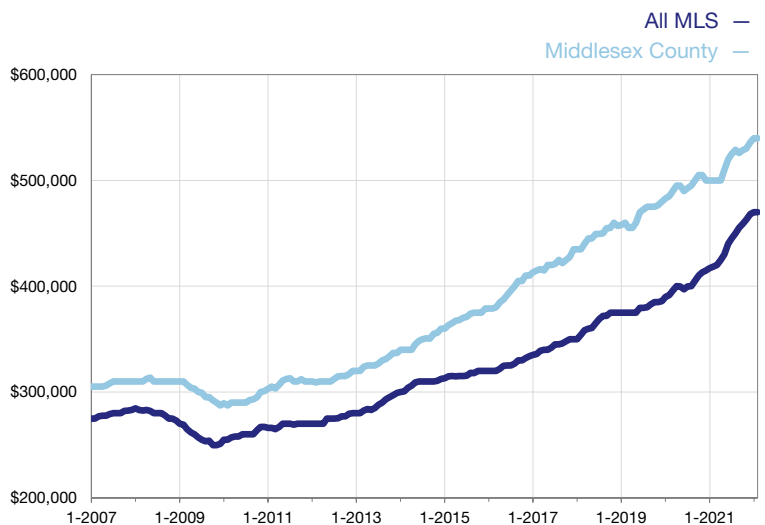
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	6	1	- 83.3%
Closed Sales	3	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$3,975,000	\$0	- 100.0%	\$1,919,000	\$1,750,000	- 8.8%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	358	0	- 100.0%	257	63	- 75.5%
Percent of Original List Price Received*	91.0%	0.0%	- 100.0%	92.5%	94.6%	+ 2.3%
New Listings	2	0	- 100.0%	3	2	- 33.3%

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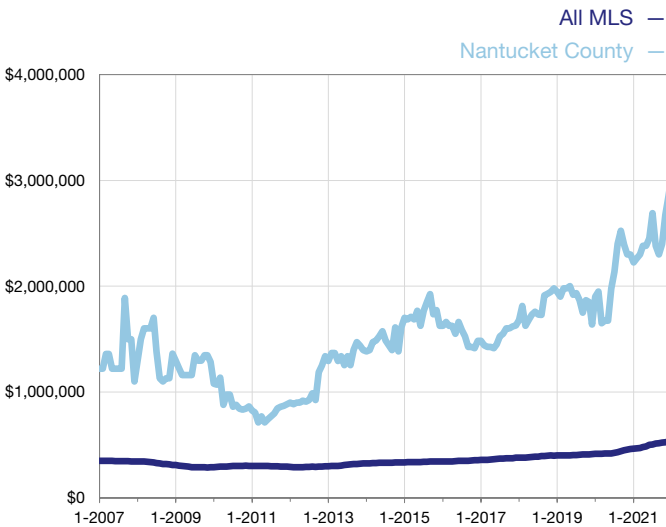
### Condominium Properties

