

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 28.2%

+ 33.2%

- 35.3%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	131	107	- 18.3%	354	290	- 18.1%
Closed Sales	109	76	- 30.3%	306	295	- 3.6%
Median Sales Price*	\$238,000	\$325,500	+ 36.8%	\$262,000	\$299,000	+ 14.1%
Inventory of Homes for Sale	279	181	- 35.1%	--	--	--
Months Supply of Inventory	1.7	1.3	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	75	107	+ 43.6%	76	107	+ 40.7%
Percent of Original List Price Received*	95.3%	95.3%	- 0.0%	94.4%	95.0%	+ 0.6%
New Listings	169	127	- 24.9%	327	293	- 10.4%

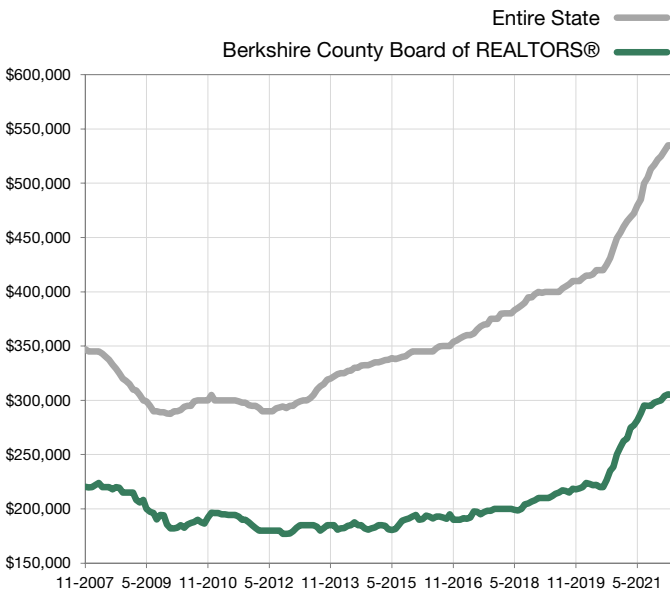
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	1	3	+ 200.0%	3	4	+ 33.3%
Median Sales Price*	\$265,000	\$278,000	+ 4.9%	\$259,000	\$263,750	+ 1.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	4.5	3.0	- 32.7%	--	--	--
Cumulative Days on Market Until Sale	63	84	+ 32.8%	76	81	+ 6.1%
Percent of Original List Price Received*	83.1%	96.2%	+ 15.8%	95.7%	94.8%	- 0.9%
New Listings	1	2	+ 100.0%	1	5	+ 400.0%

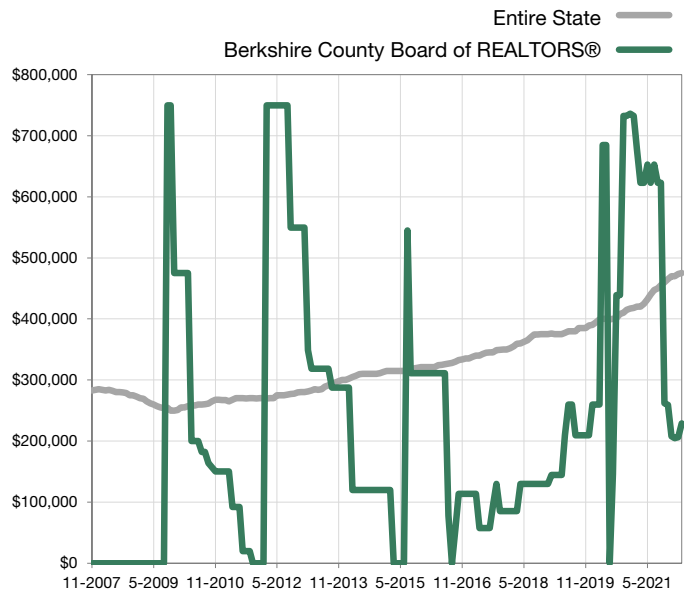
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 20.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 31.4%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	694	554	- 20.2%	1,766	1,419	- 19.6%
Closed Sales	542	433	- 20.1%	1,624	1,282	- 21.1%
Median Sales Price*	\$606,000	\$625,000	+ 3.1%	\$555,000	\$620,000	+ 11.7%
Inventory of Homes for Sale	776	556	- 28.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	75	39	- 48.6%	69	39	- 42.9%
Percent of Original List Price Received*	99.2%	102.0%	+ 2.8%	98.5%	100.3%	+ 1.9%
New Listings	782	709	- 9.3%	1,670	1,558	- 6.7%

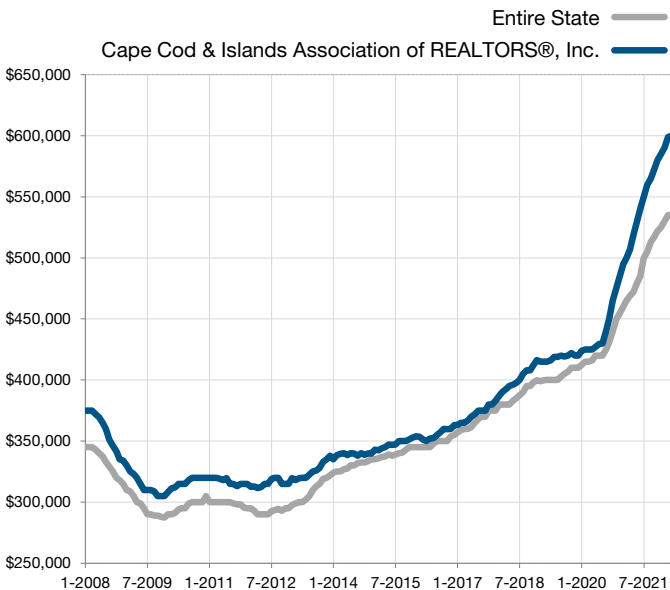
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	162	149	- 8.0%	458	387	- 15.5%
Closed Sales	159	124	- 22.0%	392	327	- 16.6%
Median Sales Price*	\$345,000	\$391,700	+ 13.5%	\$340,000	\$395,000	+ 16.2%
Inventory of Homes for Sale	281	169	- 39.9%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.1%	--	--	--
Cumulative Days on Market Until Sale	80	42	- 47.0%	84	45	- 46.4%
Percent of Original List Price Received*	97.6%	102.0%	+ 4.5%	97.6%	100.4%	+ 2.8%
New Listings	171	185	+ 8.2%	397	400	+ 0.8%

