

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 28.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 2.9%

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

- 39.4%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	125	113	- 9.6%	467	397	- 15.0%
Closed Sales	125	89	- 28.8%	422	379	- 10.2%
Median Sales Price*	\$350,000	\$340,000	- 2.9%	\$292,500	\$314,000	+ 7.4%
Inventory of Homes for Sale	289	175	- 39.4%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.2%	--	--	--
Cumulative Days on Market Until Sale	146	123	- 15.8%	133	111	- 16.5%
Percent of Original List Price Received*	96.3%	99.3%	+ 3.0%	94.9%	95.9%	+ 1.0%
New Listings	169	129	- 23.7%	481	411	- 14.6%

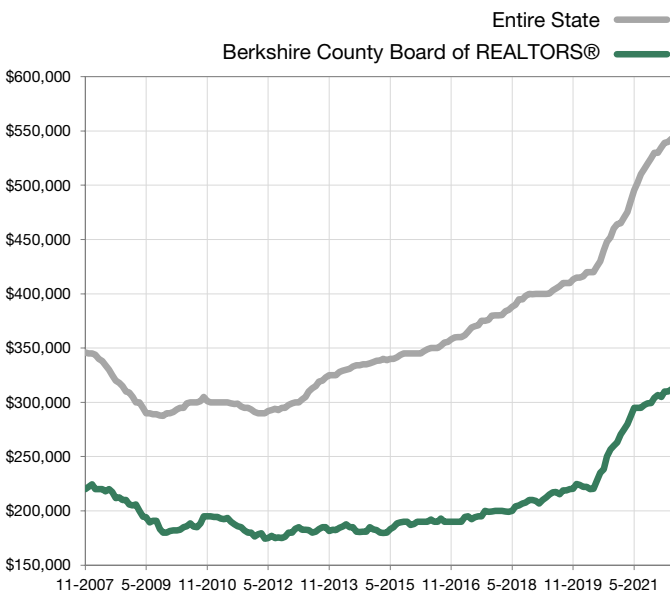
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	7	- 63.2%	74	45	- 39.2%
Closed Sales	22	13	- 40.9%	62	58	- 6.5%
Median Sales Price*	\$308,750	\$355,000	+ 15.0%	\$266,750	\$292,500	+ 9.7%
Inventory of Homes for Sale	44	26	- 40.9%	--	--	--
Months Supply of Inventory	2.5	1.5	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	165	123	- 25.3%	154	109	- 29.4%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	95.1%	96.4%	+ 1.4%
New Listings	20	7	- 65.0%	55	61	+ 10.9%

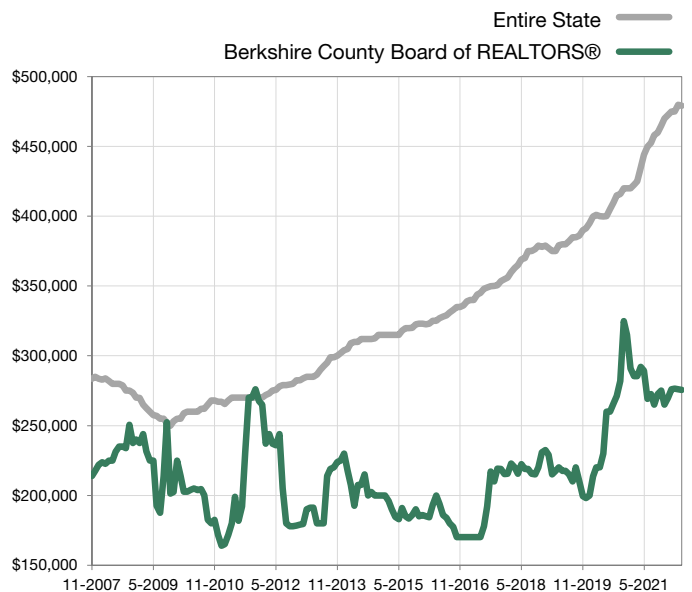
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 20.9%

+ 16.5%

- 26.3%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	476	449	- 5.7%	1,683	1,385	- 17.7%
Closed Sales	421	333	- 20.9%	1,500	1,236	- 17.6%
Median Sales Price*	\$600,000	\$699,000	+ 16.5%	\$575,000	\$645,500	+ 12.3%
Inventory of Homes for Sale	612	451	- 26.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 8.2%	--	--	--
Cumulative Days on Market Until Sale	60	41	- 32.5%	70	39	- 43.6%
Percent of Original List Price Received*	101.4%	103.1%	+ 1.7%	99.2%	100.9%	+ 1.7%
New Listings	600	500	- 16.7%	1,735	1,563	- 9.9%

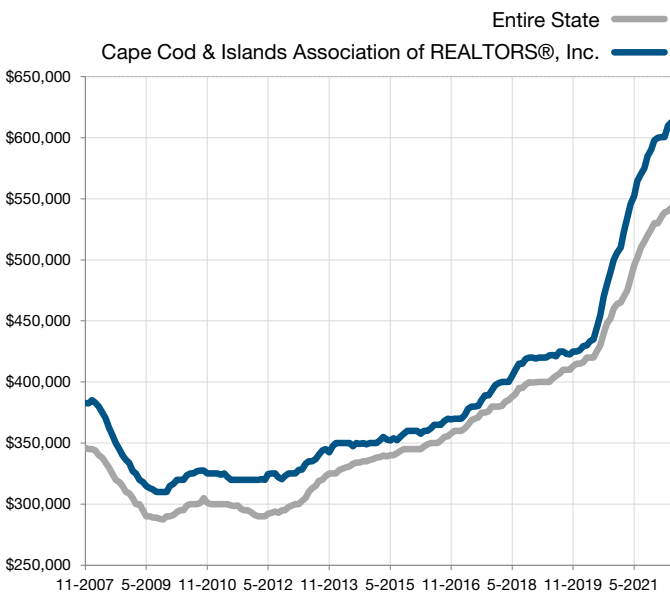
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	129	105	- 18.6%	484	375	- 22.5%
Closed Sales	113	107	- 5.3%	410	356	- 13.2%
Median Sales Price*	\$349,900	\$390,000	+ 11.5%	\$343,450	\$410,000	+ 19.4%
Inventory of Homes for Sale	223	118	- 47.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	55	34	- 38.7%	85	43	- 48.8%
Percent of Original List Price Received*	99.5%	104.4%	+ 5.0%	97.8%	101.6%	+ 3.8%
New Listings	142	108	- 23.9%	448	397	- 11.4%

