

# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 19.6%**

**+ 10.6%**

**- 32.2%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	151	140	- 7.3%	748	652	- 12.8%
Closed Sales	138	136	- 1.4%	680	617	- 9.3%
Median Sales Price*	\$340,500	<b>\$336,500</b>	- 1.2%	\$300,000	<b>\$317,000</b>	+ 5.7%
Inventory of Homes for Sale	406	<b>296</b>	- 27.1%	--	--	--
Months Supply of Inventory	2.5	<b>2.3</b>	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	77	<b>79</b>	+ 3.0%	117	<b>101</b>	- 13.5%
Percent of Original List Price Received*	102.1%	<b>101.3%</b>	- 0.9%	97.1%	<b>97.9%</b>	+ 0.8%
New Listings	249	<b>214</b>	- 14.1%	936	<b>821</b>	- 12.3%

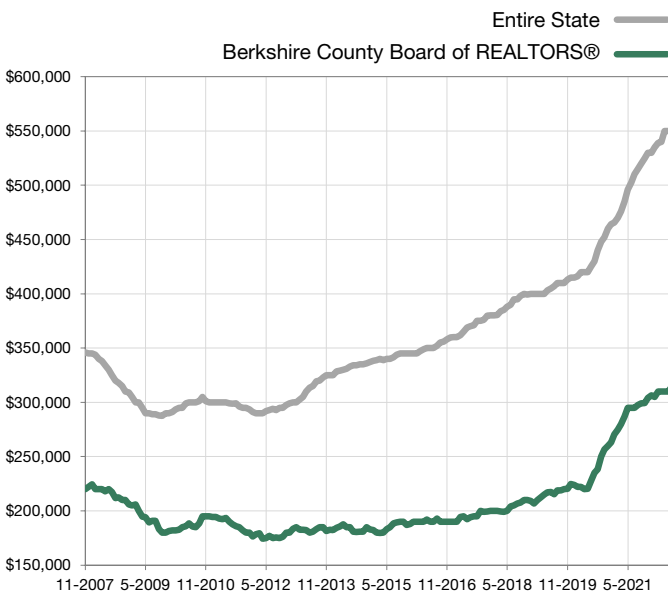
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	13	- 50.0%	114	77	- 32.5%
Closed Sales	12	17	+ 41.7%	87	83	- 4.6%
Median Sales Price*	\$289,600	<b>\$280,000</b>	- 3.3%	\$270,000	<b>\$293,100</b>	+ 8.6%
Inventory of Homes for Sale	44	22	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 46.3%	--	--	--
Cumulative Days on Market Until Sale	104	117	+ 12.1%	147	105	- 28.7%
Percent of Original List Price Received*	97.0%	<b>99.5%</b>	+ 2.6%	95.9%	<b>97.3%</b>	+ 1.5%
New Listings	23	14	- 39.1%	97	92	- 5.2%

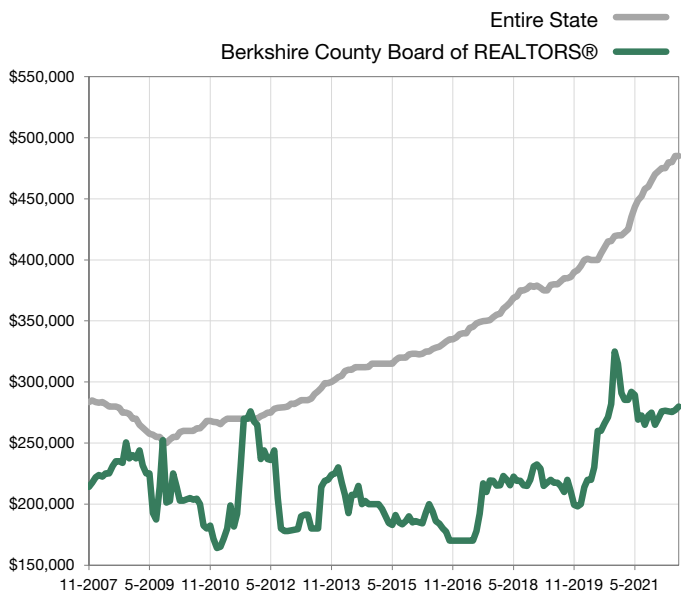
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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