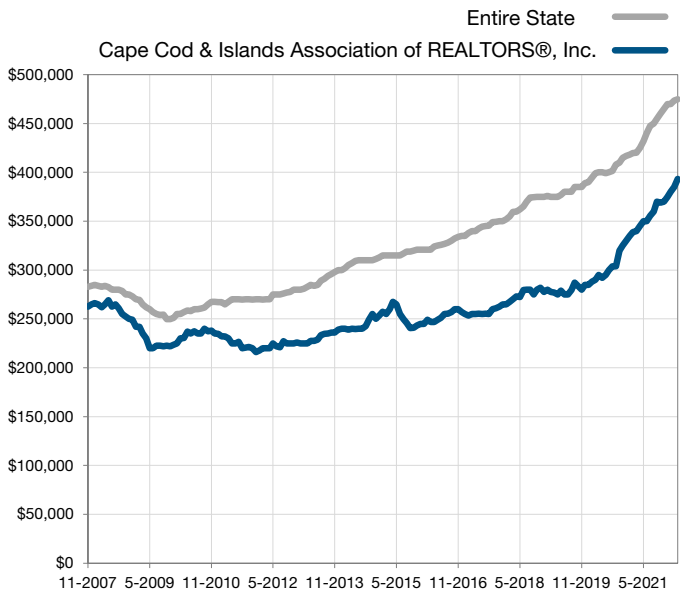
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,512	1,302	- 13.9%	3,052	2,612	- 14.4%
Closed Sales	811	745	- 8.1%	2,300	1,987	- 13.6%
Median Sales Price*	\$720,400	\$790,000	+ 9.7%	\$680,000	\$755,000	+ 11.0%
Inventory of Homes for Sale	959	748	- 22.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	43	26	- 39.5%	43	33	- 23.3%
Percent of Original List Price Received*	102.5%	106.1%	+ 3.5%	100.7%	103.4%	+ 2.7%
New Listings	1,637	1,606	- 1.9%	3,332	3,093	- 7.2%

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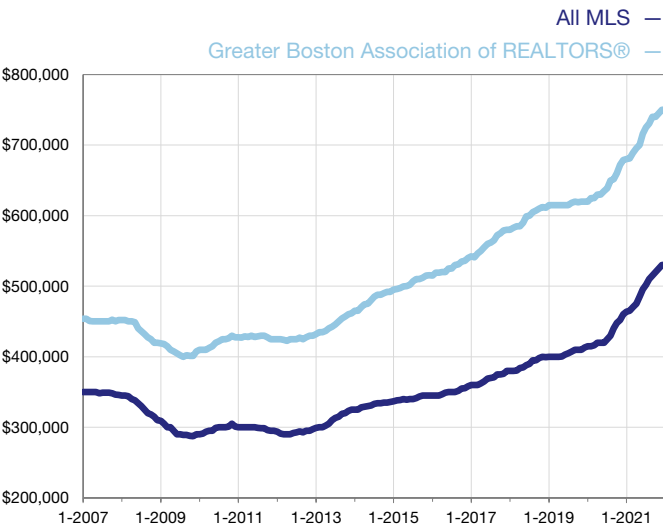
Condominium Properties

Key Metrics	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,545	1,422	- 8.0%	3,532	3,067	- 13.2%
Closed Sales	1,097	861	- 21.5%	2,508	2,142	- 14.6%
Median Sales Price*	\$617,150	\$675,000	+ 9.4%	\$600,000	\$640,000	+ 6.7%
Inventory of Homes for Sale	1,955	1,336	- 31.7%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	61	48	- 21.3%	62	53	- 14.5%
Percent of Original List Price Received*	98.9%	101.9%	+ 3.0%	97.8%	99.9%	+ 2.1%
New Listings	1,802	1,872	+ 3.9%	4,137	3,902	- 5.7%

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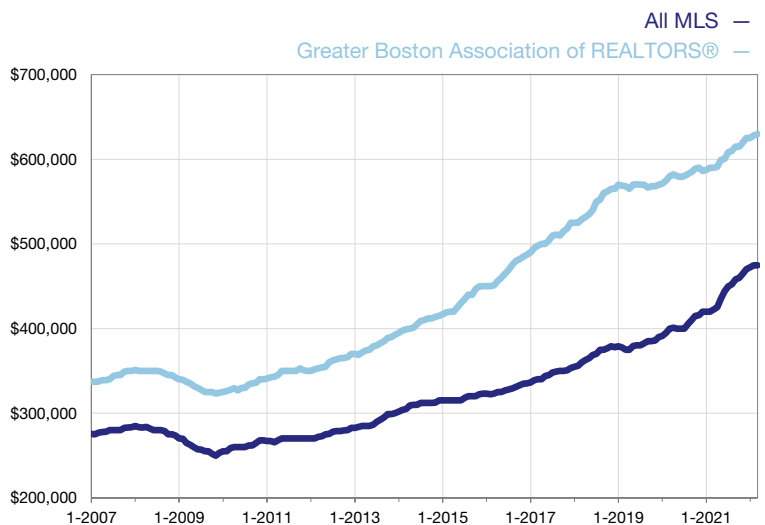
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 27.1%

