

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

- 12.5%

+ 10.4%

- 26.2%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	933	1,004	+ 7.6%	3,566	3,345	-6.2%
Closed Sales	737	621	-15.7%	2,919	2,641	-9.5%
Median Sales Price*	\$403,300	\$445,000	+ 10.3%	\$375,000	\$418,000	+ 11.5%
Inventory of Homes for Sale	785	621	-20.9%	--	--	--
Months Supply of Inventory	1.0	0.8	-20.0%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	34	31	-8.8%
Percent of Original List Price Received*	105.1%	107.2%	+ 2.0%	103.0%	103.9%	+ 0.9%
New Listings	961	1,076	+ 12.0%	3,944	3,773	-4.3%

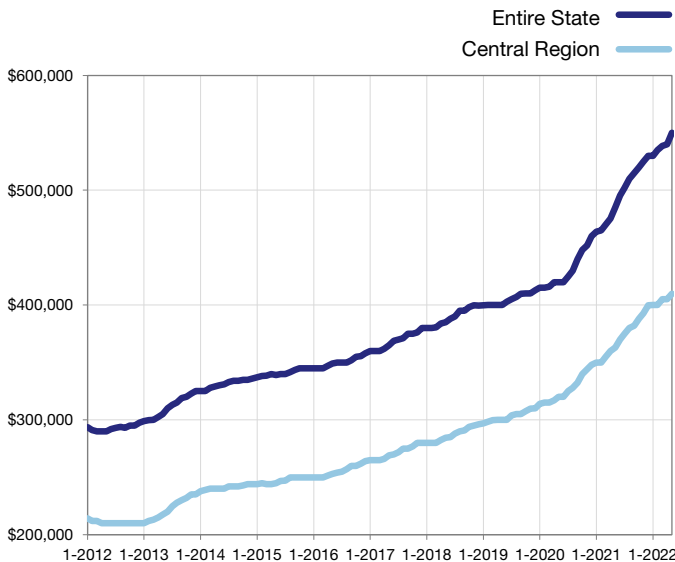
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	236	220	-6.8%	948	855	-9.8%
Closed Sales	181	172	-5.0%	716	668	-6.7%
Median Sales Price*	\$299,900	\$340,000	+ 13.4%	\$273,500	\$319,500	+ 16.8%
Inventory of Homes for Sale	190	130	-31.6%	--	--	--
Months Supply of Inventory	1.1	0.7	-36.4%	--	--	--
Cumulative Days on Market Until Sale	27	21	-22.2%	35	28	-20.0%
Percent of Original List Price Received*	103.8%	106.2%	+ 2.3%	101.8%	104.5%	+ 2.7%
New Listings	216	214	-0.9%	999	944	-5.5%

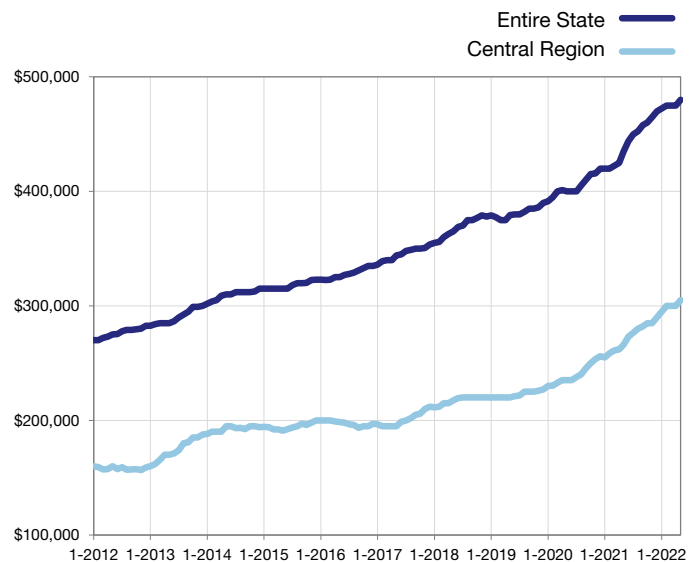
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 3.4%