**- 9.2%**

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

**+ 10.5%**

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

**- 16.3%**

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

### Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	514	<b>456</b>	- 11.3%	2,741	<b>2,282</b>	- 16.7%
Closed Sales	548	<b>444</b>	- 19.0%	2,531	<b>2,095</b>	- 17.2%
Median Sales Price*	\$573,500	<b>\$697,500</b>	+ 21.6%	\$585,000	<b>\$670,000</b>	+ 14.5%
Inventory of Homes for Sale	794	<b>753</b>	- 5.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.8</b>	+ 24.3%	--	--	--
Cumulative Days on Market Until Sale	27	<b>19</b>	- 27.8%	55	<b>34</b>	- 37.9%
Percent of Original List Price Received*	103.8%	<b>103.7%</b>	- 0.1%	101.1%	<b>102.1%</b>	+ 1.0%
New Listings	660	<b>660</b>	0.0%	3,080	<b>2,885</b>	- 6.3%

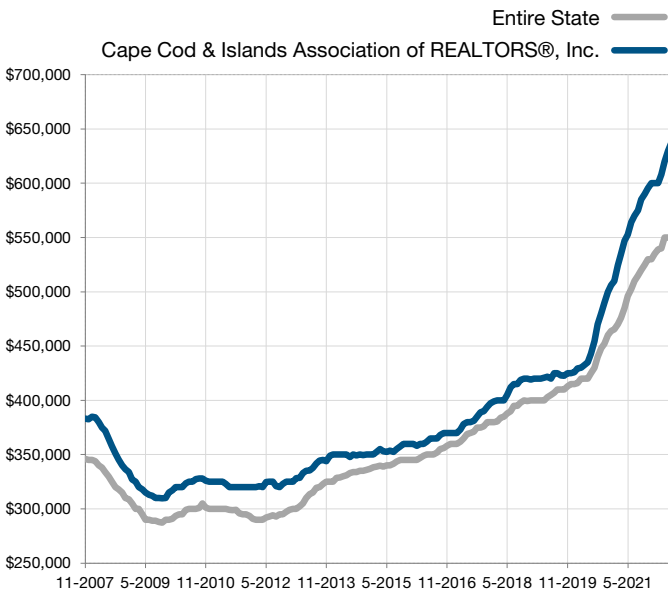
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	123	<b>106</b>	- 13.8%	756	<b>598</b>	- 20.9%
Closed Sales	146	<b>112</b>	- 23.3%	678	<b>591</b>	- 12.8%
Median Sales Price*	\$399,000	<b>\$430,750</b>	+ 8.0%	\$350,000	<b>\$420,000</b>	+ 20.0%
Inventory of Homes for Sale	199	<b>142</b>	- 28.6%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 8.8%	--	--	--
Cumulative Days on Market Until Sale	43	<b>36</b>	- 15.1%	68	<b>39</b>	- 42.3%
Percent of Original List Price Received*	102.8%	<b>103.9%</b>	+ 1.1%	99.8%	<b>102.1%</b>	+ 2.4%
New Listings	131	<b>149</b>	+ 13.7%	739	<b>661</b>	- 10.6%

