

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 91.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 2.3%**

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

**- 44.1%**

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

### Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	125	25	- 80.0%	467	302	- 35.3%
Closed Sales	125	10	- 92.0%	422	301	- 28.7%
Median Sales Price*	\$350,000	<b>\$321,000</b>	- 8.3%	\$292,500	<b>\$300,250</b>	+ 2.6%
Inventory of Homes for Sale	287	<b>162</b>	- 43.6%	--	--	--
Months Supply of Inventory	1.8	<b>1.3</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	146	<b>62</b>	- 57.4%	133	<b>107</b>	- 20.0%
Percent of Original List Price Received*	96.3%	<b>102.2%</b>	+ 6.1%	94.9%	<b>95.1%</b>	+ 0.1%
New Listings	169	<b>23</b>	- 86.4%	481	<b>303</b>	- 37.0%

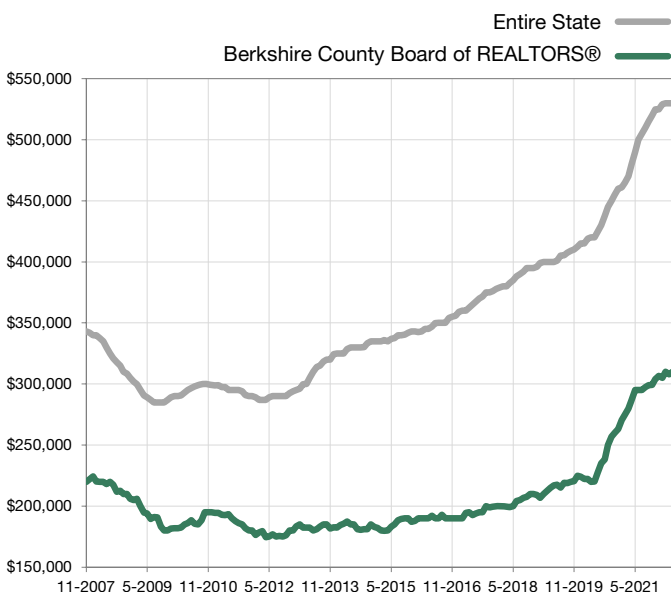
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	2	- 89.5%	74	40	- 45.9%
Closed Sales	22	2	- 90.9%	62	47	- 24.2%
Median Sales Price*	\$308,750	<b>\$470,000</b>	+ 52.2%	\$266,750	<b>\$290,000</b>	+ 8.7%
Inventory of Homes for Sale	44	<b>23</b>	- 47.7%	--	--	--
Months Supply of Inventory	2.5	<b>1.4</b>	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	165	<b>300</b>	+ 82.0%	154	<b>113</b>	- 26.7%
Percent of Original List Price Received*	96.5%	<b>101.0%</b>	+ 4.7%	95.1%	<b>96.1%</b>	+ 1.1%
New Listings	20	2	- 90.0%	55	<b>55</b>	0.0%

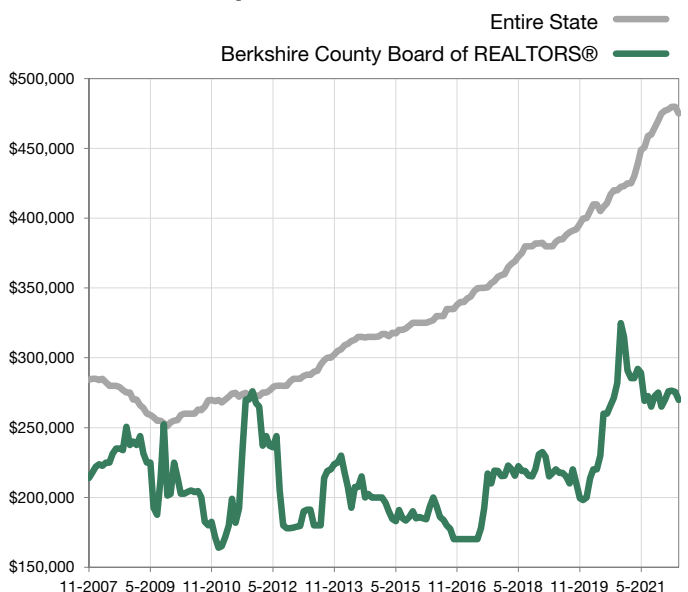
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 89.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 11.6%**

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

**- 28.1%**

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

### Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	160	41	- 74.4%	517	391	- 24.4%
Closed Sales	139	13	- 90.6%	459	277	- 39.7%
Median Sales Price*	\$540,000	<b>\$465,000</b>	- 13.9%	\$520,000	<b>\$572,000</b>	+ 10.0%
Inventory of Homes for Sale	241	<b>179</b>	- 25.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	53	<b>25</b>	- 53.7%	67	<b>46</b>	- 32.0%
Percent of Original List Price Received*	102.8%	<b>104.8%</b>	+ 1.9%	99.5%	<b>99.5%</b>	- 0.1%
New Listings	200	<b>48</b>	- 76.0%	583	<b>470</b>	- 19.4%

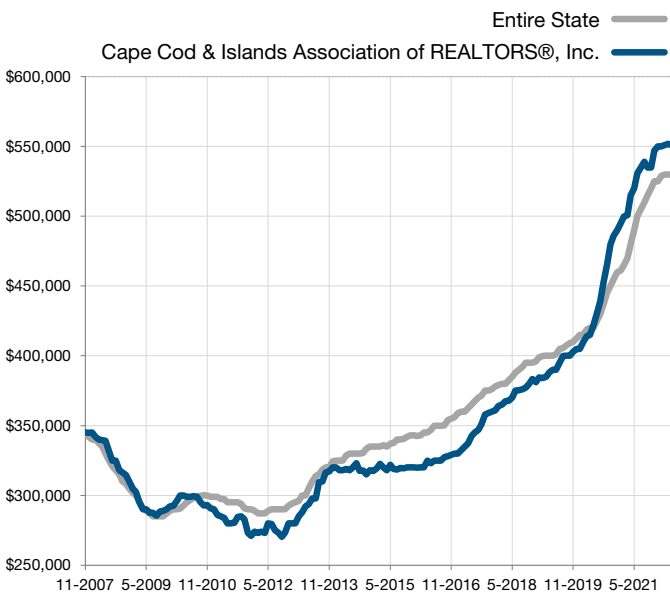
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	41	10	- 75.6%	133	94	- 29.3%
Closed Sales	31	5	- 83.9%	114	76	- 33.3%
Median Sales Price*	\$349,900	<b>\$375,000</b>	+ 7.2%	\$349,900	<b>\$380,000</b>	+ 8.6%
Inventory of Homes for Sale	90	<b>59</b>	- 34.4%	--	--	--
Months Supply of Inventory	2.6	<b>2.3</b>	- 11.3%	--	--	--
Cumulative Days on Market Until Sale	67	<b>39</b>	- 41.4%	106	<b>53</b>	- 50.4%
Percent of Original List Price Received*	98.8%	<b>101.1%</b>	+ 2.4%	97.9%	<b>100.8%</b>	+ 3.0%
New Listings	38	<b>4</b>	- 89.5%	124	<b>110</b>	- 11.3%