+ 7.7%

- 18.7%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	895	909	+ 1.6%	3,277	3,012	-8.1%
Closed Sales	691	663	-4.1%	2,595	2,362	-9.0%
Median Sales Price*	\$595,000	\$650,000	+ 9.2%	\$558,000	\$602,500	+ 8.0%
Inventory of Homes for Sale	529	513	-3.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	19	-29.6%	31	25	-19.4%
Percent of Original List Price Received*	106.5%	108.0%	+ 1.4%	104.3%	105.9%	+ 1.5%
New Listings	919	998	+ 8.6%	3,585	3,478	-3.0%

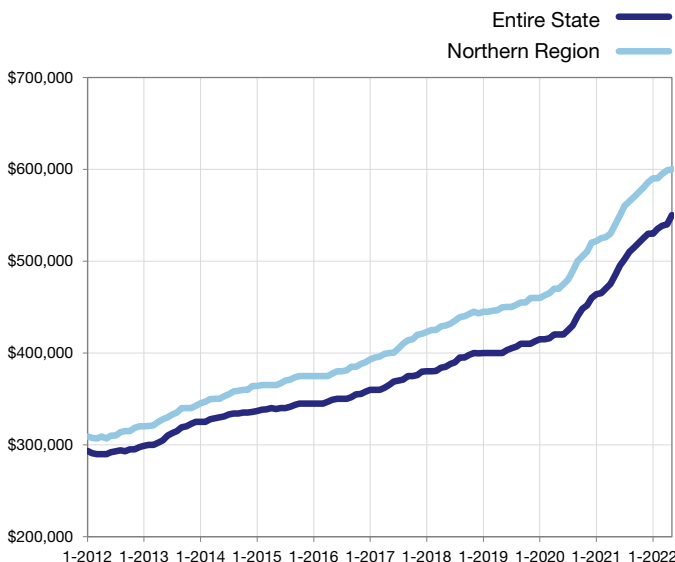
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	362	332	-8.3%	1,657	1,431	-13.6%
Closed Sales	338	348	+ 3.0%	1,392	1,280	-8.0%
Median Sales Price*	\$370,000	\$416,000	+ 12.4%	\$350,000	\$400,000	+ 14.3%
Inventory of Homes for Sale	307	187	-39.1%	--	--	--
Months Supply of Inventory	0.9	0.6	-33.3%	--	--	--
Cumulative Days on Market Until Sale	26	21	-19.2%	34	29	-14.7%
Percent of Original List Price Received*	104.0%	105.7%	+ 1.6%	101.9%	104.4%	+ 2.5%
New Listings	386	353	-8.5%	1,823	1,553	-14.8%

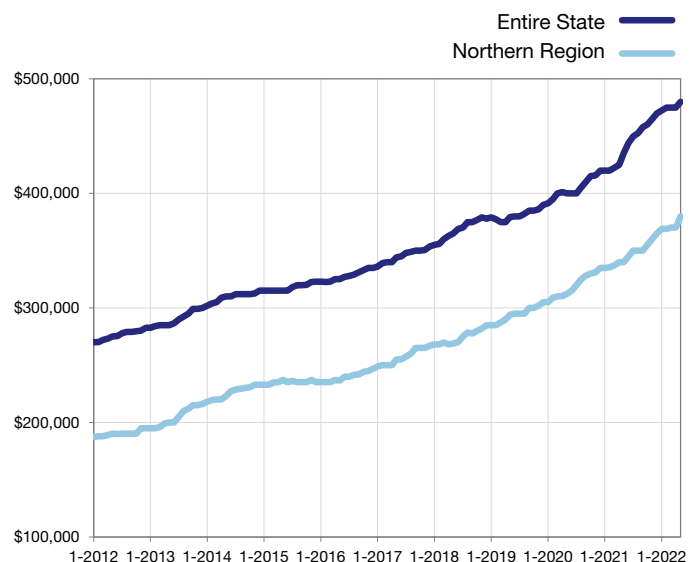
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 4.9%