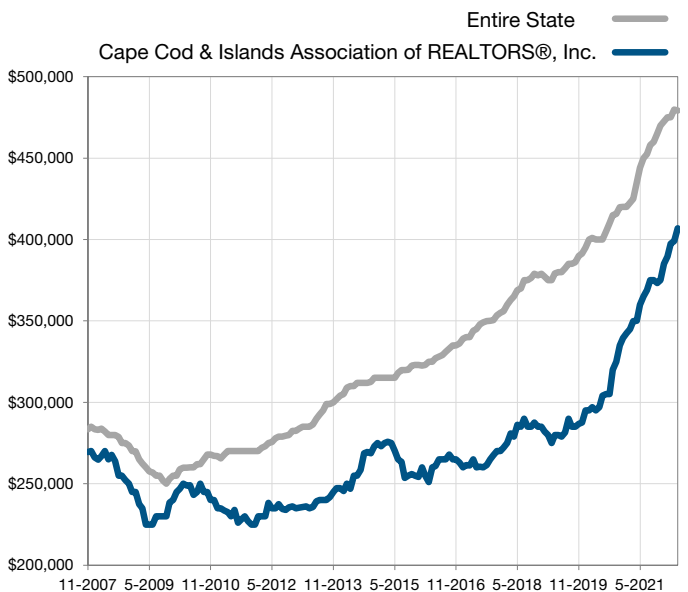
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Boston Association of REALTORS®

GREATER BOSTON
ASSOCIATION
OF REALTORS®

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,466	1,353	- 7.7%	4,516	3,925	- 13.1%
Closed Sales	1,028	888	- 13.6%	3,328	2,882	- 13.4%
Median Sales Price*	\$760,000	\$845,000	+ 11.2%	\$703,501	\$780,000	+ 10.9%
Inventory of Homes for Sale	1,337	1,038	- 22.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	39	30	- 23.1%
Percent of Original List Price Received*	104.5%	108.0%	+ 3.3%	101.9%	104.8%	+ 2.8%
New Listings	1,956	1,701	- 13.0%	5,288	4,789	- 9.4%

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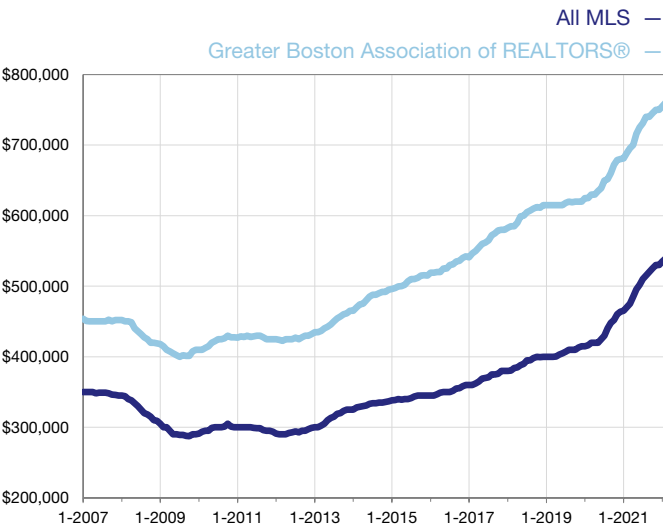
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,537	1,354	- 11.9%	5,070	4,377	- 13.7%
Closed Sales	1,271	1,007	- 20.8%	3,779	3,175	- 16.0%
Median Sales Price*	\$615,000	\$720,000	+ 17.1%	\$609,000	\$665,000	+ 9.2%
Inventory of Homes for Sale	2,239	1,521	- 32.1%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	36	- 30.8%	59	48	- 18.6%
Percent of Original List Price Received*	99.9%	102.8%	+ 2.9%	98.5%	100.8%	+ 2.3%
New Listings	2,085	1,644	- 21.2%	6,222	5,550	- 10.8%

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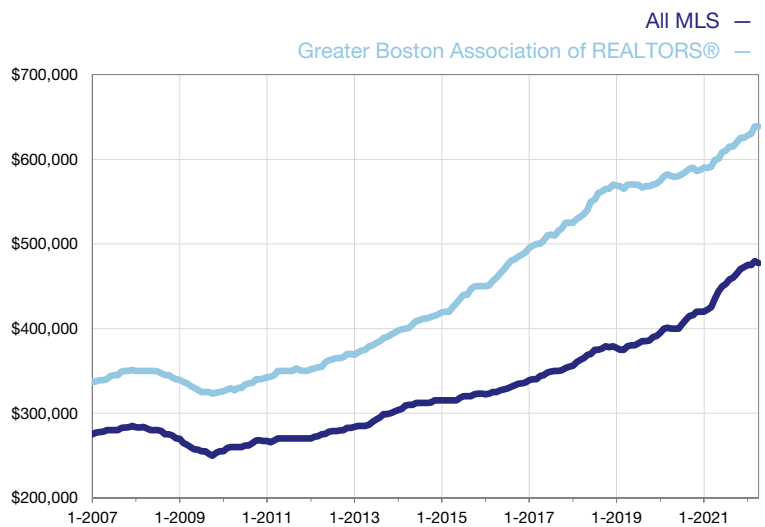
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 2.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 10.4%