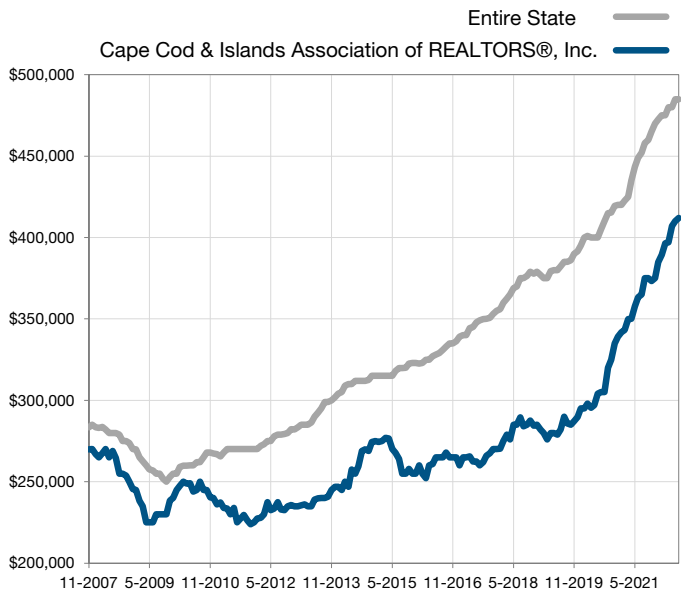
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 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	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,644	<b>1,526</b>	- 7.2%	7,913	<b>7,113</b>	- 10.1%
Closed Sales	1,863	<b>1,667</b>	- 10.5%	6,405	<b>5,772</b>	- 9.9%
Median Sales Price*	\$812,000	<b>\$900,000</b>	+ 10.8%	\$747,500	<b>\$829,000</b>	+ 10.9%
Inventory of Homes for Sale	1,376	<b>1,324</b>	- 3.8%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	19	<b>18</b>	- 5.3%	30	<b>24</b>	- 20.0%
Percent of Original List Price Received*	106.8%	<b>107.7%</b>	+ 0.8%	104.1%	<b>106.5%</b>	+ 2.3%
New Listings	2,090	<b>2,034</b>	- 2.7%	9,046	<b>8,601</b>	- 4.9%

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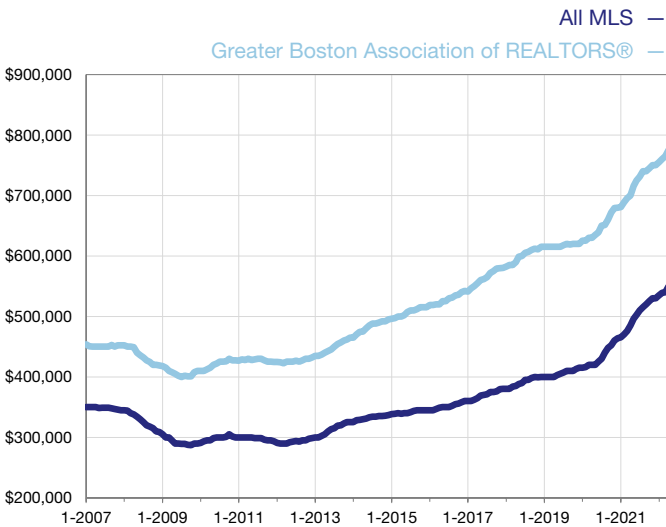
### Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,406	<b>1,072</b>	- 23.8%	7,967	<b>6,696</b>	- 16.0%
Closed Sales	1,627	<b>1,358</b>	- 16.5%	6,841	<b>5,738</b>	- 16.1%
Median Sales Price*	\$640,000	<b>\$700,000</b>	+ 9.4%	\$620,000	<b>\$680,000</b>	+ 9.7%
Inventory of Homes for Sale	2,349	<b>1,900</b>	- 19.1%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	34	<b>27</b>	- 20.6%	48	<b>39</b>	- 18.8%
Percent of Original List Price Received*	101.7%	<b>103.1%</b>	+ 1.4%	99.8%	<b>101.9%</b>	+ 2.1%
New Listings	1,953	<b>1,650</b>	- 15.5%	9,827	<b>8,876</b>	- 9.7%

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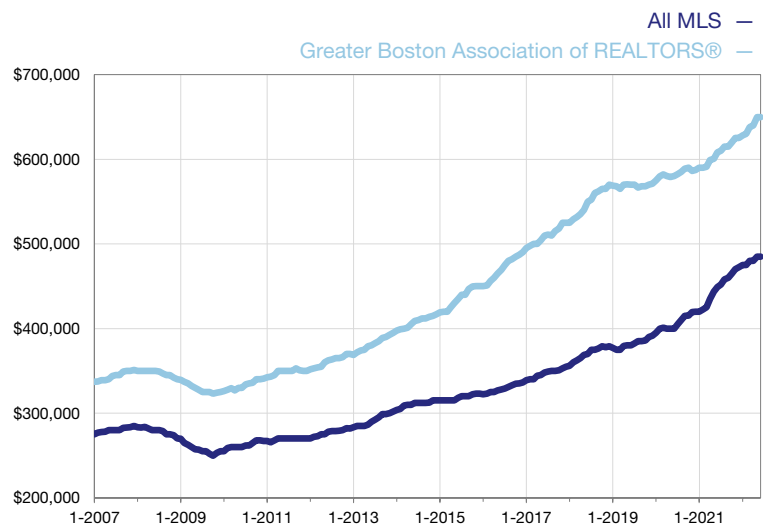
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 5.6%**