+ 13.6%

- 16.2%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	501	530	+ 5.8%	2,145	1,953	-9.0%
Closed Sales	426	401	-5.9%	1,886	1,661	-11.9%
Median Sales Price*	\$420,000	\$475,000	+ 13.1%	\$400,000	\$450,000	+ 12.5%
Inventory of Homes for Sale	512	476	-7.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	-15.6%	35	34	-2.9%
Percent of Original List Price Received*	103.6%	103.8%	+ 0.2%	102.2%	102.1%	-0.1%
New Listings	562	629	+ 11.9%	2,379	2,323	-2.4%

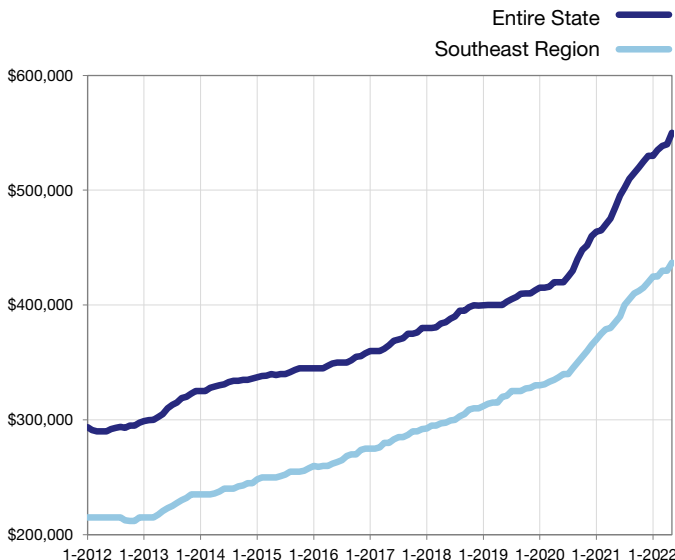
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	97	-14.2%	405	412	+ 1.7%
Closed Sales	83	77	-7.2%	355	360	+ 1.4%
Median Sales Price*	\$265,000	\$305,000	+ 15.1%	\$260,000	\$307,500	+ 18.3%
Inventory of Homes for Sale	105	63	-40.0%	--	--	--
Months Supply of Inventory	1.3	0.8	-38.5%	--	--	--
Cumulative Days on Market Until Sale	26	25	-3.8%	35	31	-11.4%
Percent of Original List Price Received*	103.0%	105.3%	+ 2.2%	101.0%	103.2%	+ 2.2%
New Listings	121	89	-26.4%	463	433	-6.5%

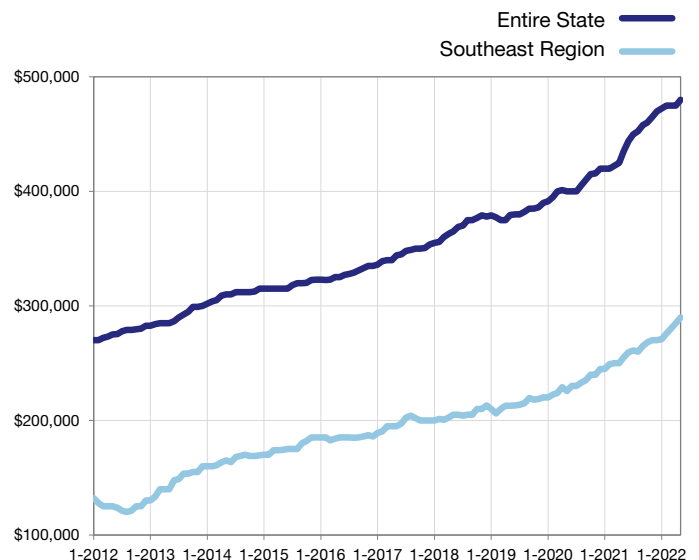
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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West Region