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

- 26.9%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	53	53	0.0%	195	171	- 12.3%
Closed Sales	36	37	+ 2.8%	153	112	- 26.8%
Median Sales Price*	\$750,500	\$672,500	- 10.4%	\$632,500	\$673,750	+ 6.5%
Inventory of Homes for Sale	67	49	- 26.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 16.6%	--	--	--
Cumulative Days on Market Until Sale	20	57	+ 187.9%	38	42	+ 12.0%
Percent of Original List Price Received*	103.7%	105.6%	+ 1.8%	101.7%	104.7%	+ 2.9%
New Listings	72	75	+ 4.2%	229	209	- 8.7%

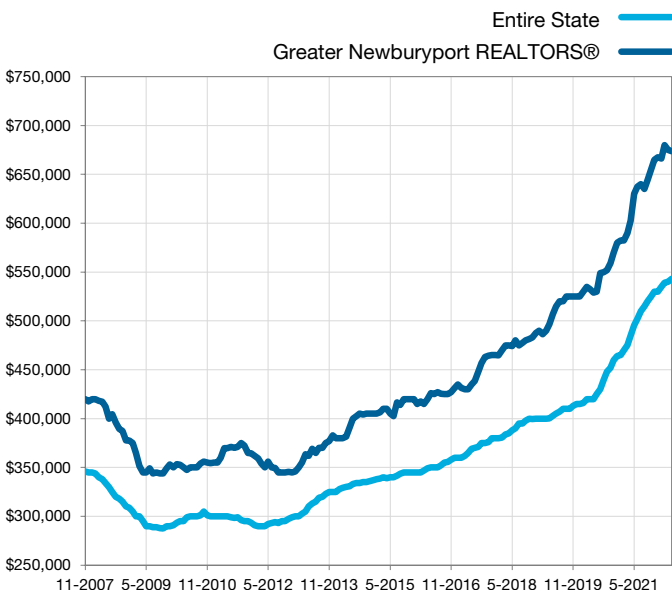
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	60	32	- 46.7%	177	114	- 35.6%
Closed Sales	41	34	- 17.1%	138	101	- 26.8%
Median Sales Price*	\$433,000	\$528,000	+ 21.9%	\$425,950	\$500,000	+ 17.4%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 14.9%	--	--	--
Cumulative Days on Market Until Sale	40	31	- 22.4%	43	34	- 20.9%
Percent of Original List Price Received*	102.4%	103.9%	+ 1.5%	100.8%	103.2%	+ 2.3%
New Listings	62	38	- 38.7%	185	128	- 30.8%

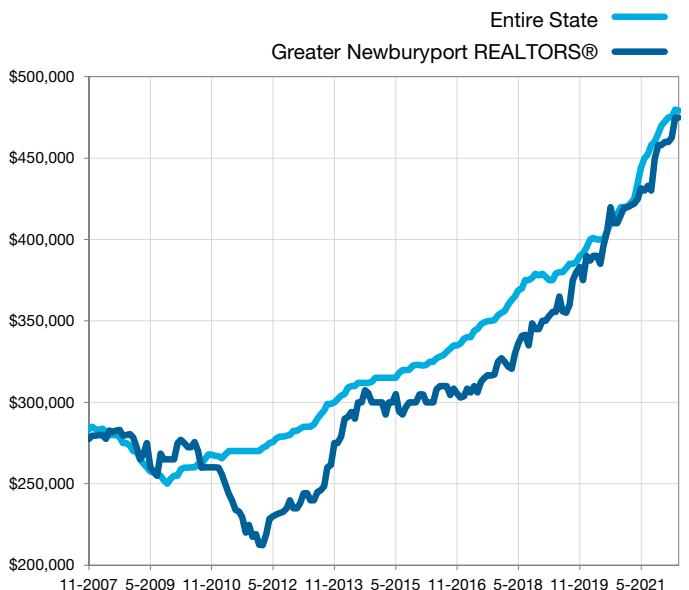
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 24.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.4%

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

- 28.7%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	259	239	- 7.7%	836	705	- 15.7%
Closed Sales	193	146	- 24.4%	718	602	- 16.2%
Median Sales Price*	\$350,000	\$369,000	+ 5.4%	\$342,000	\$375,000	+ 9.6%
Inventory of Homes for Sale	261	186	- 28.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 7.3%	40	33	- 19.3%
Percent of Original List Price Received*	104.6%	104.4%	- 0.2%	102.6%	102.3%	- 0.3%
New Listings	318	306	- 3.8%	913	811	- 11.2%

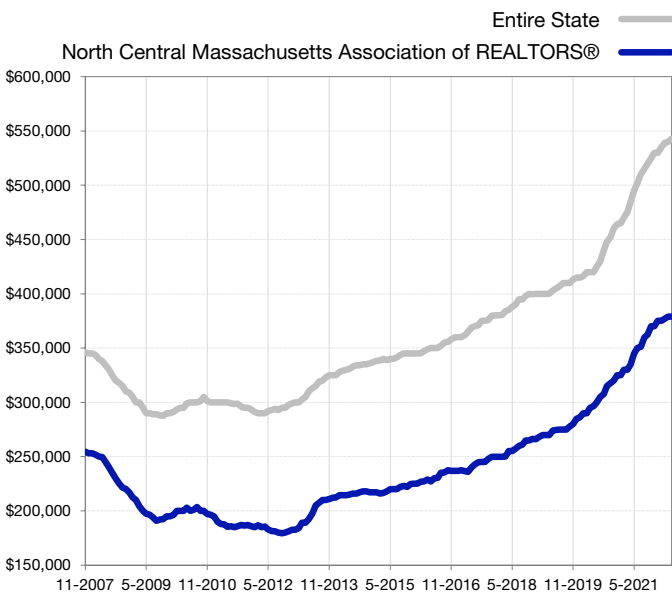
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	46	49	+ 6.5%	141	137	- 2.8%
Closed Sales	24	29	+ 20.8%	114	104	- 8.8%
Median Sales Price*	\$222,500	\$261,000	+ 17.3%	\$242,450	\$260,500	+ 7.4%
Inventory of Homes for Sale	48	29	- 39.6%	--	--	--
Months Supply of Inventory	1.3	0.8	- 39.6%	--	--	--
Cumulative Days on Market Until Sale	37	15	- 59.2%	38	23	- 39.0%
Percent of Original List Price Received*	105.6%	105.4%	- 0.2%	101.6%	103.7%	+ 2.1%
New Listings	55	54	- 1.8%	160	154	- 3.8%