+ 36.5%

- 39.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	68	64	- 5.9%	143	127	- 11.2%
Closed Sales	38	29	- 23.7%	117	73	- 37.6%
Median Sales Price*	\$532,500	\$726,500	+ 36.4%	\$600,000	\$675,000	+ 12.5%
Inventory of Homes for Sale	54	32	- 40.7%	--	--	--
Months Supply of Inventory	0.9	0.6	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 22.2%	43	35	- 18.6%
Percent of Original List Price Received*	102.9%	107.2%	+ 4.1%	101.1%	104.2%	+ 3.1%
New Listings	85	74	- 12.9%	161	143	- 11.2%

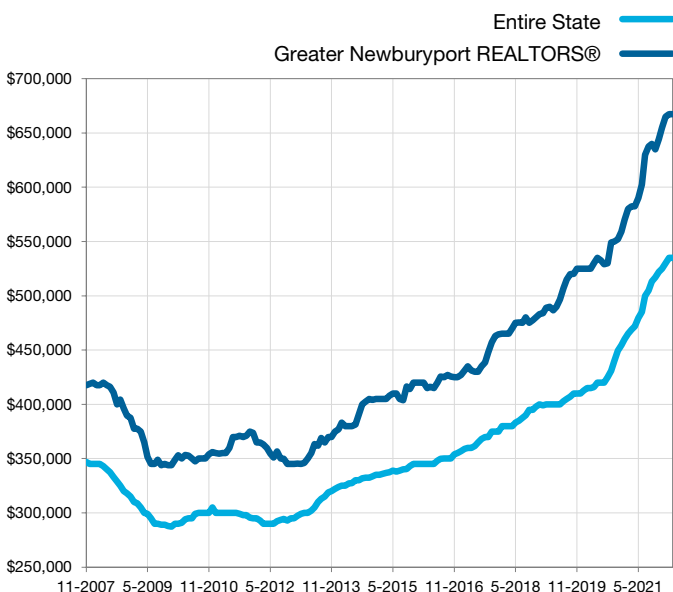
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	39	46	+ 17.9%	117	85	- 27.4%
Closed Sales	32	22	- 31.3%	97	60	- 38.1%
Median Sales Price*	\$450,750	\$520,000	+ 15.4%	\$422,000	\$463,750	+ 9.9%
Inventory of Homes for Sale	33	21	- 36.4%	--	--	--
Months Supply of Inventory	0.8	0.6	- 23.9%	--	--	--
Cumulative Days on Market Until Sale	37	38	+ 3.8%	44	32	- 27.4%
Percent of Original List Price Received*	103.8%	103.2%	- 0.6%	100.2%	102.9%	+ 2.8%
New Listings	49	46	- 6.1%	124	91	- 26.6%

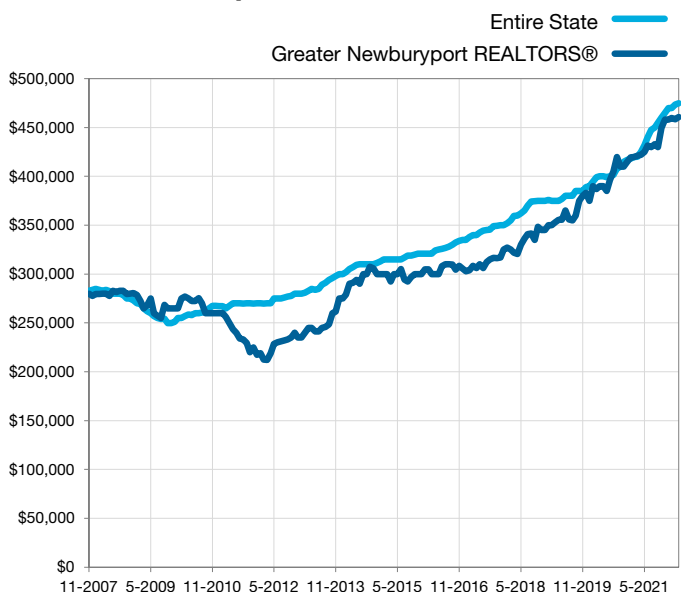
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 11.7%

+ 12.4%

- 46.2%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	252	203	- 19.4%	577	481	- 16.6%
Closed Sales	176	158	- 10.2%	525	449	- 14.5%
Median Sales Price*	\$358,500	\$395,000	+ 10.2%	\$340,000	\$375,500	+ 10.4%
Inventory of Homes for Sale	231	129	- 44.2%	--	--	--
Months Supply of Inventory	0.9	0.5	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	46	33	- 28.4%	43	33	- 23.6%
Percent of Original List Price Received*	102.8%	103.4%	+ 0.6%	101.9%	101.5%	- 0.3%
New Listings	284	230	- 19.0%	600	511	- 14.8%

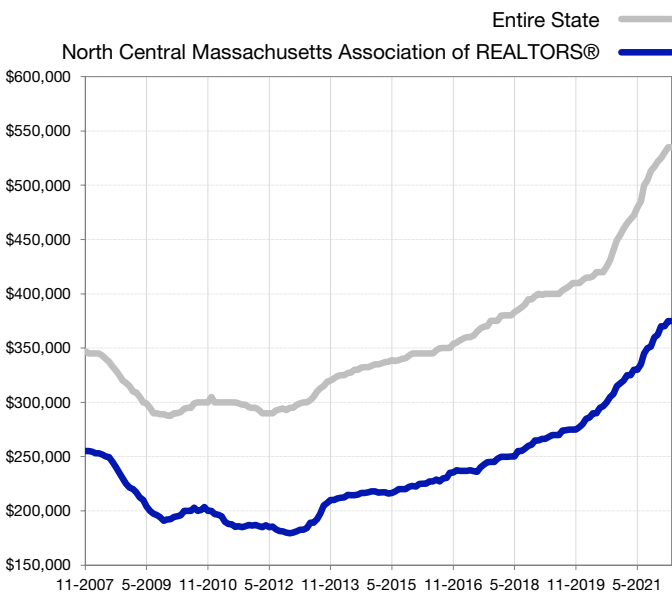
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	40	49	+ 22.5%	96	95	- 1.0%
Closed Sales	30	24	- 20.0%	90	71	- 21.1%
Median Sales Price*	\$240,000	\$252,500	+ 5.2%	\$247,450	\$260,000	+ 5.1%
Inventory of Homes for Sale	44	19	- 56.8%	--	--	--
Months Supply of Inventory	1.2	0.5	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 9.9%	38	27	- 29.3%
Percent of Original List Price Received*	102.5%	105.2%	+ 2.6%	100.6%	102.9%	+ 2.3%
New Listings	52	42	- 19.2%	109	102	- 6.4%