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

**+ 4.7%**

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

**- 27.3%**

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

### Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	78	67	- 14.1%	343	320	- 6.7%
Closed Sales	75	72	- 4.0%	294	230	- 21.8%
Median Sales Price*	\$775,000	<b>\$756,000</b>	- 2.5%	\$664,000	<b>\$705,000</b>	+ 6.2%
Inventory of Homes for Sale	79	76	- 3.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 8.9%	34	31	- 9.9%
Percent of Original List Price Received*	105.7%	106.8%	+ 1.1%	103.4%	105.7%	+ 2.2%
New Listings	95	102	+ 7.4%	404	400	- 1.0%

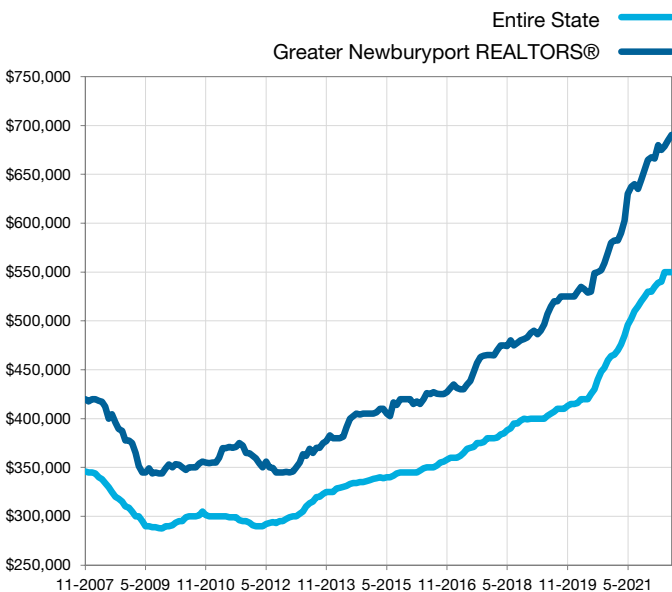
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	37	- 14.0%	260	181	- 30.4%
Closed Sales	43	41	- 4.7%	215	187	- 13.0%
Median Sales Price*	\$450,000	<b>\$490,000</b>	+ 8.9%	\$433,000	<b>\$491,000</b>	+ 13.4%
Inventory of Homes for Sale	43	38	- 11.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 9.6%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 38.7%	37	33	- 13.2%
Percent of Original List Price Received*	101.8%	102.8%	+ 1.0%	101.8%	103.5%	+ 1.7%
New Listings	51	51	0.0%	286	216	- 24.5%

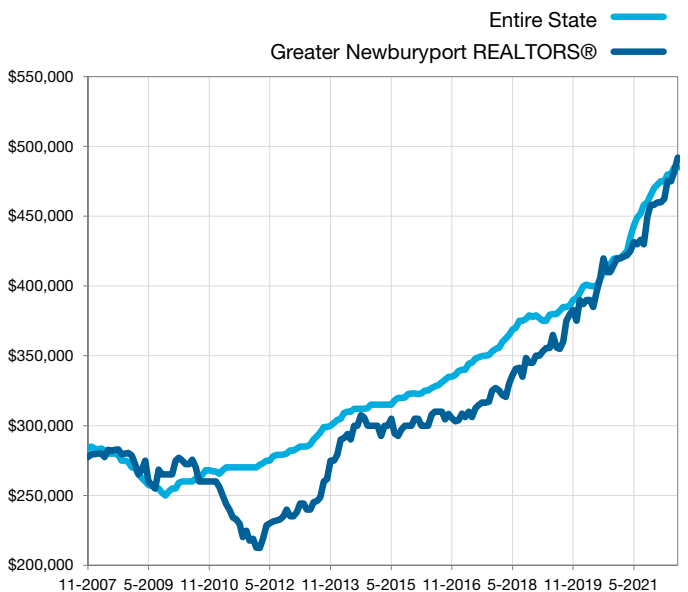
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 19.4%**