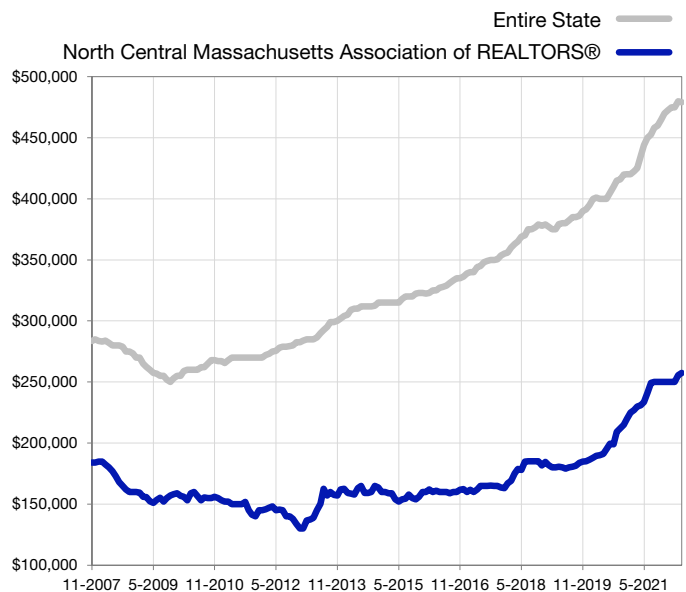
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 25.4%

+ 7.5%

- 22.5%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	352	314	- 10.8%	1,092	929	- 14.9%
Closed Sales	276	206	- 25.4%	878	771	- 12.2%
Median Sales Price*	\$581,500	\$625,000	+ 7.5%	\$560,000	\$595,000	+ 6.3%
Inventory of Homes for Sale	271	210	- 22.5%	--	--	--
Months Supply of Inventory	0.8	0.7	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	26	22	- 14.5%	33	28	- 17.5%
Percent of Original List Price Received*	105.5%	108.1%	+ 2.4%	103.5%	104.5%	+ 1.0%
New Listings	404	365	- 9.7%	1,218	1,097	- 9.9%

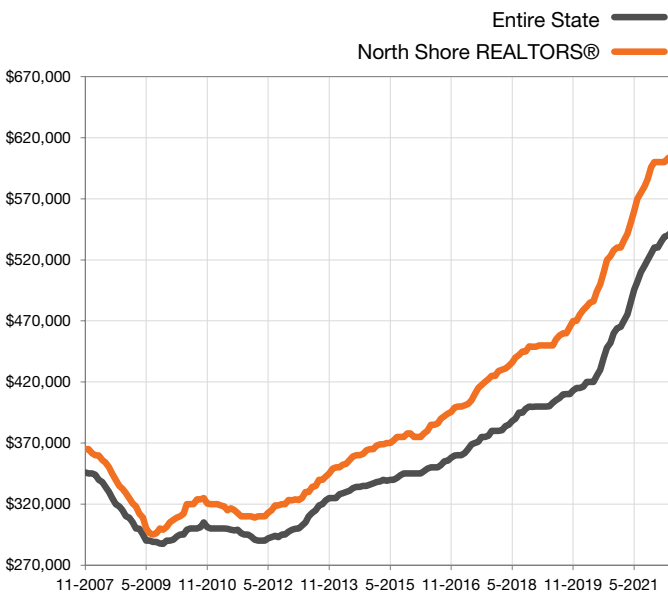
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	176	180	+ 2.3%	609	539	- 11.5%
Closed Sales	140	132	- 5.7%	501	459	- 8.4%
Median Sales Price*	\$369,000	\$452,500	+ 22.6%	\$370,000	\$410,000	+ 10.8%
Inventory of Homes for Sale	147	97	- 34.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.2%	40	36	- 9.1%
Percent of Original List Price Received*	103.6%	105.2%	+ 1.6%	100.9%	103.2%	+ 2.2%
New Listings	200	196	- 2.0%	670	589	- 12.1%

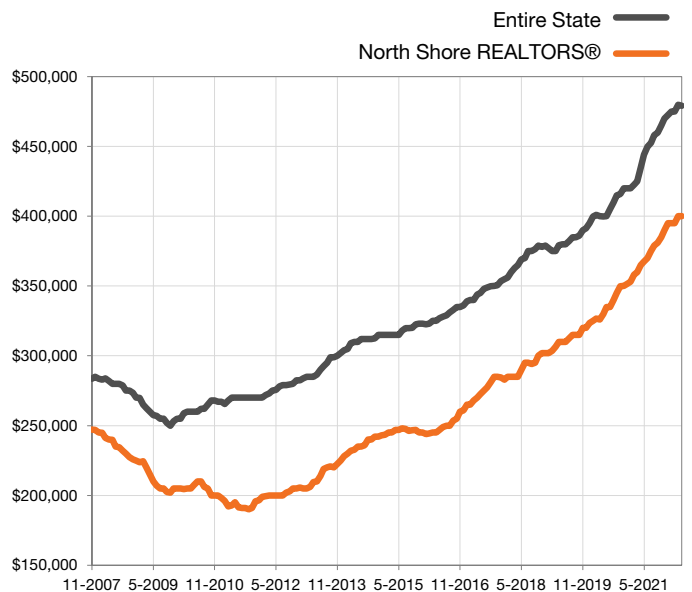
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 16.8%