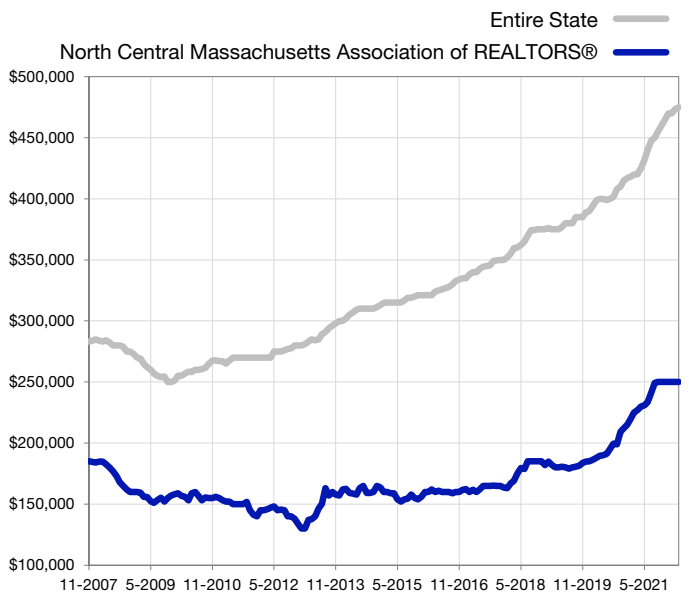
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 17.0%

+ 10.5%

- 34.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	353	289	- 18.1%	741	640	- 13.6%
Closed Sales	202	166	- 17.8%	603	554	- 8.1%
Median Sales Price*	\$555,600	\$596,250	+ 7.3%	\$552,300	\$581,500	+ 5.3%
Inventory of Homes for Sale	253	171	- 32.4%	--	--	--
Months Supply of Inventory	0.8	0.5	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 31.0%	37	30	- 19.7%
Percent of Original List Price Received*	103.7%	106.0%	+ 2.2%	102.5%	103.2%	+ 0.7%
New Listings	406	372	- 8.4%	825	747	- 9.5%

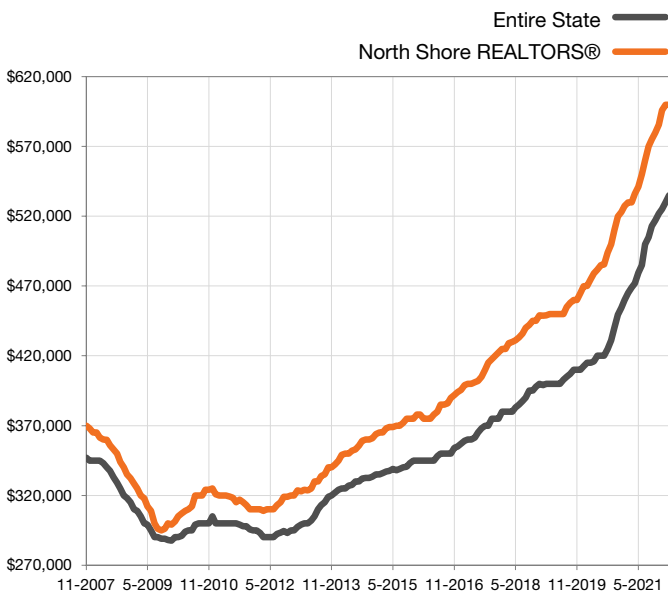
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	188	145	- 22.9%	433	367	- 15.2%
Closed Sales	133	112	- 15.8%	361	314	- 13.0%
Median Sales Price*	\$399,900	\$402,500	+ 0.7%	\$375,000	\$392,500	+ 4.7%
Inventory of Homes for Sale	145	89	- 38.6%	--	--	--
Months Supply of Inventory	0.9	0.6	- 37.3%	--	--	--
Cumulative Days on Market Until Sale	37	36	- 3.8%	43	37	- 13.5%
Percent of Original List Price Received*	101.4%	103.8%	+ 2.4%	99.9%	102.4%	+ 2.5%
New Listings	208	185	- 11.1%	478	401	- 16.1%

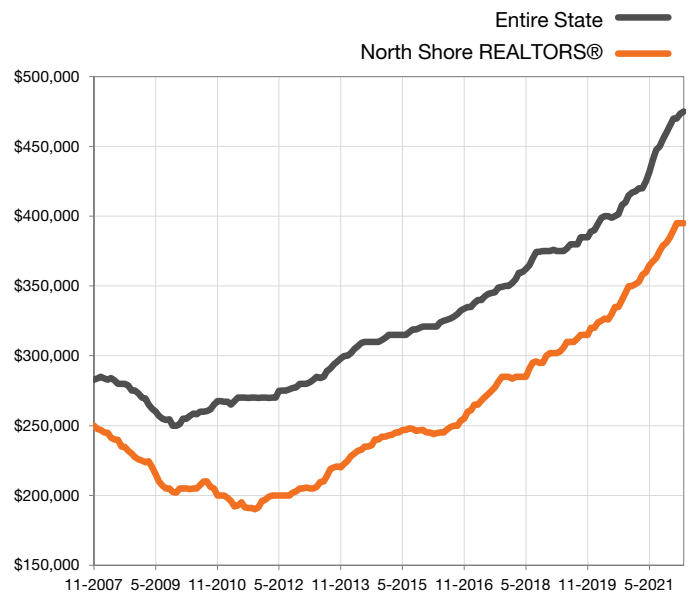
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 10.1%