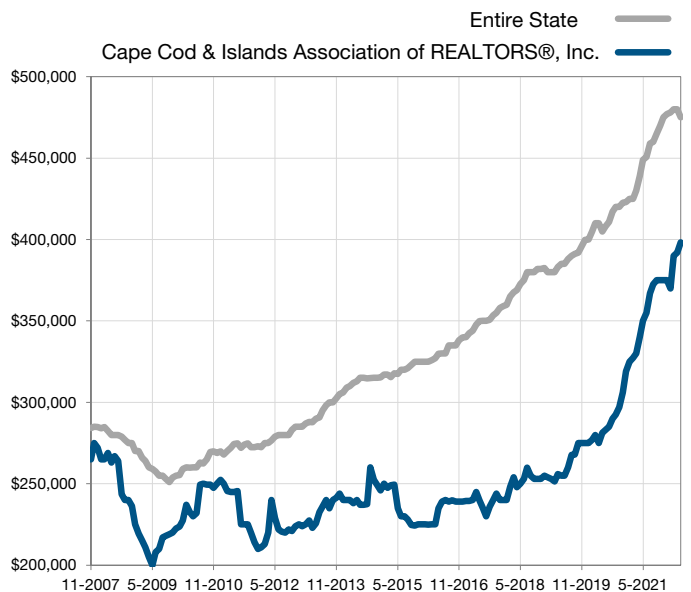
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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

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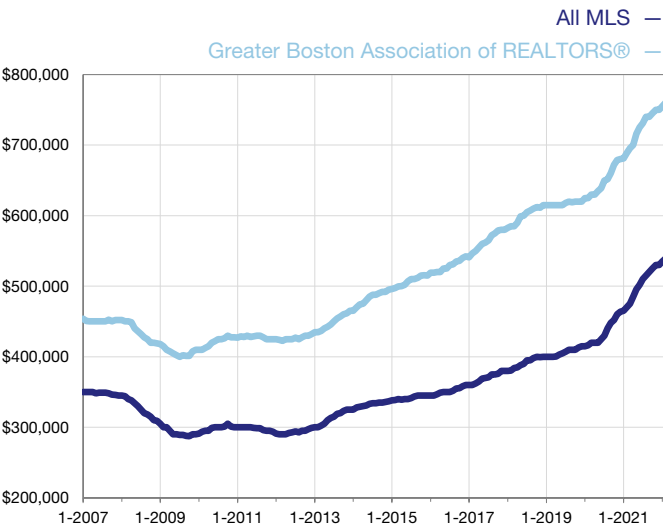
### Condominium Properties

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

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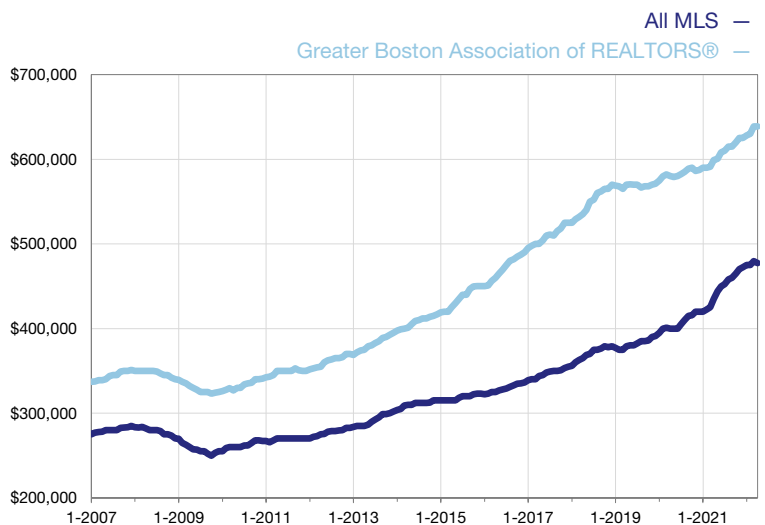
### Median Sales Price – Single-Family Properties

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®

**- 88.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 7.0%**

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

**- 48.5%**

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

### Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	53	15	- 71.7%	196	135	- 31.1%
Closed Sales	36	5	- 86.1%	153	80	- 47.7%
Median Sales Price*	\$750,500	<b>\$810,000</b>	+ 7.9%	\$632,500	<b>\$675,000</b>	+ 6.7%
Inventory of Homes for Sale	67	28	- 58.2%	--	--	--
Months Supply of Inventory	1.1	0.6	- 49.8%	--	--	--
Cumulative Days on Market Until Sale	20	212	+ 974.9%	38	46	+ 22.1%
Percent of Original List Price Received*	103.7%	103.3%	- 0.4%	101.7%	104.1%	+ 2.4%
New Listings	72	12	- 83.3%	229	147	- 35.8%