+ 9.8%

- 10.1%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	318	348	+ 9.4%	1,095	1,029	- 6.0%
Closed Sales	292	243	- 16.8%	873	813	- 6.9%
Median Sales Price*	\$560,000	\$615,000	+ 9.8%	\$516,000	\$575,000	+ 11.4%
Inventory of Homes for Sale	217	195	- 10.1%	--	--	--
Months Supply of Inventory	0.7	0.6	- 8.9%	--	--	--
Cumulative Days on Market Until Sale	26	21	- 18.8%	30	25	- 16.6%
Percent of Original List Price Received*	105.8%	108.2%	+ 2.3%	103.9%	105.8%	+ 1.8%
New Listings	408	415	+ 1.7%	1,219	1,176	- 3.5%

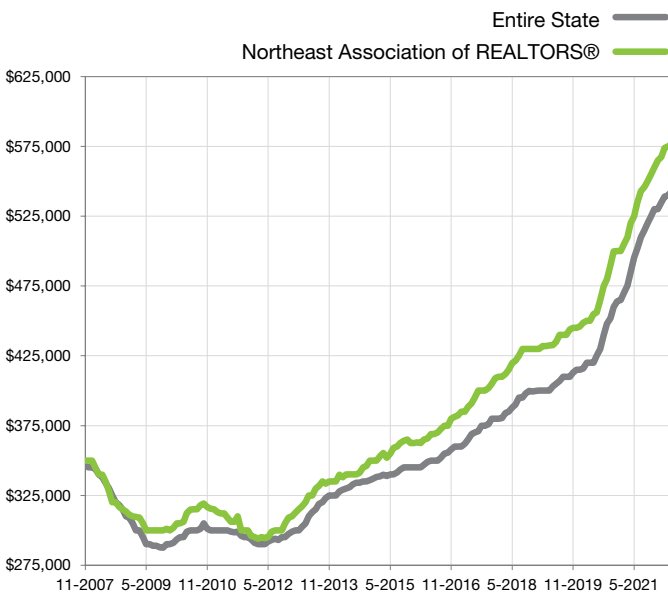
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	158	134	- 15.2%	509	458	- 10.0%
Closed Sales	121	108	- 10.7%	415	367	- 11.6%
Median Sales Price*	\$299,900	\$382,000	+ 27.4%	\$279,900	\$348,000	+ 24.3%
Inventory of Homes for Sale	134	57	- 57.5%	--	--	--
Months Supply of Inventory	1.0	0.4	- 59.2%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.4%	31	28	- 11.6%
Percent of Original List Price Received*	102.8%	107.3%	+ 4.4%	101.6%	104.9%	+ 3.2%
New Listings	178	139	- 21.9%	582	482	- 17.2%

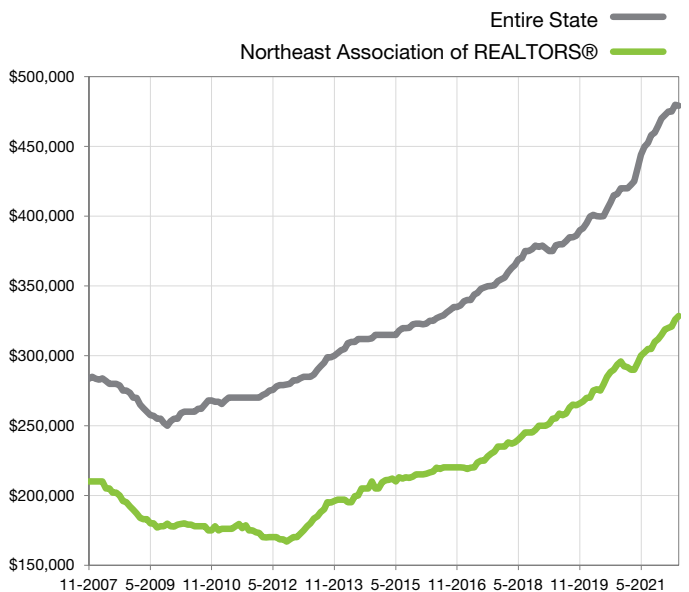
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 0.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.5%

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

- 32.3%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	596	538	- 9.7%	1,798	1,685	- 6.3%
Closed Sales	405	408	+ 0.7%	1,464	1,410	- 3.7%
Median Sales Price*	\$400,000	\$450,000	+ 12.5%	\$375,000	\$422,750	+ 12.7%
Inventory of Homes for Sale	575	389	- 32.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 31.2%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 5.1%	37	34	- 7.8%
Percent of Original List Price Received*	104.9%	105.8%	+ 0.9%	102.1%	103.2%	+ 1.0%
New Listings	778	675	- 13.2%	2,071	1,891	- 8.7%

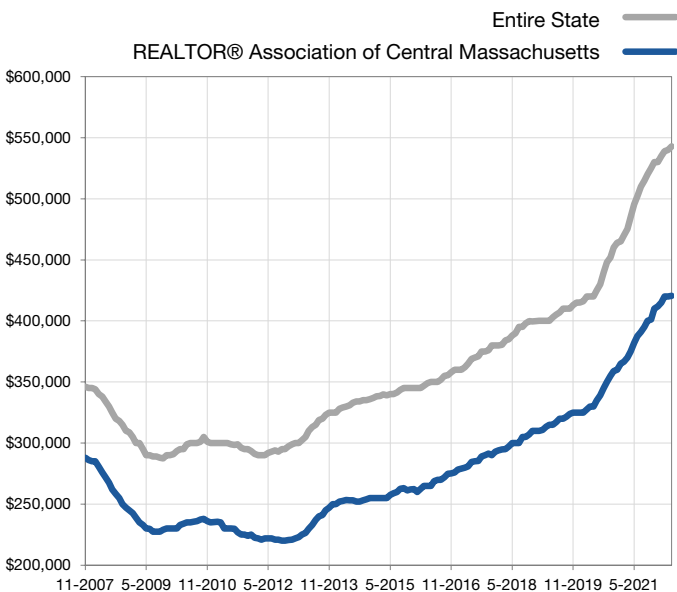
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	174	146	- 16.1%	571	503	- 11.9%
Closed Sales	120	115	- 4.2%	421	386	- 8.3%
Median Sales Price*	\$293,750	\$340,000	+ 15.7%	\$270,000	\$330,000	+ 22.2%
Inventory of Homes for Sale	175	115	- 34.3%	--	--	--
Months Supply of Inventory	1.3	0.8	- 37.6%	--	--	--
Cumulative Days on Market Until Sale	31	25	- 19.0%	38	33	- 11.9%
Percent of Original List Price Received*	103.1%	106.5%	+ 3.4%	101.1%	104.0%	+ 2.9%
New Listings	219	180	- 17.8%	623	572	- 8.2%