+ 19.1%

- 28.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	376	328	- 12.8%	777	692	- 10.9%
Closed Sales	197	190	- 3.6%	581	557	- 4.1%
Median Sales Price*	\$515,625	\$580,000	+ 12.5%	\$499,900	\$560,000	+ 12.0%
Inventory of Homes for Sale	152	142	- 6.6%	--	--	--
Months Supply of Inventory	0.5	0.4	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	33	25	- 24.6%	33	28	- 15.9%
Percent of Original List Price Received*	105.3%	106.9%	+ 1.5%	102.9%	104.6%	+ 1.7%
New Listings	374	380	+ 1.6%	815	764	- 6.3%

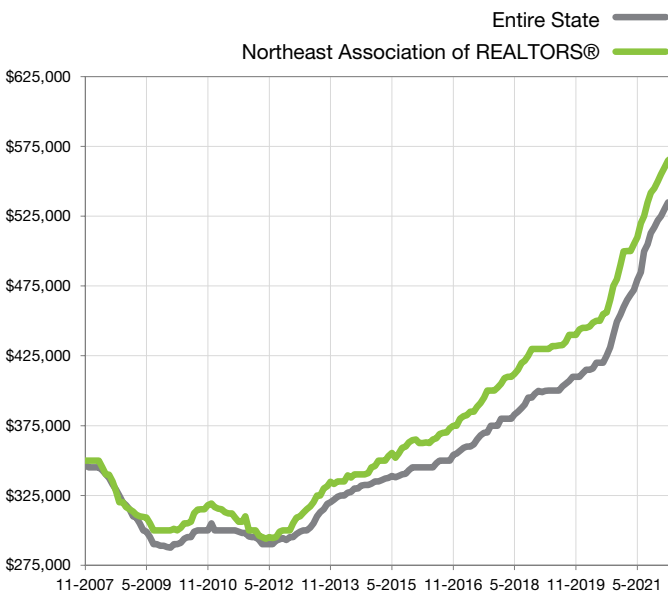
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	152	142	- 6.6%	353	327	- 7.4%
Closed Sales	109	85	- 22.0%	294	252	- 14.3%
Median Sales Price*	\$285,000	\$312,000	+ 9.5%	\$275,000	\$325,000	+ 18.2%
Inventory of Homes for Sale	130	59	- 54.6%	--	--	--
Months Supply of Inventory	1.0	0.4	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 18.3%	33	28	- 15.0%
Percent of Original List Price Received*	103.0%	105.1%	+ 2.0%	101.1%	103.9%	+ 2.8%
New Listings	165	148	- 10.3%	405	346	- 14.6%

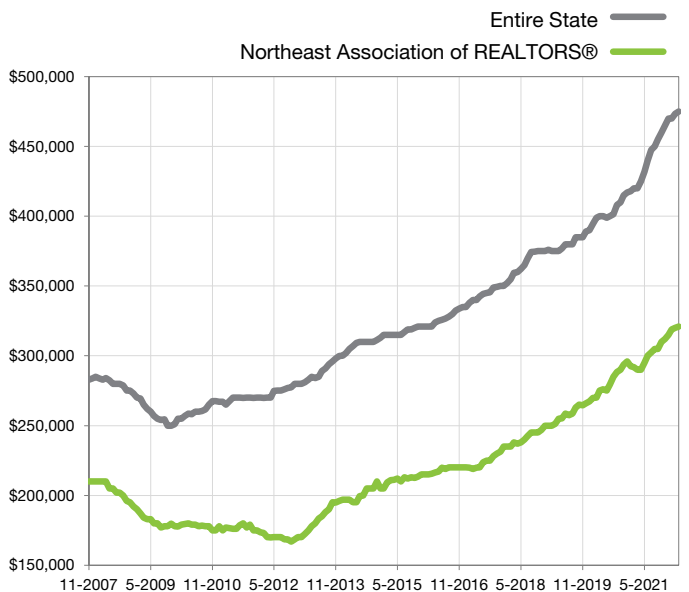
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 15.3%

+ 11.1%

- 40.9%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	550	532	- 3.3%	1,204	1,178	- 2.2%
Closed Sales	358	302	- 15.6%	1,061	981	- 7.5%
Median Sales Price*	\$377,000	\$420,000	+ 11.4%	\$365,000	\$412,000	+ 12.9%
Inventory of Homes for Sale	451	267	- 40.8%	--	--	--
Months Supply of Inventory	0.8	0.5	- 39.4%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 8.3%	39	35	- 9.3%
Percent of Original List Price Received*	102.8%	103.5%	+ 0.6%	101.0%	102.1%	+ 1.0%
New Listings	623	587	- 5.8%	1,302	1,228	- 5.7%

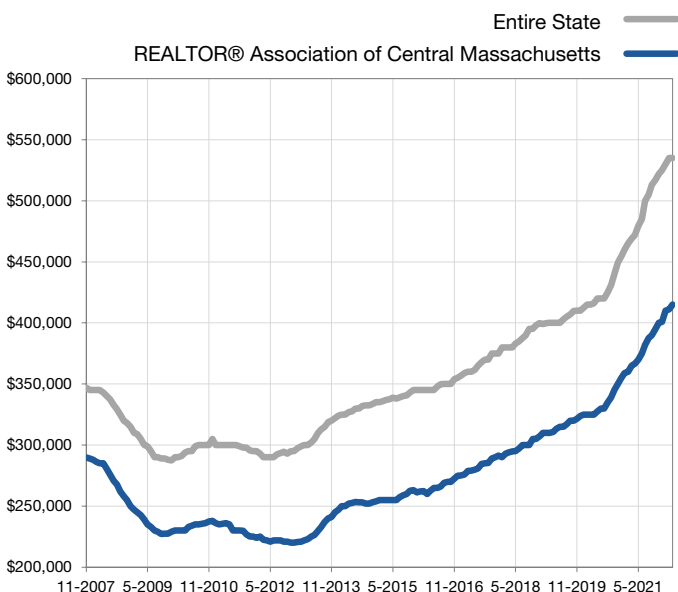
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	159	174	+ 9.4%	397	370	- 6.8%
Closed Sales	118	101	- 14.4%	302	258	- 14.6%
Median Sales Price*	\$299,325	\$330,000	+ 10.2%	\$253,000	\$321,500	+ 27.1%
Inventory of Homes for Sale	148	87	- 41.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 44.9%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 5.6%	40	36	- 9.8%
Percent of Original List Price Received*	101.1%	104.7%	+ 3.5%	100.2%	102.8%	+ 2.6%
New Listings	186	187	+ 0.5%	410	396	- 3.4%