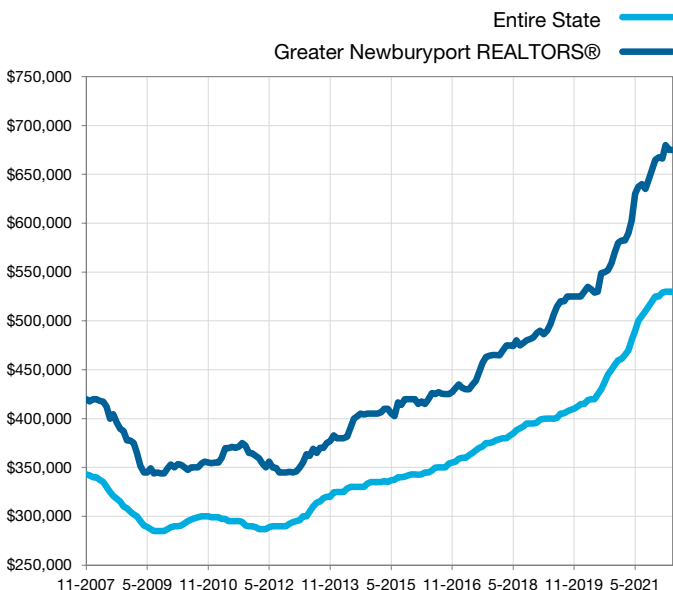
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	60	7	- 88.3%	177	90	- 49.2%
Closed Sales	41	4	- 90.2%	138	71	- 48.6%
Median Sales Price*	\$433,000	<b>\$483,525</b>	+ 11.7%	\$425,950	<b>\$485,000</b>	+ 13.9%
Inventory of Homes for Sale	30	22	- 26.7%	--	--	--
Months Supply of Inventory	0.7	0.7	- 2.3%	--	--	--
Cumulative Days on Market Until Sale	40	47	+ 17.4%	43	36	- 15.7%
Percent of Original List Price Received*	102.4%	105.5%	+ 3.1%	100.8%	103.0%	+ 2.1%
New Listings	62	7	- 88.7%	185	97	- 47.6%

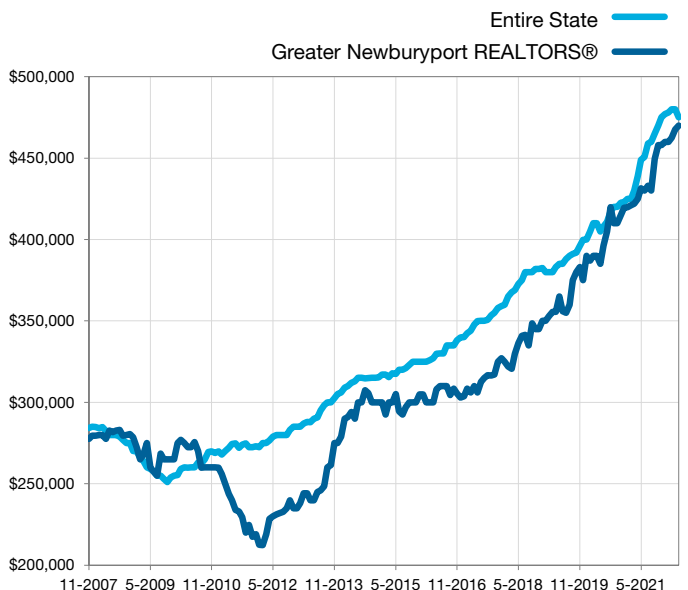
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 90.3%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**- 3.0%**

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

**- 50.8%**

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

### Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	259	52	- 79.9%	836	530	- 36.6%
Closed Sales	193	18	- 90.7%	718	473	- 34.1%
Median Sales Price*	\$350,000	<b>\$405,000</b>	+ 15.7%	\$342,000	<b>\$376,000</b>	+ 9.9%
Inventory of Homes for Sale	260	131	- 49.6%	--	--	--
Months Supply of Inventory	1.0	0.6	- 44.5%	--	--	--
Cumulative Days on Market Until Sale	33	44	+ 31.4%	40	34	- 16.8%
Percent of Original List Price Received*	104.6%	103.5%	- 1.0%	102.6%	101.7%	- 0.9%
New Listings	318	59	- 81.4%	914	565	- 38.2%

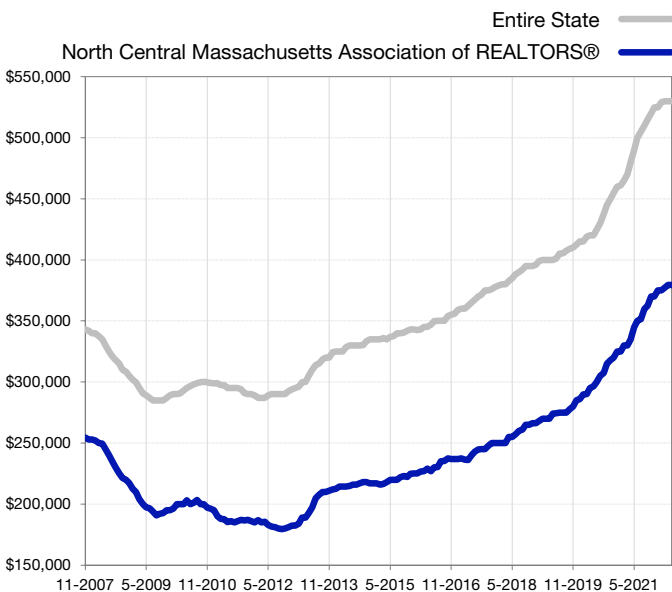
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	46	7	- 84.8%	141	99	- 29.8%
Closed Sales	24	3	- 87.5%	114	78	- 31.6%
Median Sales Price*	\$222,500	<b>\$275,000</b>	+ 23.6%	\$242,450	<b>\$265,000</b>	+ 9.3%
Inventory of Homes for Sale	47	20	- 57.4%	--	--	--
Months Supply of Inventory	1.2	0.6	- 54.8%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.9%	38	26	- 30.3%
Percent of Original List Price Received*	105.6%	101.5%	- 3.8%	101.6%	103.0%	+ 1.4%
New Listings	55	11	- 80.0%	159	111	- 30.2%

