

Multi-Family Housing Activity Report

February 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2021	Feb-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		491	464	- 5.5%	1,130	1,059	- 6.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$440,000	\$499,950	+ 13.6%	\$470,000	\$511,000	+ 8.7%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,269	623	- 50.9%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.2	0.8	- 62.6%	--	--	--
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.*		48	47	- 2.2%	46	44	- 4.3%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		98.1%	98.6%	+ 0.5%	98.3%	99.3%	+ 1.0%
New Listings A count of the properties that have been newly listed on the market in a given month.		670	648	- 3.3%	1,301	1,205	- 7.4%

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