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

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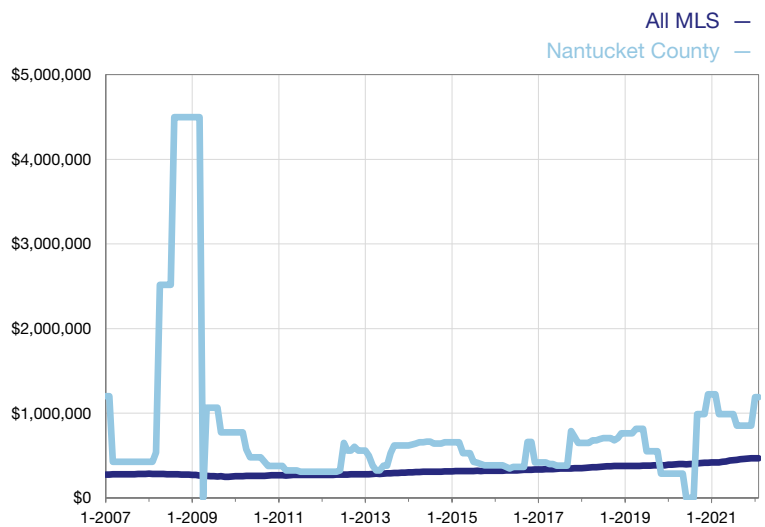
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	377	<b>329</b>	- 12.7%	698	<b>585</b>	- 16.2%
Closed Sales	299	<b>190</b>	- 36.5%	664	<b>545</b>	- 17.9%
Median Sales Price*	\$555,888	<b>\$662,500</b>	+ 19.2%	\$584,500	<b>\$665,000</b>	+ 13.8%
Inventory of Homes for Sale	419	<b>195</b>	- 53.5%	--	--	--
Months Supply of Inventory	0.8	<b>0.4</b>	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	<b>36</b>	- 18.2%	42	<b>36</b>	- 14.3%
Percent of Original List Price Received*	100.4%	<b>103.4%</b>	+ 3.0%	100.0%	<b>101.9%</b>	+ 1.9%
New Listings	394	<b>361</b>	- 8.4%	758	<b>630</b>	- 16.9%

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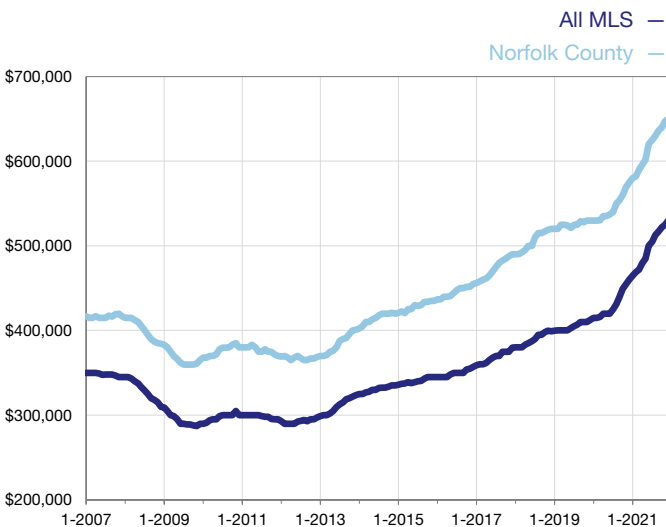
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	218	<b>188</b>	- 13.8%	405	<b>343</b>	- 15.3%
Closed Sales	139	<b>142</b>	+ 2.2%	287	<b>301</b>	+ 4.9%
Median Sales Price*	\$470,000	<b>\$485,000</b>	+ 3.2%	\$460,000	<b>\$490,000</b>	+ 6.5%
Inventory of Homes for Sale	371	<b>143</b>	- 61.5%	--	--	--
Months Supply of Inventory	1.9	<b>0.6</b>	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	67	<b>47</b>	- 29.9%	58	<b>47</b>	- 19.0%
Percent of Original List Price Received*	97.7%	<b>100.7%</b>	+ 3.1%	97.6%	<b>99.8%</b>	+ 2.3%
New Listings	239	<b>197</b>	- 17.6%	491	<b>358</b>	- 27.1%