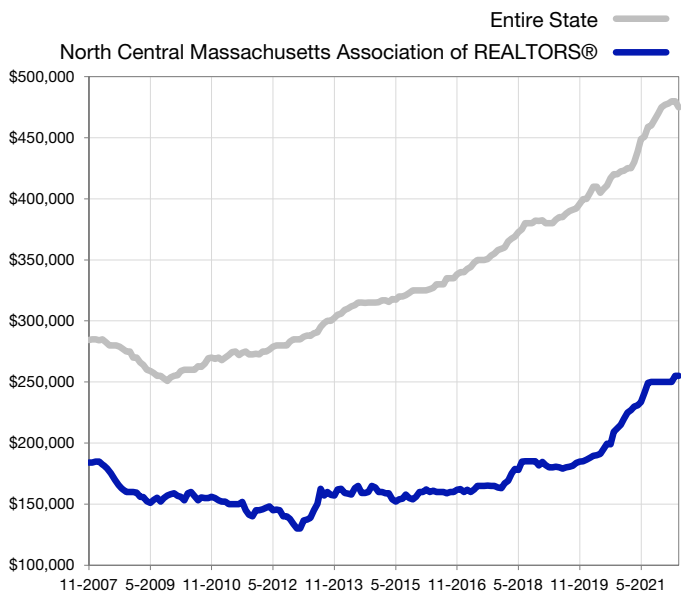
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 90.9%**

**+ 9.9%**

**- 42.0%**

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	352	84	- 76.1%	1,093	711	- 34.9%
Closed Sales	276	22	- 92.0%	878	585	- 33.4%
Median Sales Price*	\$581,500	<b>\$620,000</b>	+ 6.6%	\$560,000	<b>\$581,000</b>	+ 3.8%
Inventory of Homes for Sale	270	<b>158</b>	- 41.5%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	26	<b>21</b>	- 19.9%	33	<b>29</b>	- 12.8%
Percent of Original List Price Received*	105.5%	<b>108.6%</b>	+ 3.0%	103.5%	<b>103.4%</b>	- 0.0%
New Listings	404	<b>74</b>	- 81.7%	1,217	<b>810</b>	- 33.4%

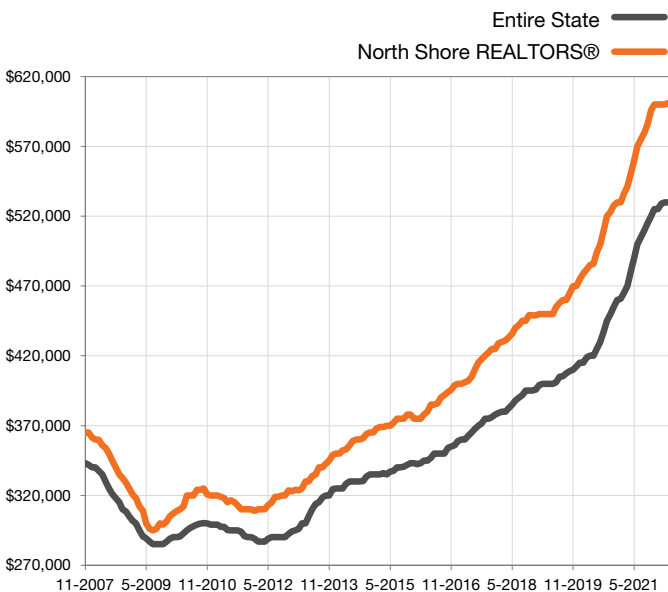
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	176	47	- 73.3%	609	409	- 32.8%
Closed Sales	140	16	- 88.6%	501	342	- 31.7%
Median Sales Price*	\$369,000	<b>\$478,900</b>	+ 29.8%	\$370,000	<b>\$400,000</b>	+ 8.1%
Inventory of Homes for Sale	147	<b>84</b>	- 42.9%	--	--	--
Months Supply of Inventory	0.9	<b>0.6</b>	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	31	<b>26</b>	- 13.8%	40	<b>37</b>	- 6.8%
Percent of Original List Price Received*	103.6%	<b>105.9%</b>	+ 2.3%	100.9%	<b>102.6%</b>	+ 1.6%
New Listings	200	<b>52</b>	- 74.0%	670	<b>445</b>	- 33.6%

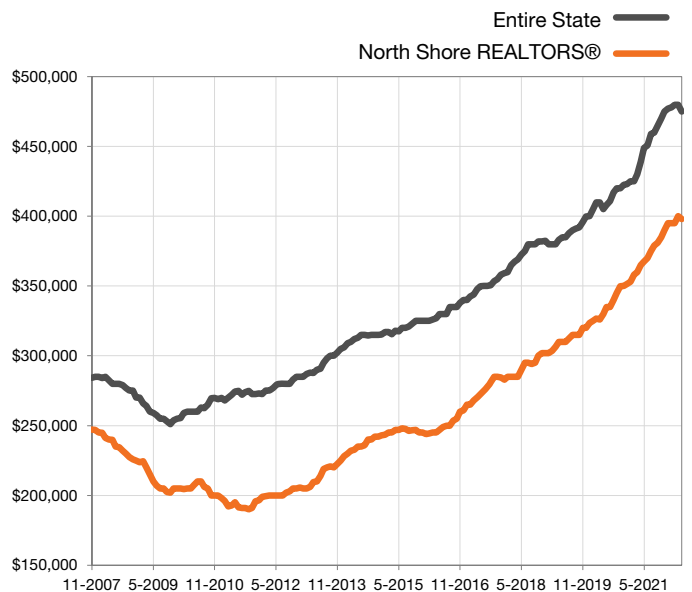
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**- 90.6%**

**+ 19.8%**

**- 47.0%**

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	318	76	- 76.1%	1,095	764	- 30.2%
Closed Sales	292	26	- 91.1%	873	595	- 31.8%
Median Sales Price*	\$560,000	<b>\$622,500</b>	+ 11.2%	\$516,000	<b>\$565,000</b>	+ 9.5%
Inventory of Homes for Sale	217	<b>137</b>	- 36.9%	--	--	--
Months Supply of Inventory	0.7	<b>0.5</b>	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	26	<b>27</b>	+ 4.1%	30	<b>27</b>	- 10.2%
Percent of Original List Price Received*	105.8%	<b>109.1%</b>	+ 3.1%	103.9%	<b>104.9%</b>	+ 1.0%
New Listings	408	<b>78</b>	- 80.9%	1,219	<b>839</b>	- 31.2%