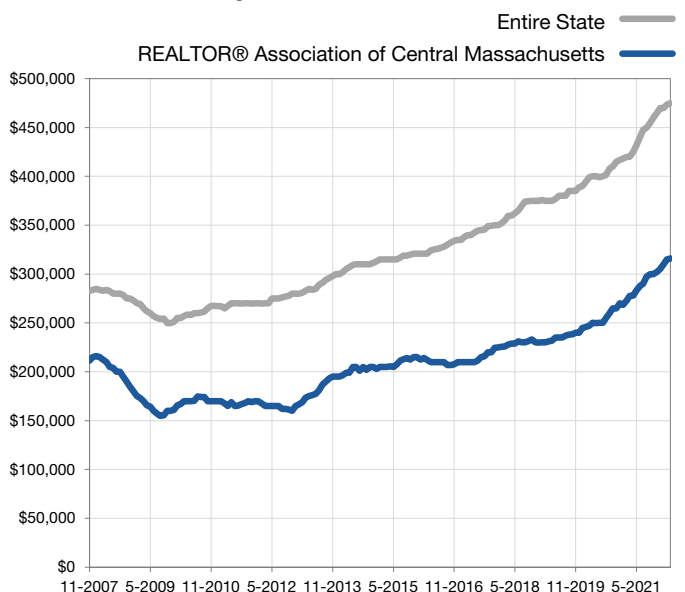
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 13.6%

+ 8.0%

- 36.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	496	512	+ 3.2%	1,273	1,215	- 4.6%
Closed Sales	420	344	- 18.1%	1,183	1,024	- 13.4%
Median Sales Price*	\$265,000	\$300,000	+ 13.2%	\$259,888	\$285,000	+ 9.7%
Inventory of Homes for Sale	518	321	- 38.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 35.6%	--	--	--
Cumulative Days on Market Until Sale	47	39	- 17.2%	49	39	- 20.5%
Percent of Original List Price Received*	100.4%	102.0%	+ 1.6%	99.5%	101.1%	+ 1.7%
New Listings	527	540	+ 2.5%	1,280	1,257	- 1.8%

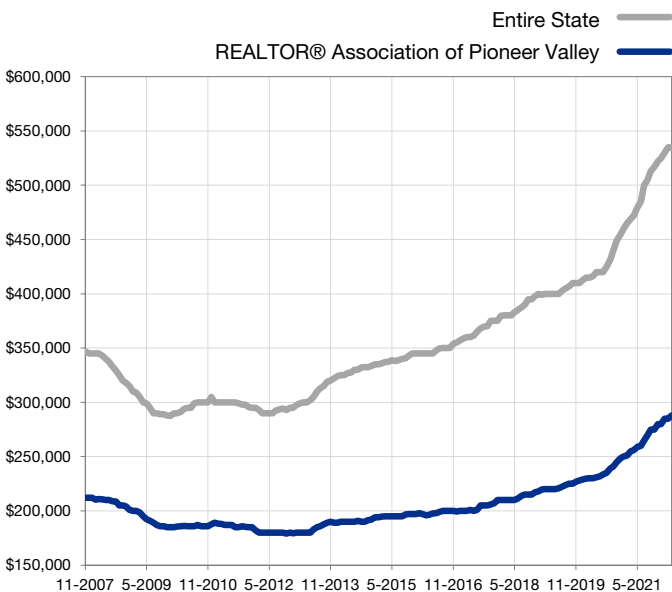
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	91	100	+ 9.9%	218	225	+ 3.2%
Closed Sales	57	68	+ 19.3%	169	189	+ 11.8%
Median Sales Price*	\$173,000	\$194,250	+ 12.3%	\$173,000	\$205,000	+ 18.5%
Inventory of Homes for Sale	92	66	- 28.3%	--	--	--
Months Supply of Inventory	1.3	0.8	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	38	40	+ 5.3%	44	34	- 22.6%
Percent of Original List Price Received*	99.7%	103.6%	+ 3.9%	98.7%	102.2%	+ 3.6%
New Listings	87	106	+ 21.8%	224	239	+ 6.7%

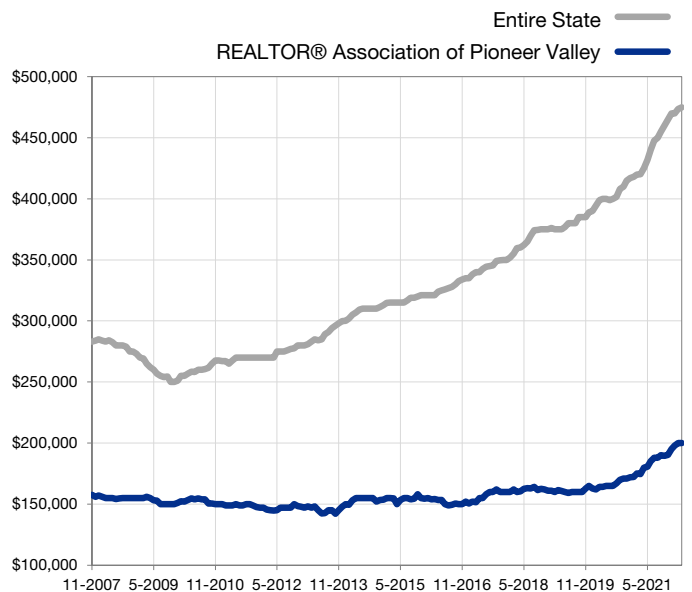
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 15.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 39.0%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	431	383	- 11.1%	1,018	914	- 10.2%
Closed Sales	311	255	- 18.0%	898	786	- 12.5%
Median Sales Price*	\$415,000	\$460,000	+ 10.8%	\$405,500	\$450,000	+ 11.0%
Inventory of Homes for Sale	413	260	- 37.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	36	34	- 4.2%	37	36	- 3.8%
Percent of Original List Price Received*	102.0%	103.2%	+ 1.2%	101.4%	101.9%	+ 0.4%
New Listings	484	435	- 10.1%	1,104	1,021	- 7.5%