**+ 11.4%**

**- 17.3%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	329	<b>286</b>	- 13.1%	1,437	<b>1,270</b>	- 11.6%
Closed Sales	299	<b>279</b>	- 6.7%	1,265	<b>1,079</b>	- 14.7%
Median Sales Price*	\$400,000	<b>\$450,000</b>	+ 12.5%	\$365,000	<b>\$399,000</b>	+ 9.3%
Inventory of Homes for Sale	293	<b>291</b>	- 0.7%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	26	<b>22</b>	- 15.6%	33	<b>28</b>	- 16.2%
Percent of Original List Price Received*	106.0%	<b>105.5%</b>	- 0.5%	104.0%	<b>104.1%</b>	+ 0.1%
New Listings	393	<b>390</b>	- 0.8%	1,591	<b>1,530</b>	- 3.8%

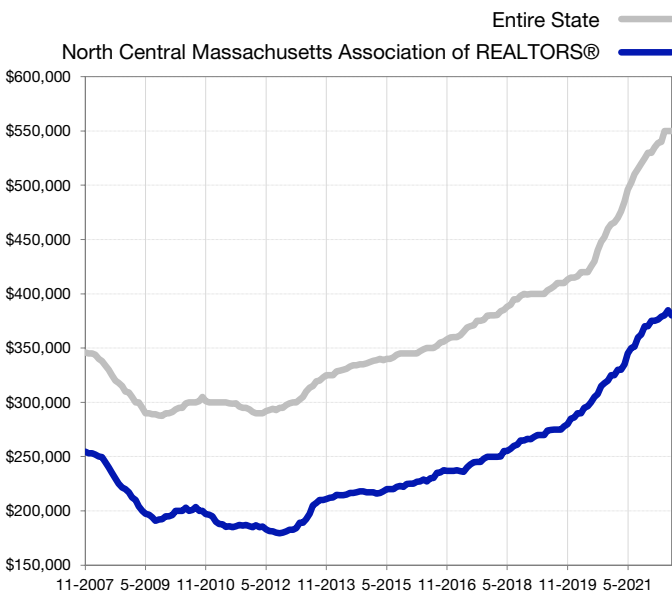
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	50	<b>35</b>	- 30.0%	240	<b>203</b>	- 15.4%
Closed Sales	43	<b>42</b>	- 2.3%	202	<b>186</b>	- 7.9%
Median Sales Price*	\$235,000	<b>\$297,000</b>	+ 26.4%	\$243,200	<b>\$277,750</b>	+ 14.2%
Inventory of Homes for Sale	50	<b>33</b>	- 34.0%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	18	<b>21</b>	+ 16.0%	30	<b>20</b>	- 32.3%
Percent of Original List Price Received*	104.6%	<b>104.2%</b>	- 0.4%	103.2%	<b>104.2%</b>	+ 0.9%
New Listings	59	<b>44</b>	- 25.4%	270	<b>229</b>	- 15.2%

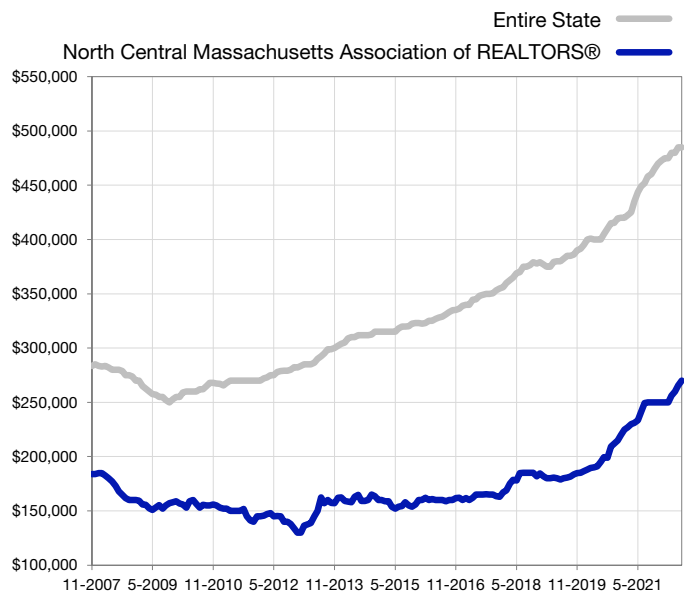
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 3.5%**