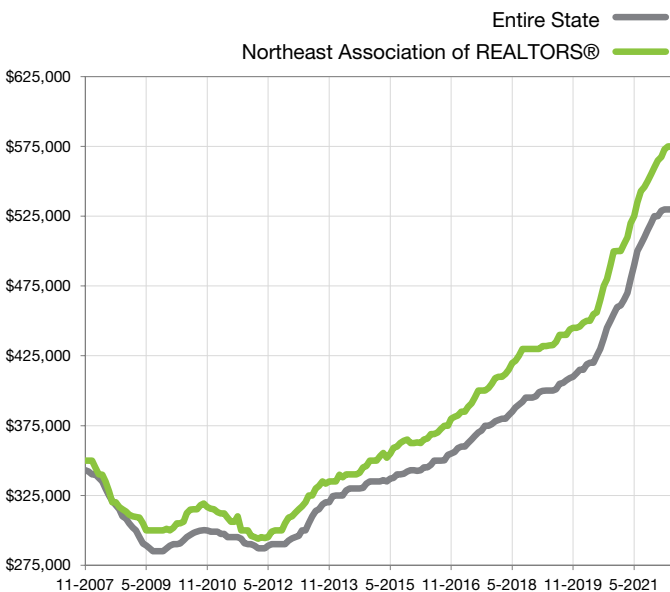
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	158	32	- 79.7%	510	358	- 29.8%
Closed Sales	121	13	- 89.3%	415	270	- 34.9%
Median Sales Price*	\$299,900	<b>\$320,000</b>	+ 6.7%	\$279,900	<b>\$325,000</b>	+ 16.1%
Inventory of Homes for Sale	132	<b>48</b>	- 63.6%	--	--	--
Months Supply of Inventory	1.0	<b>0.4</b>	- 62.9%	--	--	--
Cumulative Days on Market Until Sale	26	<b>19</b>	- 28.2%	31	<b>28</b>	- 10.5%
Percent of Original List Price Received*	102.8%	<b>106.3%</b>	+ 3.4%	101.6%	<b>104.0%</b>	+ 2.4%
New Listings	178	<b>29</b>	- 83.7%	582	<b>372</b>	- 36.1%

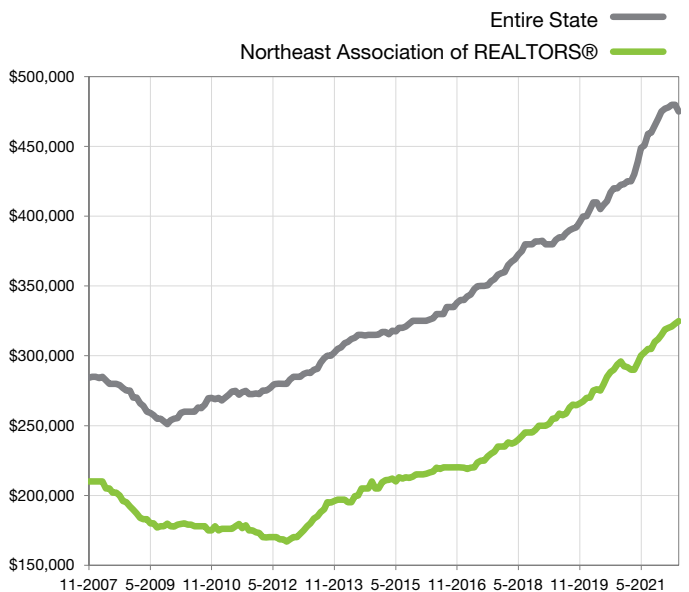
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 89.7%**

**+ 16.6%**

**- 54.1%**

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	596	123	- 79.4%	1,798	1,292	- 28.1%
Closed Sales	405	42	- 89.6%	1,464	1,039	- 29.0%
Median Sales Price*	\$400,000	\$482,450	+ 20.6%	\$375,000	\$415,000	+ 10.7%
Inventory of Homes for Sale	575	258	- 55.1%	--	--	--
Months Supply of Inventory	1.1	0.5	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 2.5%	37	35	- 5.4%
Percent of Original List Price Received*	104.9%	102.8%	- 1.9%	102.1%	102.1%	+ 0.0%
New Listings	778	133	- 82.9%	2,071	1,348	- 34.9%

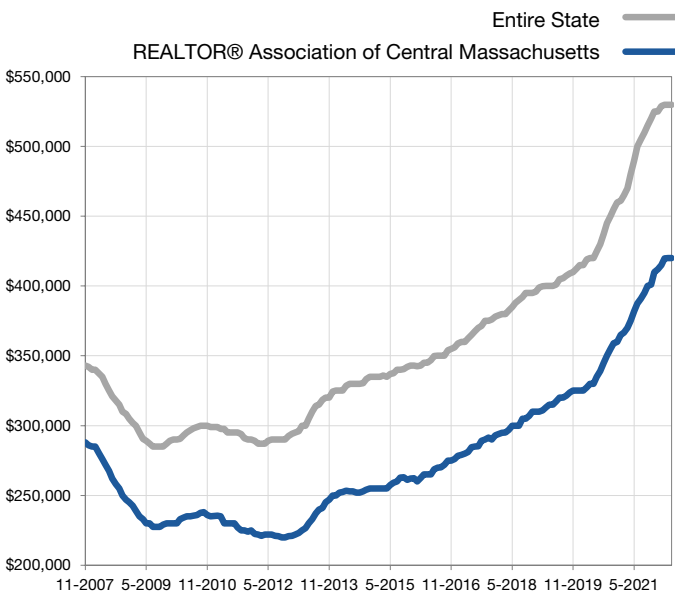
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	174	34	- 80.5%	571	398	- 30.3%
Closed Sales	120	12	- 90.0%	421	283	- 32.8%
Median Sales Price*	\$293,750	\$375,500	+ 27.8%	\$270,000	\$330,000	+ 22.2%
Inventory of Homes for Sale	175	86	- 50.9%	--	--	--
Months Supply of Inventory	1.3	0.7	- 50.2%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 17.6%	38	36	- 4.3%
Percent of Original List Price Received*	103.1%	102.8%	- 0.3%	101.1%	102.9%	+ 1.8%
New Listings	219	35	- 84.0%	623	426	- 31.6%