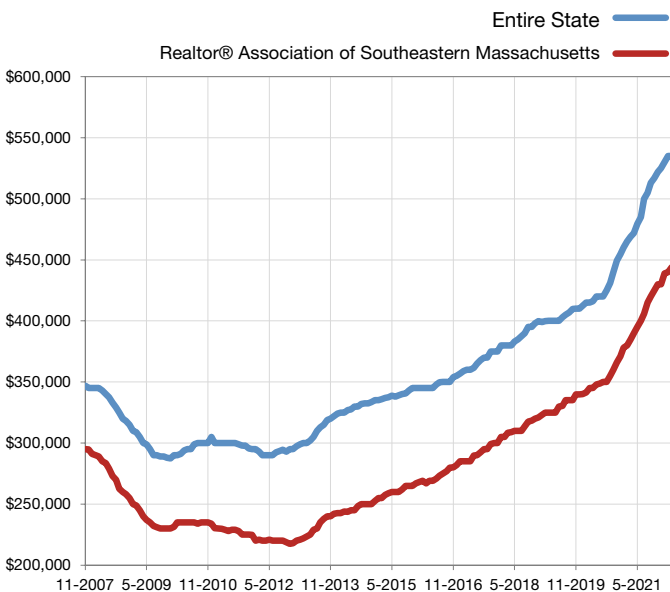
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	76	82	+ 7.9%	189	226	+ 19.6%
Closed Sales	73	71	- 2.7%	197	183	- 7.1%
Median Sales Price*	\$279,000	\$319,000	+ 14.3%	\$260,000	\$320,000	+ 23.1%
Inventory of Homes for Sale	87	45	- 48.3%	--	--	--
Months Supply of Inventory	1.2	0.6	- 47.3%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 11.8%	37	29	- 20.8%
Percent of Original List Price Received*	101.1%	103.0%	+ 1.9%	100.1%	102.7%	+ 2.6%
New Listings	93	85	- 8.6%	222	229	+ 3.2%

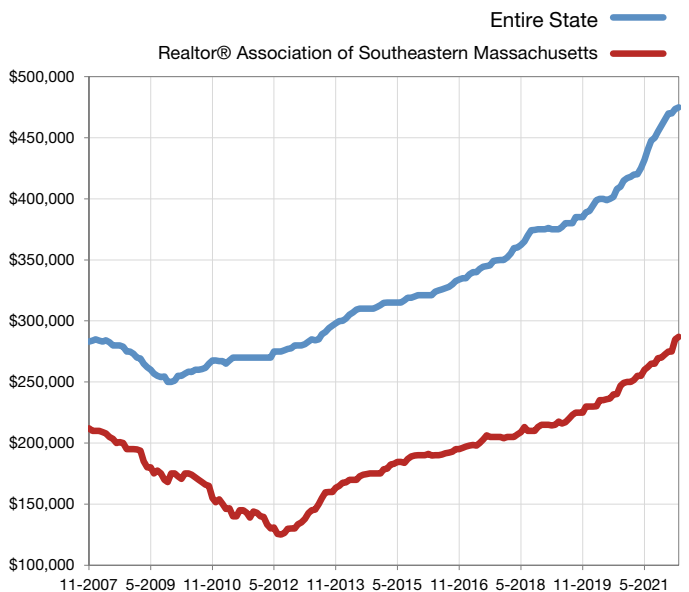
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 32.2%

+ 12.8%

- 37.2%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	78	94	+ 20.5%	224	206	- 8.0%
Closed Sales	75	51	- 32.0%	222	183	- 17.6%
Median Sales Price*	\$350,000	\$395,000	+ 12.9%	\$344,500	\$400,000	+ 16.1%
Inventory of Homes for Sale	102	60	- 41.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 35.8%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 77.9%	34	47	+ 38.6%
Percent of Original List Price Received*	102.2%	99.0%	- 3.1%	101.4%	98.6%	- 2.8%
New Listings	97	92	- 5.2%	238	207	- 13.0%

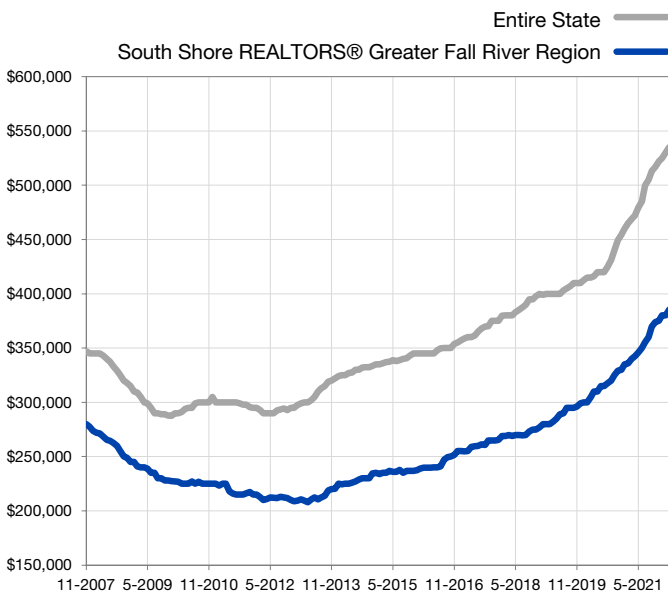
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	15	+ 275.0%	24	32	+ 33.3%
Closed Sales	12	8	- 33.3%	32	27	- 15.6%
Median Sales Price*	\$187,500	\$173,125	- 7.7%	\$209,000	\$163,900	- 21.6%
Inventory of Homes for Sale	19	16	- 15.8%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	38	50	+ 31.3%	43	49	+ 14.8%
Percent of Original List Price Received*	97.3%	95.2%	- 2.2%	95.6%	96.5%	+ 0.9%
New Listings	10	22	+ 120.0%	24	32	+ 33.3%