**+ 5.5%**

**+ 0.2%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	444	<b>403</b>	- 9.2%	1,952	<b>1,695</b>	- 13.2%
Closed Sales	449	<b>389</b>	- 13.4%	1,629	<b>1,458</b>	- 10.5%
Median Sales Price*	\$630,000	<b>\$650,000</b>	+ 3.2%	\$590,000	<b>\$616,000</b>	+ 4.4%
Inventory of Homes for Sale	301	<b>327</b>	+ 8.6%	--	--	--
Months Supply of Inventory	0.9	<b>1.1</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>20</b>	- 10.4%	29	<b>24</b>	- 18.8%
Percent of Original List Price Received*	107.1%	<b>108.2%</b>	+ 1.0%	105.0%	<b>106.3%</b>	+ 1.2%
New Listings	516	<b>490</b>	- 5.0%	2,163	<b>2,051</b>	- 5.2%

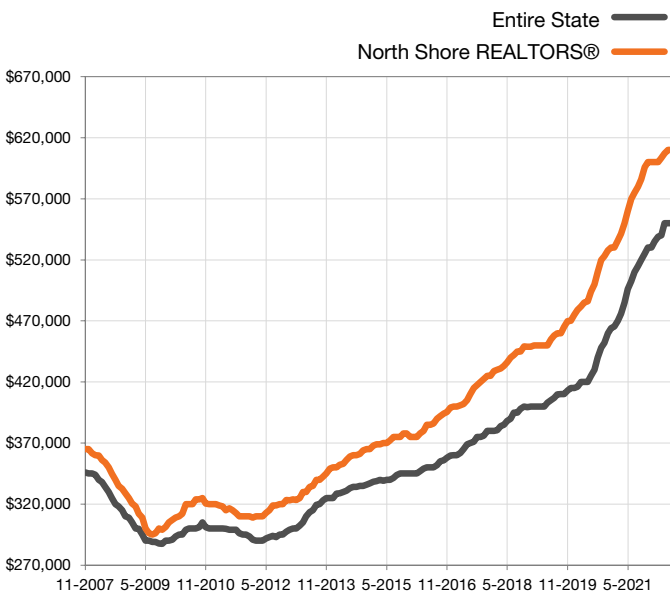
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	182	<b>161</b>	- 11.5%	967	<b>852</b>	- 11.9%
Closed Sales	192	<b>159</b>	- 17.2%	855	<b>789</b>	- 7.7%
Median Sales Price*	\$389,000	<b>\$425,000</b>	+ 9.3%	\$385,000	<b>\$415,000</b>	+ 7.8%
Inventory of Homes for Sale	168	<b>106</b>	- 36.9%	--	--	--
Months Supply of Inventory	1.0	<b>0.7</b>	- 29.8%	--	--	--
Cumulative Days on Market Until Sale	26	<b>25</b>	- 2.8%	34	<b>31</b>	- 9.7%
Percent of Original List Price Received*	103.5%	<b>104.6%</b>	+ 1.1%	101.9%	<b>104.0%</b>	+ 2.0%
New Listings	228	<b>191</b>	- 16.2%	1,079	<b>943</b>	- 12.6%