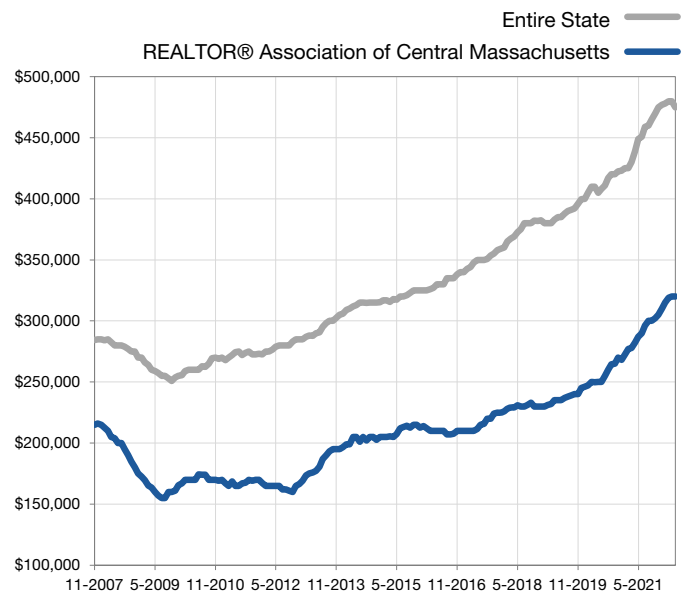
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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®



## REALTOR® Association of Pioneer Valley

**- 87.2%**

**+ 15.3%**

**- 46.9%**

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	531	125	- 76.5%	1,798	1,322	- 26.5%
Closed Sales	415	52	- 87.5%	1,592	1,087	- 31.7%
Median Sales Price*	\$270,000	\$303,500	+ 12.4%	\$260,000	\$285,950	+ 10.0%
Inventory of Homes for Sale	597	305	- 48.9%	--	--	--
Months Supply of Inventory	1.1	0.6	- 43.3%	--	--	--
Cumulative Days on Market Until Sale	40	27	- 33.4%	47	38	- 19.1%
Percent of Original List Price Received*	102.3%	103.7%	+ 1.4%	100.2%	101.3%	+ 1.1%
New Listings	669	112	- 83.3%	1,937	1,356	- 30.0%

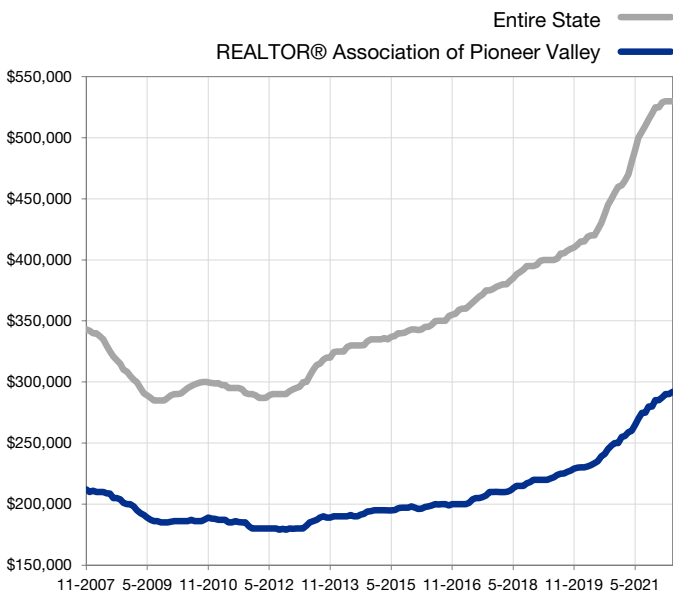
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	65	21	- 67.7%	283	242	- 14.5%
Closed Sales	78	11	- 85.9%	247	203	- 17.8%
Median Sales Price*	\$204,000	\$266,000	+ 30.4%	\$182,000	\$209,900	+ 15.3%
Inventory of Homes for Sale	107	69	- 35.5%	--	--	--
Months Supply of Inventory	1.5	0.9	- 42.8%	--	--	--
Cumulative Days on Market Until Sale	42	19	- 54.8%	44	33	- 24.1%
Percent of Original List Price Received*	100.7%	105.1%	+ 4.3%	99.3%	102.4%	+ 3.1%
New Listings	88	20	- 77.3%	311	257	- 17.4%

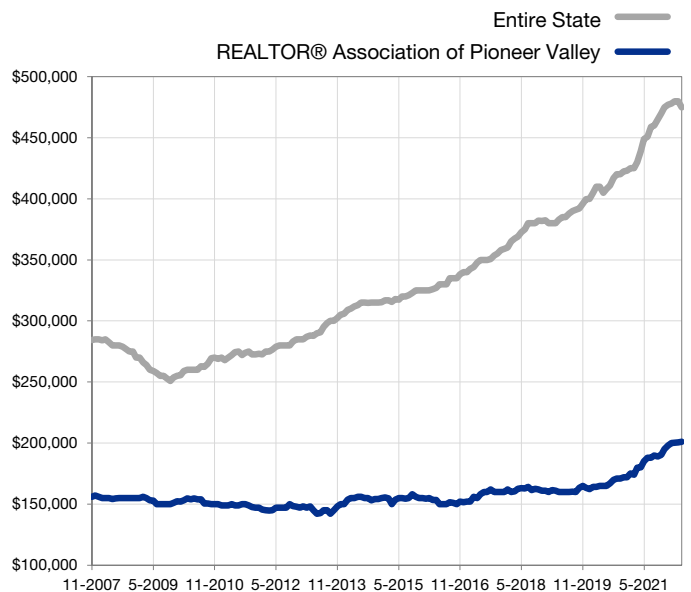
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 92.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 7.9%**