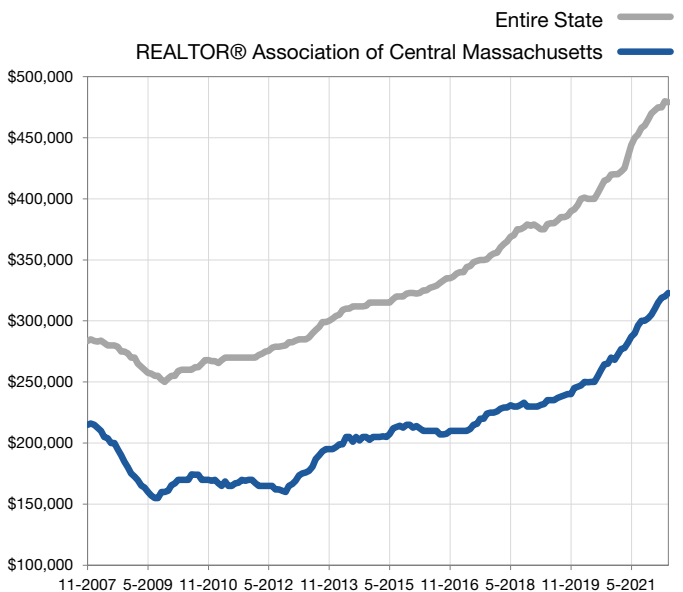
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 4.8%

+ 11.1%

- 33.2%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	531	514	- 3.2%	1,798	1,683	- 6.4%
Closed Sales	415	395	- 4.8%	1,592	1,434	- 9.9%
Median Sales Price*	\$270,000	\$300,000	+ 11.1%	\$260,000	\$290,000	+ 11.5%
Inventory of Homes for Sale	597	399	- 33.2%	--	--	--
Months Supply of Inventory	1.1	0.8	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 14.3%	47	37	- 20.5%
Percent of Original List Price Received*	102.3%	103.7%	+ 1.4%	100.2%	101.9%	+ 1.7%
New Listings	669	590	- 11.8%	1,937	1,833	- 5.4%

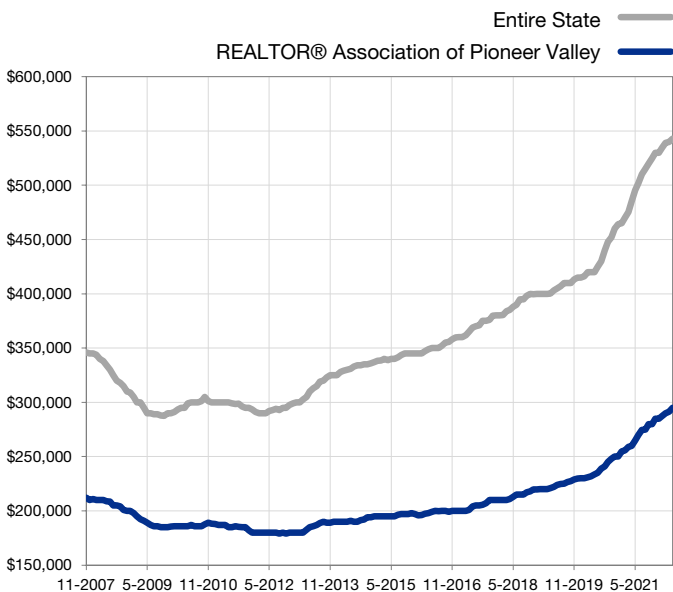
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	65	89	+ 36.9%	283	308	+ 8.8%
Closed Sales	78	94	+ 20.5%	247	287	+ 16.2%
Median Sales Price*	\$204,000	\$200,500	- 1.7%	\$182,000	\$205,000	+ 12.6%
Inventory of Homes for Sale	108	69	- 36.1%	--	--	--
Months Supply of Inventory	1.6	0.8	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	42	23	- 46.0%	44	30	- 30.6%
Percent of Original List Price Received*	100.7%	103.6%	+ 2.9%	99.3%	102.7%	+ 3.4%
New Listings	88	91	+ 3.4%	311	328	+ 5.5%

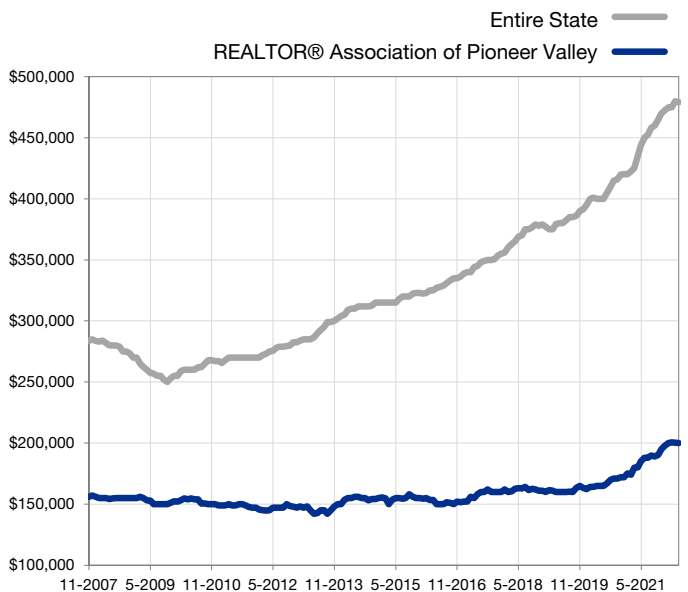
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 26.7%