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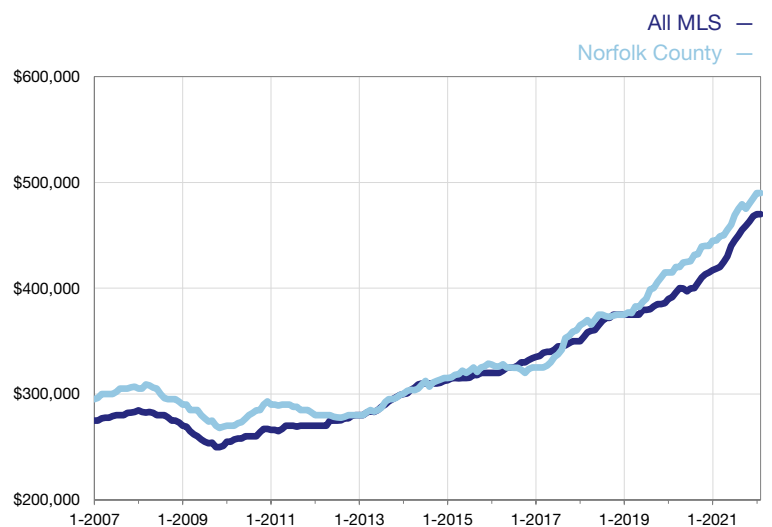
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	366	<b>318</b>	- 13.1%	705	<b>629</b>	- 10.8%
Closed Sales	279	<b>252</b>	- 9.7%	665	<b>603</b>	- 9.3%
Median Sales Price*	\$452,600	<b>\$505,000</b>	+ 11.6%	\$460,000	<b>\$512,000</b>	+ 11.3%
Inventory of Homes for Sale	452	<b>212</b>	- 53.1%	--	--	--
Months Supply of Inventory	0.9	<b>0.4</b>	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	44	<b>34</b>	- 22.7%	42	<b>34</b>	- 19.0%
Percent of Original List Price Received*	100.5%	<b>101.4%</b>	+ 0.9%	100.3%	<b>101.4%</b>	+ 1.1%
New Listings	389	<b>297</b>	- 23.7%	730	<b>611</b>	- 16.3%

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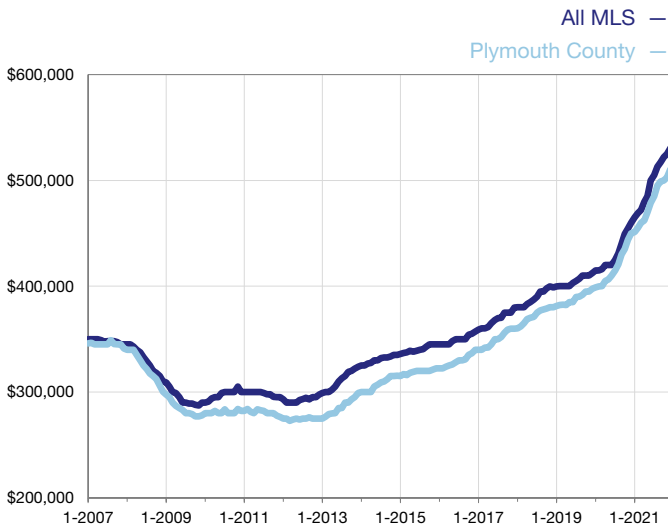
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	102	<b>86</b>	- 15.7%	175	<b>154</b>	- 12.0%
Closed Sales	75	<b>61</b>	- 18.7%	166	<b>130</b>	- 21.7%
Median Sales Price*	\$329,000	<b>\$379,000</b>	+ 15.2%	\$344,750	<b>\$379,500</b>	+ 10.1%
Inventory of Homes for Sale	168	<b>81</b>	- 51.8%	--	--	--
Months Supply of Inventory	1.5	<b>0.7</b>	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	39	<b>37</b>	- 5.1%	49	<b>35</b>	- 28.6%
Percent of Original List Price Received*	99.0%	<b>102.8%</b>	+ 3.8%	99.4%	<b>102.0%</b>	+ 2.6%
New Listings	125	<b>87</b>	- 30.4%	225	<b>159</b>	- 29.3%