- 7.2%

+ 12.8%

- 32.0%

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

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	747	711	-4.8%	3,011	2,763	-8.2%
Closed Sales	565	519	-8.1%	2,579	2,342	-9.2%
Median Sales Price*	\$285,000	\$315,000	+ 10.5%	\$268,000	\$300,000	+ 11.9%
Inventory of Homes for Sale	944	707	-25.1%	--	--	--
Months Supply of Inventory	1.4	1.1	-21.4%	--	--	--
Cumulative Days on Market Until Sale	50	41	-18.0%	62	50	-19.4%
Percent of Original List Price Received*	102.5%	104.0%	+ 1.5%	99.8%	101.4%	+ 1.6%
New Listings	879	882	+ 0.3%	3,298	3,122	-5.3%

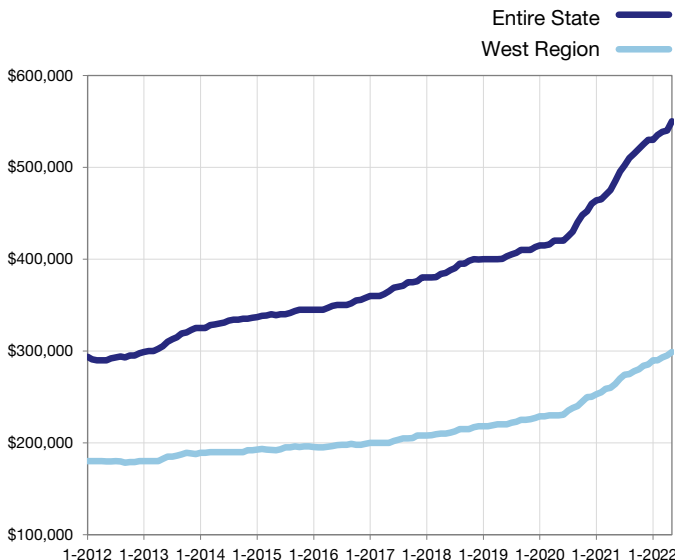
Condominium Properties

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	117	102	-12.8%	474	457	-3.6%
Closed Sales	78	81	+ 3.8%	387	427	+ 10.3%
Median Sales Price*	\$202,000	\$250,000	+ 23.8%	\$191,000	\$222,500	+ 16.5%
Inventory of Homes for Sale	151	94	-37.7%	--	--	--
Months Supply of Inventory	1.7	0.9	-47.1%	--	--	--
Cumulative Days on Market Until Sale	62	28	-54.8%	65	41	-36.9%
Percent of Original List Price Received*	101.8%	104.7%	+ 2.8%	99.1%	102.2%	+ 3.1%
New Listings	121	113	-6.6%	487	503	+ 3.3%

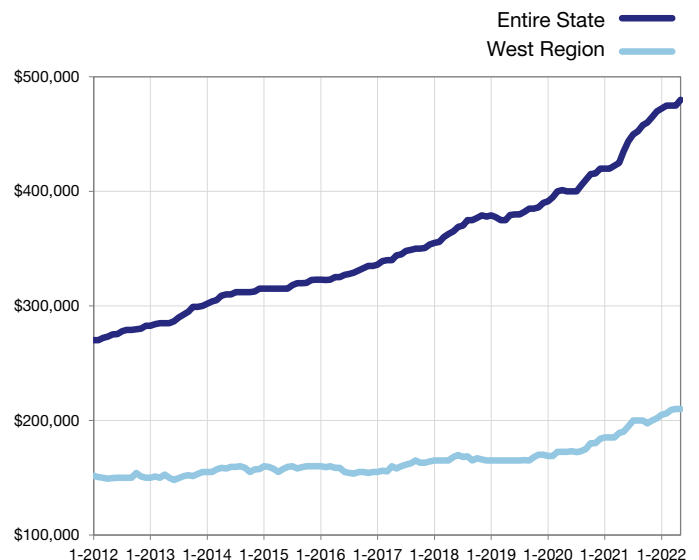
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