+ 10.6%

- 21.3%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	394	351	- 10.9%	1,340	1,175	- 12.3%
Closed Sales	326	239	- 26.7%	1,175	1,002	- 14.7%
Median Sales Price*	\$420,500	\$465,000	+ 10.6%	\$406,000	\$450,000	+ 10.8%
Inventory of Homes for Sale	394	310	- 21.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 5.3%	36	35	- 4.6%
Percent of Original List Price Received*	103.5%	103.4%	- 0.2%	101.9%	102.2%	+ 0.2%
New Listings	458	419	- 8.5%	1,480	1,373	- 7.2%

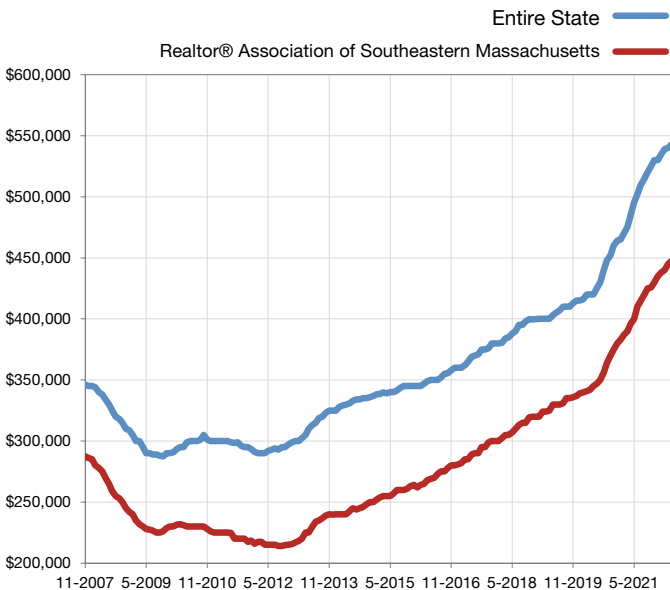
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	80	75	- 6.3%	255	273	+ 7.1%
Closed Sales	52	68	+ 30.8%	234	242	+ 3.4%
Median Sales Price*	\$260,000	\$313,750	+ 20.7%	\$266,000	\$322,450	+ 21.2%
Inventory of Homes for Sale	96	60	- 37.5%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.3%	38	30	- 21.6%
Percent of Original List Price Received*	102.8%	105.5%	+ 2.6%	100.9%	103.4%	+ 2.5%
New Listings	94	91	- 3.2%	303	297	- 2.0%

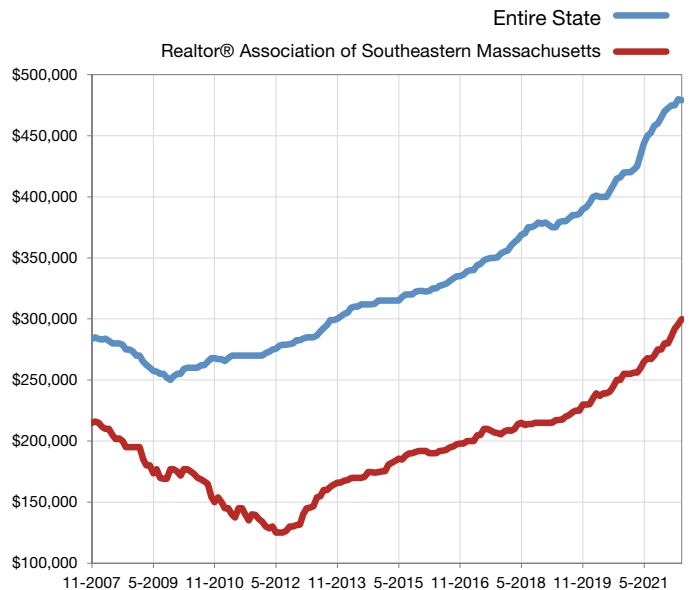
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 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

+ 9.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.3%

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

- 27.4%

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

Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	81	86	+ 6.2%	304	288	- 5.3%
Closed Sales	63	69	+ 9.5%	285	255	- 10.5%
Median Sales Price*	\$374,000	\$420,000	+ 12.3%	\$349,900	\$406,000	+ 16.0%
Inventory of Homes for Sale	113	82	- 27.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 22.1%	--	--	--
Cumulative Days on Market Until Sale	31	37	+ 16.3%	33	44	+ 32.0%
Percent of Original List Price Received*	101.7%	99.8%	- 1.9%	101.5%	98.9%	- 2.5%
New Listings	101	117	+ 15.8%	337	324	- 3.9%

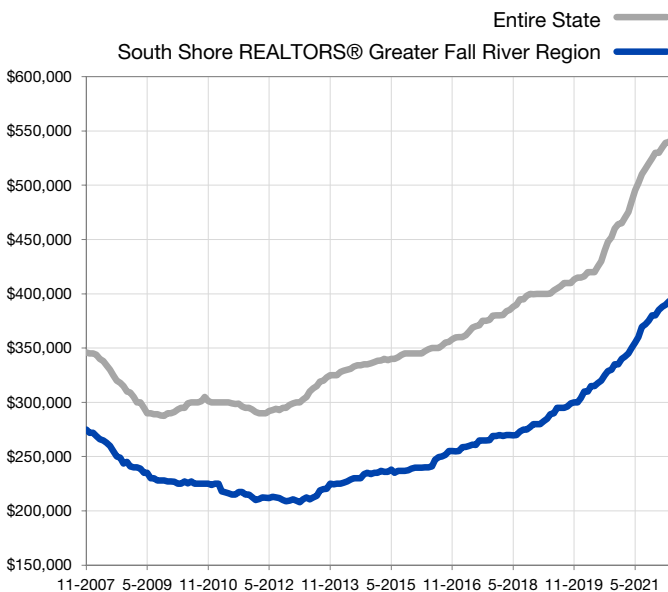
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	18	+ 28.6%	37	47	+ 27.0%
Closed Sales	7	13	+ 85.7%	38	40	+ 5.3%
Median Sales Price*	\$239,900	\$280,000	+ 16.7%	\$221,000	\$195,350	- 11.6%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.8	1.2	- 32.6%	--	--	--
Cumulative Days on Market Until Sale	16	53	+ 240.2%	37	51	+ 38.0%
Percent of Original List Price Received*	103.5%	100.8%	- 2.6%	97.1%	97.9%	+ 0.8%
New Listings	15	15	0.0%	39	48	+ 23.1%