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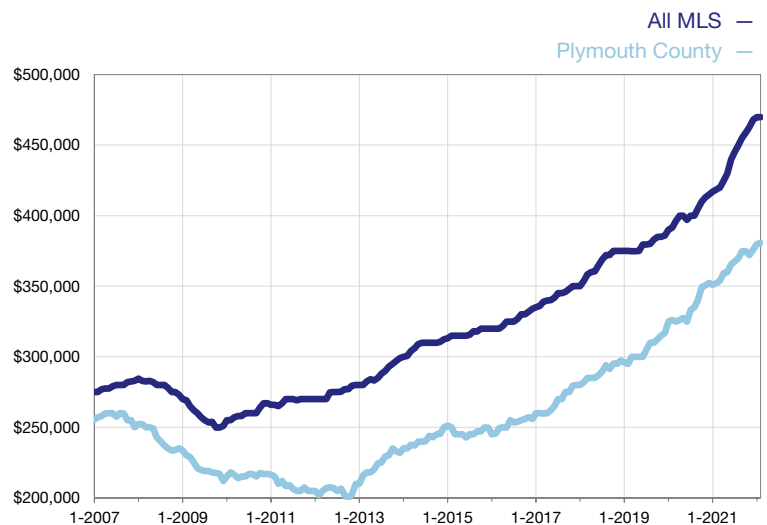
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	84	<b>78</b>	- 7.1%	148	<b>143</b>	- 3.4%
Closed Sales	61	<b>66</b>	+ 8.2%	163	<b>148</b>	- 9.2%
Median Sales Price*	\$586,000	<b>\$654,500</b>	+ 11.7%	\$612,925	<b>\$670,000</b>	+ 9.3%
Inventory of Homes for Sale	135	<b>70</b>	- 48.1%	--	--	--
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	44	<b>49</b>	+ 11.4%	44	<b>48</b>	+ 9.1%
Percent of Original List Price Received*	97.8%	<b>99.8%</b>	+ 2.0%	97.8%	<b>99.0%</b>	+ 1.2%
New Listings	93	<b>81</b>	- 12.9%	162	<b>150</b>	- 7.4%

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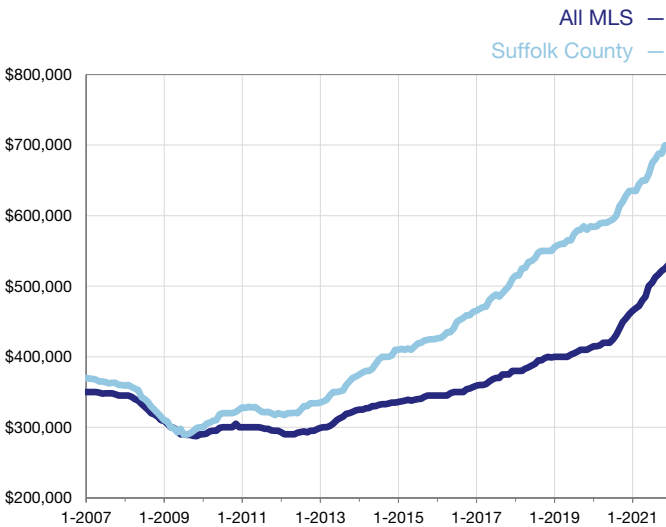
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	497	<b>480</b>	- 3.4%	937	<b>864</b>	- 7.8%
Closed Sales	284	<b>245</b>	- 13.7%	631	<b>588</b>	- 6.8%
Median Sales Price*	\$657,000	<b>\$675,000</b>	+ 2.7%	\$645,000	<b>\$650,000</b>	+ 0.8%
Inventory of Homes for Sale	1,176	<b>659</b>	- 44.0%	--	--	--
Months Supply of Inventory	3.1	<b>1.3</b>	- 58.1%	--	--	--
Cumulative Days on Market Until Sale	78	<b>72</b>	- 7.7%	70	<b>68</b>	- 2.9%
Percent of Original List Price Received*	95.2%	<b>97.2%</b>	+ 2.1%	95.4%	<b>96.8%</b>	+ 1.5%
New Listings	561	<b>638</b>	+ 13.7%	1,146	<b>1,109</b>	- 3.2%