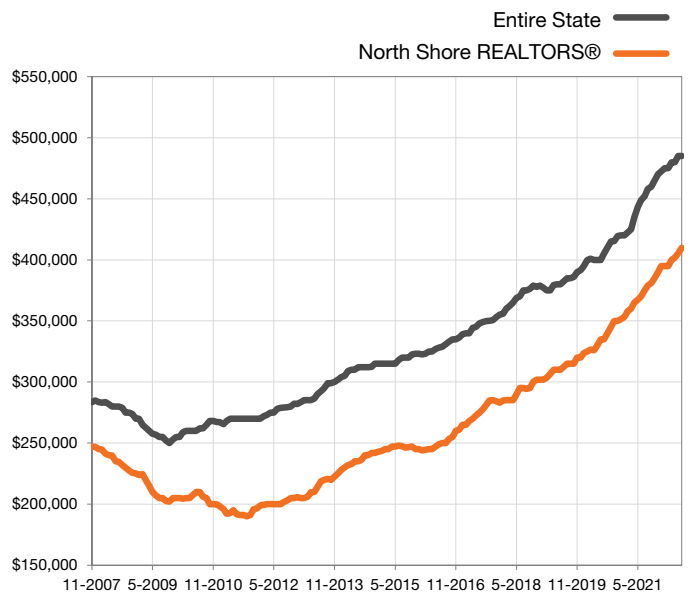
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 0.8%**

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

**+ 11.8%**

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

**- 14.2%**

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

### Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	447	<b>381</b>	- 14.8%	1,951	<b>1,815</b>	- 7.0%
Closed Sales	416	<b>407</b>	- 2.2%	1,612	<b>1,549</b>	- 3.9%
Median Sales Price*	\$608,655	<b>\$647,900</b>	+ 6.4%	\$550,000	<b>\$615,000</b>	+ 11.8%
Inventory of Homes for Sale	263	<b>302</b>	+ 14.8%	--	--	--
Months Supply of Inventory	0.8	<b>1.0</b>	+ 21.6%	--	--	--
Cumulative Days on Market Until Sale	16	<b>19</b>	+ 17.7%	25	<b>22</b>	- 12.4%
Percent of Original List Price Received*	108.4%	<b>107.3%</b>	- 1.0%	105.7%	<b>106.6%</b>	+ 0.9%
New Listings	537	<b>513</b>	- 4.5%	2,166	<b>2,133</b>	- 1.5%

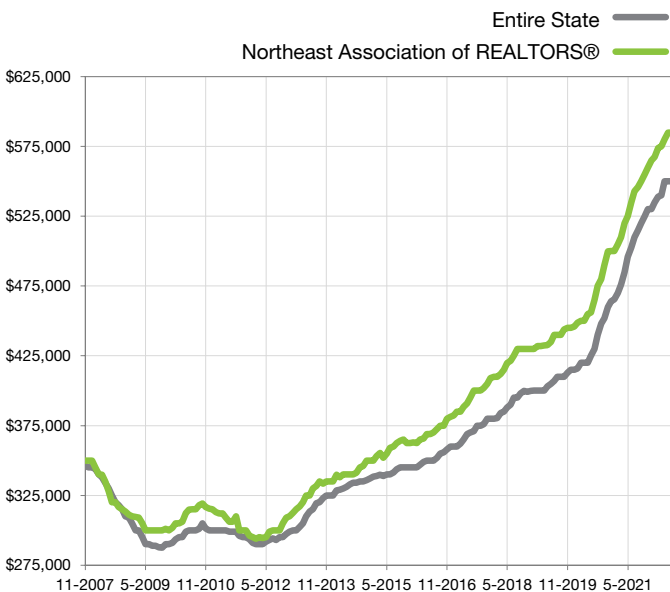
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	168	<b>137</b>	- 18.5%	823	<b>720</b>	- 12.5%
Closed Sales	187	<b>156</b>	- 16.6%	744	<b>670</b>	- 9.9%
Median Sales Price*	\$340,000	<b>\$425,000</b>	+ 25.0%	\$300,000	<b>\$370,000</b>	+ 23.3%
Inventory of Homes for Sale	154	<b>81</b>	- 47.4%	--	--	--
Months Supply of Inventory	1.1	<b>0.6</b>	- 45.1%	--	--	--
Cumulative Days on Market Until Sale	21	<b>19</b>	- 8.8%	27	<b>24</b>	- 13.4%
Percent of Original List Price Received*	104.5%	<b>105.4%</b>	+ 0.9%	102.9%	<b>105.2%</b>	+ 2.2%
New Listings	201	<b>158</b>	- 21.4%	938	<b>788</b>	- 16.0%

