

Multi-Family Housing Activity Report

April 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Apr-2021	Apr-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		648	549	- 15.3%	2,408	2,221	- 7.8%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$510,000	\$595,000	+ 16.7%	\$475,000	\$553,000	+ 16.4%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,366	878	- 35.7%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.3	1.2	- 47.3%	--	--	--
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.*		44	40	- 9.0%	46	43	- 6.1%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.4%	102.1%	+ 1.8%	99.3%	100.6%	+ 1.3%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,101	991	- 10.0%	3,363	3,155	- 6.2%

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