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

**- 38.6%**

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

### Single-Family Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	390	87	- 77.7%	1,330	933	- 29.8%
Closed Sales	323	20	- 93.8%	1,164	774	- 33.5%
Median Sales Price*	\$420,000	<b>\$485,250</b>	+ 15.5%	\$406,000	<b>\$450,000</b>	+ 10.8%
Inventory of Homes for Sale	388	251	- 35.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 35.6%	36	35	- 4.5%
Percent of Original List Price Received*	103.5%	103.5%	- 0.0%	101.9%	101.8%	- 0.2%
New Listings	454	97	- 78.6%	1,470	1,040	- 29.3%

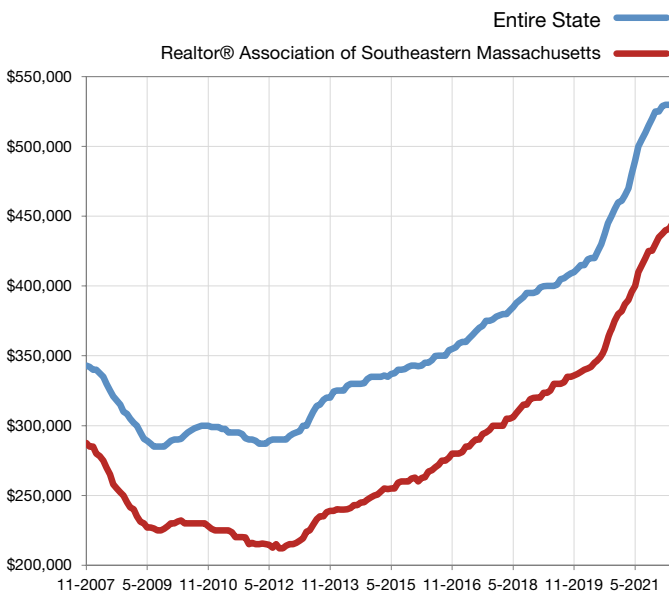
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	80	17	- 78.8%	255	217	- 14.9%
Closed Sales	52	10	- 80.8%	232	177	- 23.7%
Median Sales Price*	\$260,000	<b>\$310,750</b>	+ 19.5%	\$266,000	<b>\$325,000</b>	+ 22.2%
Inventory of Homes for Sale	89	42	- 52.8%	--	--	--
Months Supply of Inventory	1.3	0.7	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	43	16	- 63.7%	38	29	- 23.1%
Percent of Original List Price Received*	102.8%	104.9%	+ 2.0%	100.9%	102.6%	+ 1.7%
New Listings	91	20	- 78.0%	296	219	- 26.0%

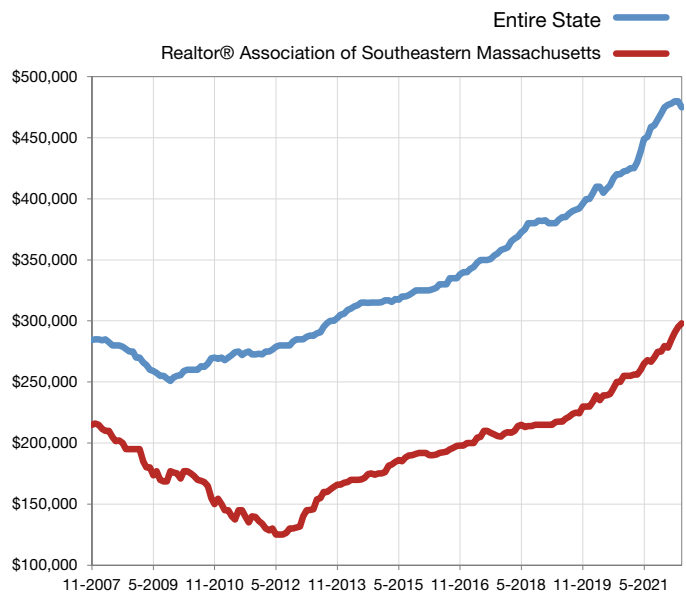
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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

**- 85.5%**

**+ 24.3%**

**- 42.0%**

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	81	19	- 76.5%	303	224	- 26.1%
Closed Sales	62	9	- 85.5%	284	195	- 31.3%
Median Sales Price*	\$373,000	<b>\$445,000</b>	+ 19.3%	\$349,900	<b>\$400,000</b>	+ 14.3%
Inventory of Homes for Sale	113	60	- 46.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 39.6%	--	--	--
Cumulative Days on Market Until Sale	32	70	+ 122.7%	33	48	+ 43.4%
Percent of Original List Price Received*	101.8%	95.6%	- 6.1%	101.5%	98.5%	- 2.9%
New Listings	101	24	- 76.2%	336	231	- 31.3%

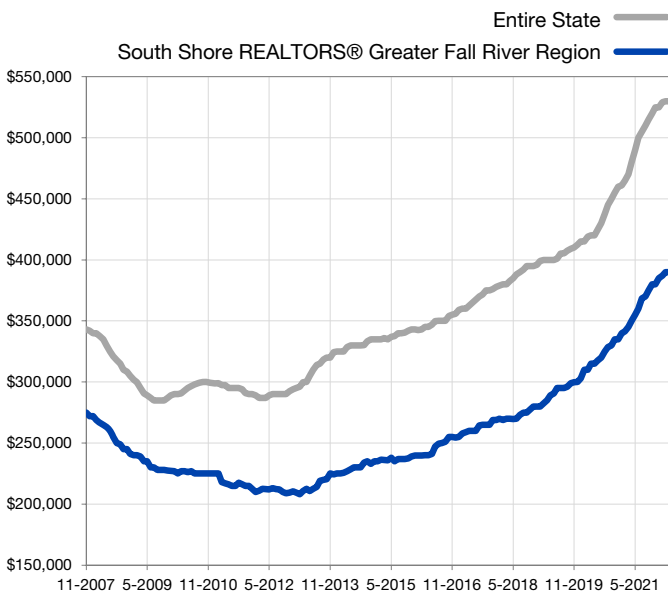
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	3	- 78.6%	37	34	- 8.1%
Closed Sales	7	1	- 85.7%	38	28	- 26.3%
Median Sales Price*	\$239,900	<b>\$345,000</b>	+ 43.8%	\$221,000	<b>\$173,950</b>	- 21.3%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.8	1.5	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	16	144	+ 816.4%	37	53	+ 43.6%
Percent of Original List Price Received*	103.5%	98.6%	- 4.7%	97.1%	96.6%	- 0.6%
New Listings	15	3	- 80.0%	39	35	- 10.3%