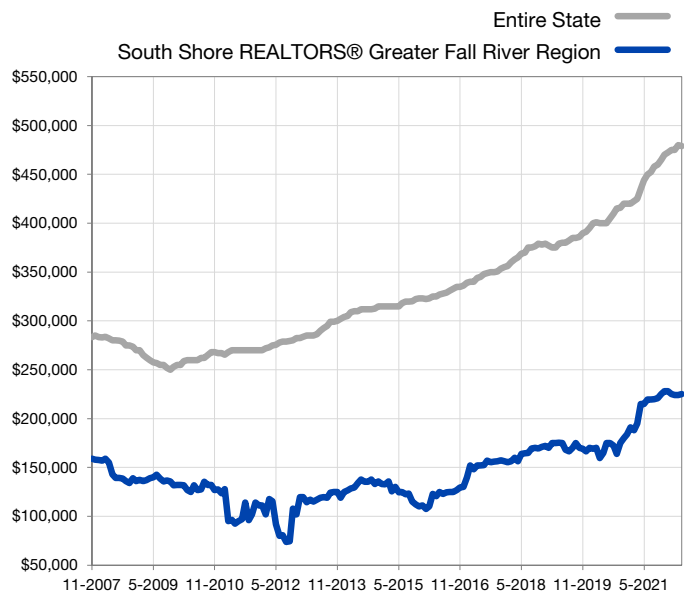
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 27.8%

+ 11.4%

- 30.3%

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	522	472	- 9.6%	1,718	1,352	- 21.3%
Closed Sales	395	285	- 27.8%	1,348	1,068	- 20.8%
Median Sales Price*	\$576,000	\$641,500	+ 11.4%	\$539,000	\$600,000	+ 11.3%
Inventory of Homes for Sale	442	308	- 30.3%	--	--	--
Months Supply of Inventory	0.9	0.7	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.2%	37	32	- 15.8%
Percent of Original List Price Received*	104.0%	105.3%	+ 1.3%	101.8%	103.1%	+ 1.3%
New Listings	643	545	- 15.2%	1,918	1,561	- 18.6%

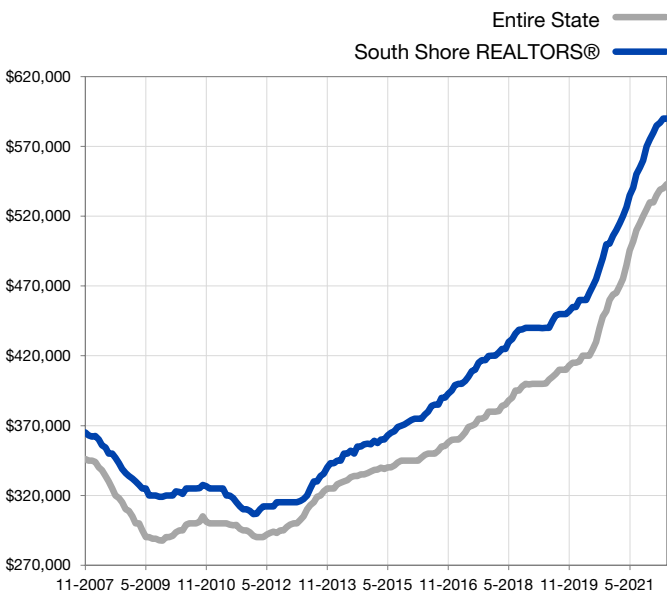
Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	201	149	- 25.9%	692	502	- 27.5%
Closed Sales	182	122	- 33.0%	570	438	- 23.2%
Median Sales Price*	\$420,000	\$425,000	+ 1.2%	\$387,650	\$416,500	+ 7.4%
Inventory of Homes for Sale	266	81	- 69.5%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 23.3%	48	38	- 21.1%
Percent of Original List Price Received*	100.5%	103.1%	+ 2.7%	99.5%	101.8%	+ 2.3%
New Listings	247	149	- 39.7%	850	533	- 37.3%

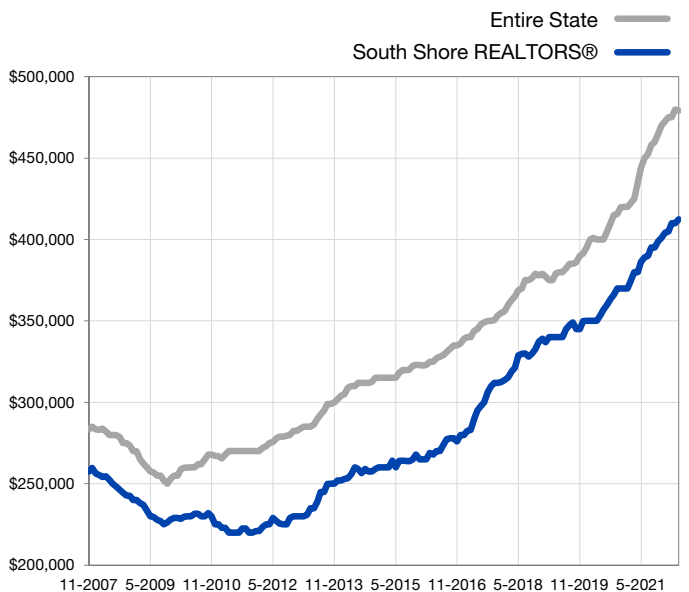
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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