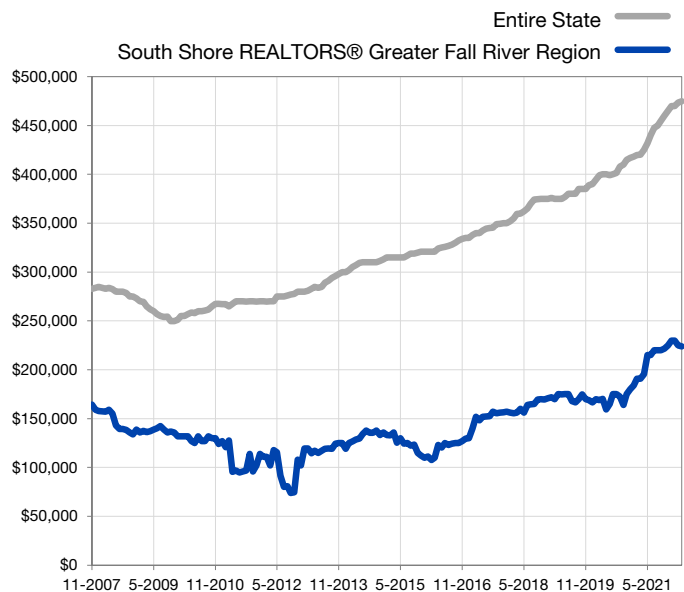
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 27.8%

+ 10.6%

- 48.0%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	572	458	- 19.9%	1,262	1,002	- 20.6%
Closed Sales	374	287	- 23.3%	1,020	833	- 18.3%
Median Sales Price*	\$538,245	\$583,000	+ 8.3%	\$520,000	\$575,000	+ 10.6%
Inventory of Homes for Sale	404	254	- 37.1%	--	--	--
Months Supply of Inventory	0.8	0.5	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 14.6%	40	32	- 18.4%
Percent of Original List Price Received*	102.4%	103.2%	+ 0.8%	100.9%	102.1%	+ 1.2%
New Listings	632	544	- 13.9%	1,370	1,117	- 18.5%

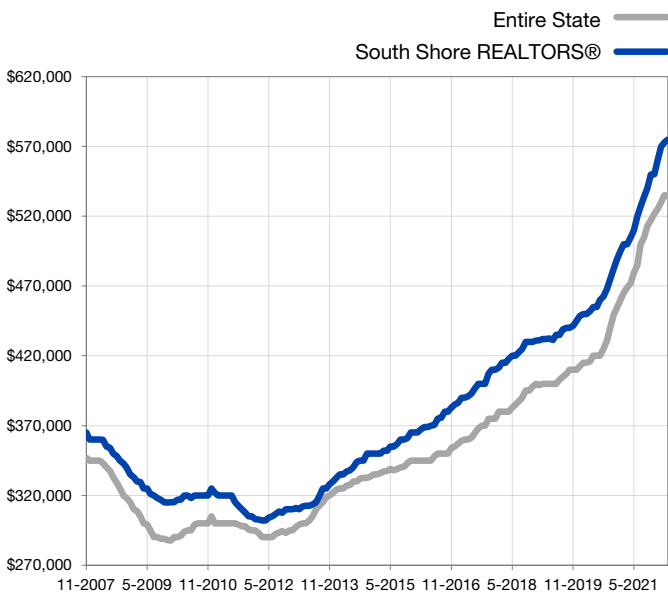
Condominium Properties

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	230	156	- 32.2%	501	371	- 25.9%
Closed Sales	172	107	- 37.8%	392	311	- 20.7%
Median Sales Price*	\$389,500	\$415,000	+ 6.5%	\$375,450	\$410,000	+ 9.2%
Inventory of Homes for Sale	257	90	- 65.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	52	36	- 30.9%	51	39	- 22.6%
Percent of Original List Price Received*	99.9%	102.6%	+ 2.7%	99.0%	101.3%	+ 2.3%
New Listings	275	171	- 37.8%	616	396	- 35.7%

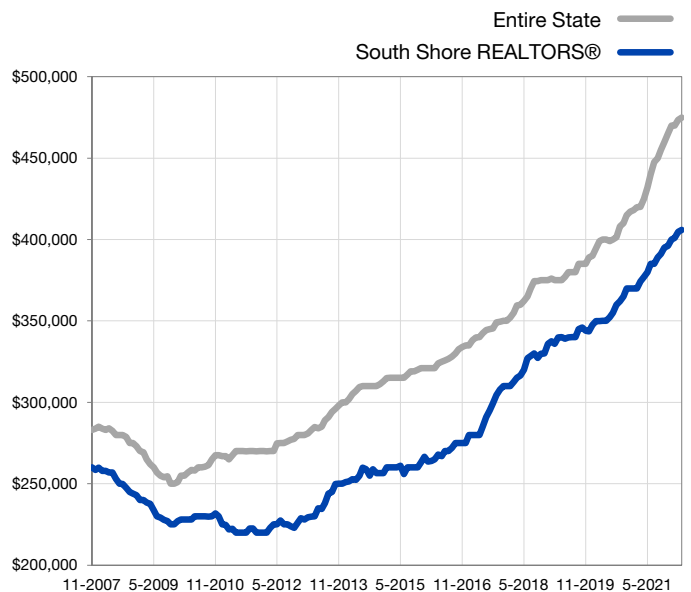
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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