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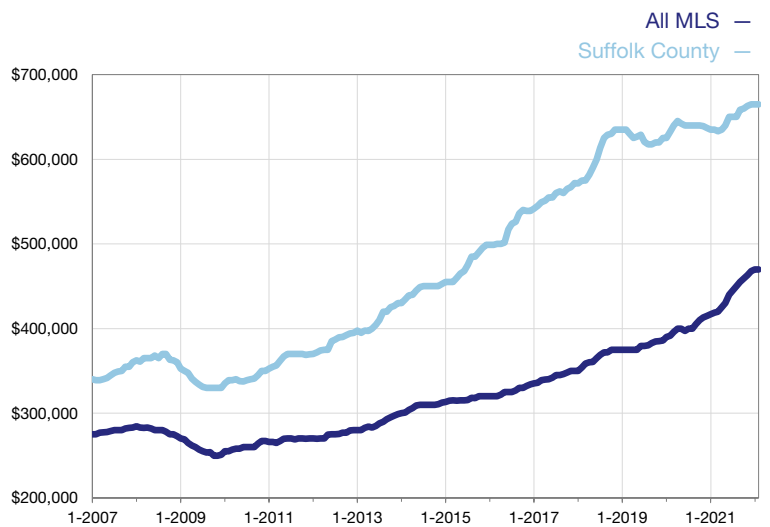
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	446	<b>443</b>	- 0.7%	874	<b>862</b>	- 1.4%
Closed Sales	399	<b>358</b>	- 10.3%	945	<b>860</b>	- 9.0%
Median Sales Price*	\$330,000	<b>\$390,000</b>	+ 18.2%	\$345,000	<b>\$390,000</b>	+ 13.0%
Inventory of Homes for Sale	594	<b>319</b>	- 46.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	49	<b>38</b>	- 22.4%	43	<b>35</b>	- 18.6%
Percent of Original List Price Received*	100.2%	<b>101.6%</b>	+ 1.4%	100.4%	<b>101.2%</b>	+ 0.8%
New Listings	433	<b>468</b>	+ 8.1%	883	<b>829</b>	- 6.1%

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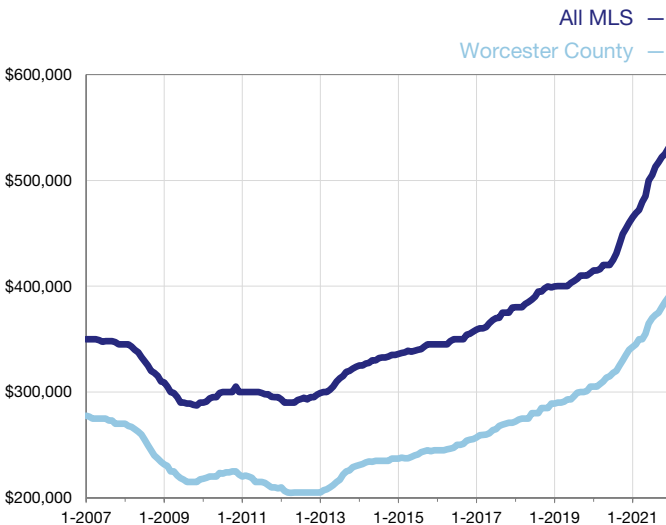
### Condominium Properties

Key Metrics	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	<b>119</b>	+ 5.3%	251	<b>229</b>	- 8.8%
Closed Sales	117	<b>87</b>	- 25.6%	210	<b>182</b>	- 13.3%
Median Sales Price*	\$244,900	<b>\$315,000</b>	+ 28.6%	\$240,000	<b>\$305,500</b>	+ 27.3%
Inventory of Homes for Sale	150	<b>97</b>	- 35.3%	--	--	--
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	49	<b>45</b>	- 8.2%	45	<b>35</b>	- 22.2%
Percent of Original List Price Received*	99.3%	<b>102.1%</b>	+ 2.8%	99.8%	<b>101.5%</b>	+ 1.7%
New Listings	117	<b>134</b>	+ 14.5%	237	<b>247</b>	+ 4.2%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