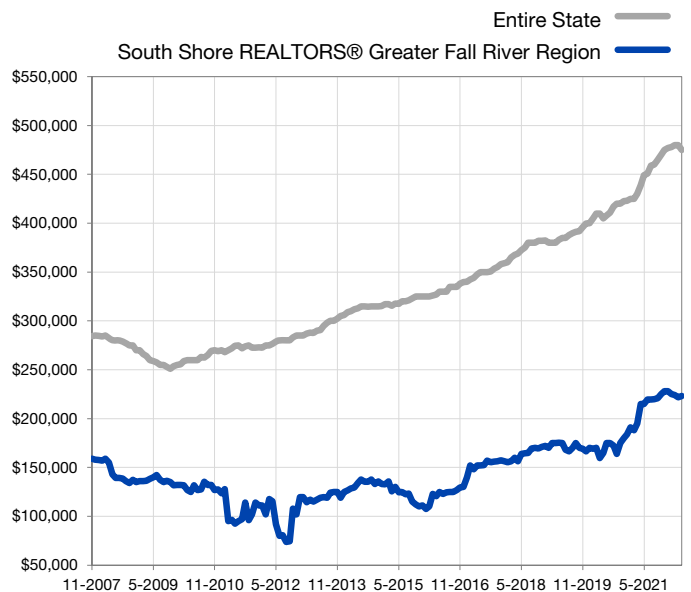
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 93.5%**

**+ 5.0%**

**- 57.7%**

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

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	514	<b>108</b>	- 79.0%	1,691	<b>999</b>	- 40.9%
Closed Sales	385	<b>26</b>	- 93.2%	1,316	<b>794</b>	- 39.7%
Median Sales Price*	\$580,000	<b>\$560,500</b>	- 3.4%	\$539,550	<b>\$585,000</b>	+ 8.4%
Inventory of Homes for Sale	435	<b>214</b>	- 50.8%	--	--	--
Months Supply of Inventory	0.9	<b>0.5</b>	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	32	<b>53</b>	+ 66.4%	37	<b>33</b>	- 11.2%
Percent of Original List Price Received*	103.9%	<b>104.1%</b>	+ 0.1%	101.8%	<b>102.2%</b>	+ 0.4%
New Listings	635	<b>113</b>	- 82.2%	1,891	<b>1,114</b>	- 41.1%

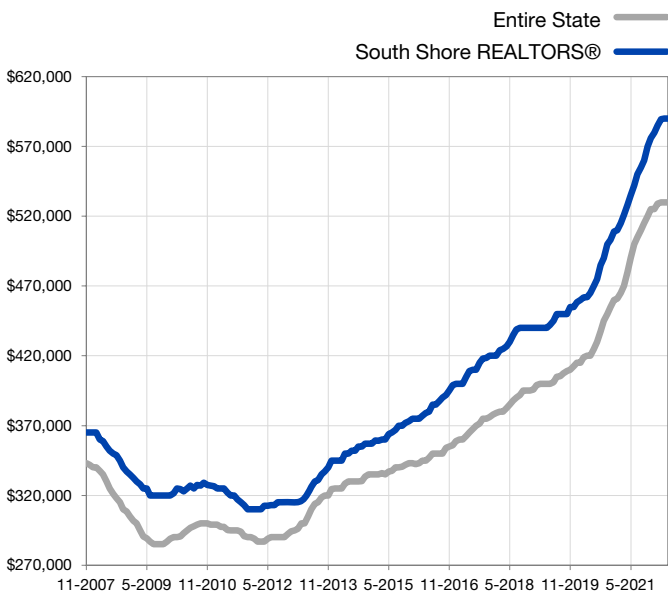
### Condominium Properties

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	200	<b>28</b>	- 86.0%	690	<b>388</b>	- 43.8%
Closed Sales	182	<b>11</b>	- 94.0%	567	<b>323</b>	- 43.0%
Median Sales Price*	\$420,000	<b>\$511,000</b>	+ 21.7%	\$390,000	<b>\$415,000</b>	+ 6.4%
Inventory of Homes for Sale	264	<b>82</b>	- 68.9%	--	--	--
Months Supply of Inventory	1.6	<b>0.6</b>	- 65.3%	--	--	--
Cumulative Days on Market Until Sale	44	<b>40</b>	- 10.0%	48	<b>40</b>	- 17.5%
Percent of Original List Price Received*	100.5%	<b>100.5%</b>	+ 0.0%	99.5%	<b>101.2%</b>	+ 1.7%
New Listings	247	<b>29</b>	- 88.3%	846	<b>411</b>	- 51.4%

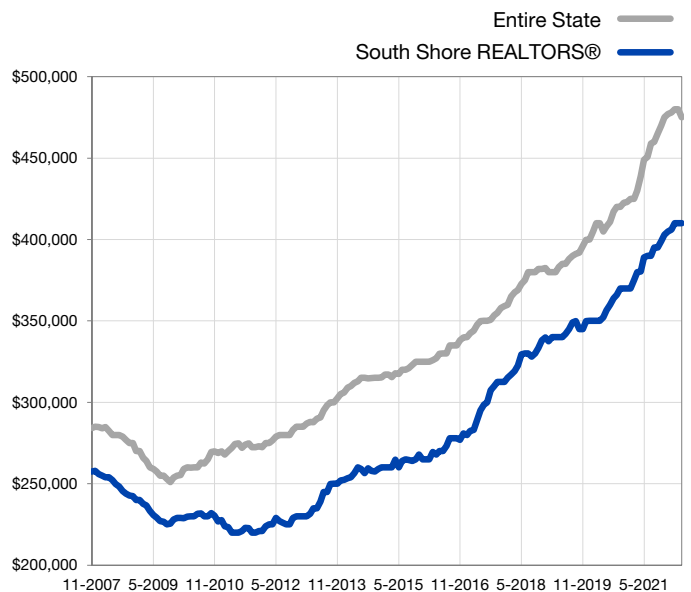
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