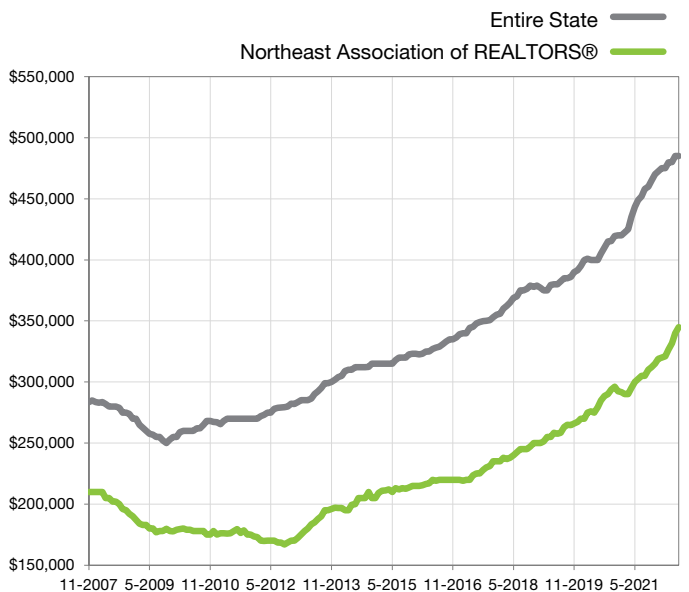
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 7.3%**

**+ 12.6%**

**- 17.3%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	700	<b>658</b>	- 6.0%	3,158	<b>2,971</b>	- 5.9%
Closed Sales	704	<b>640</b>	- 9.1%	2,657	<b>2,491</b>	- 6.2%
Median Sales Price*	\$425,000	<b>\$480,000</b>	+ 12.9%	\$394,900	<b>\$440,000</b>	+ 11.4%
Inventory of Homes for Sale	662	<b>566</b>	- 14.5%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>18</b>	- 23.4%	31	<b>28</b>	- 8.8%
Percent of Original List Price Received*	105.9%	<b>106.3%</b>	+ 0.4%	103.6%	<b>104.6%</b>	+ 1.0%
New Listings	907	<b>838</b>	- 7.6%	3,653	<b>3,469</b>	- 5.0%

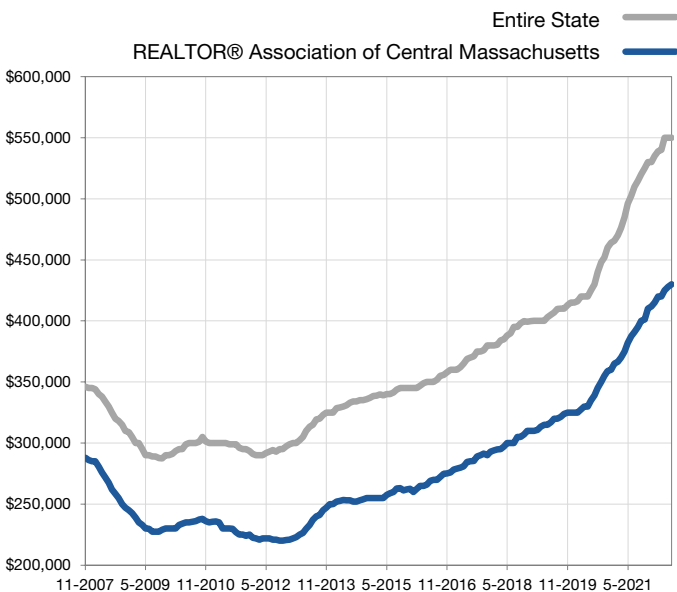
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	168	<b>163</b>	- 3.0%	926	<b>846</b>	- 8.6%
Closed Sales	181	<b>182</b>	+ 0.6%	739	<b>707</b>	- 4.3%
Median Sales Price*	\$337,000	<b>\$397,500</b>	+ 18.0%	\$295,000	<b>\$350,000</b>	+ 18.6%
Inventory of Homes for Sale	168	<b>153</b>	- 8.9%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	20	<b>25</b>	+ 23.0%	32	<b>29</b>	- 7.6%
Percent of Original List Price Received*	104.1%	<b>104.8%</b>	+ 0.7%	102.2%	<b>104.7%</b>	+ 2.4%
New Listings	204	<b>213</b>	+ 4.4%	992	<b>972</b>	- 2.0%

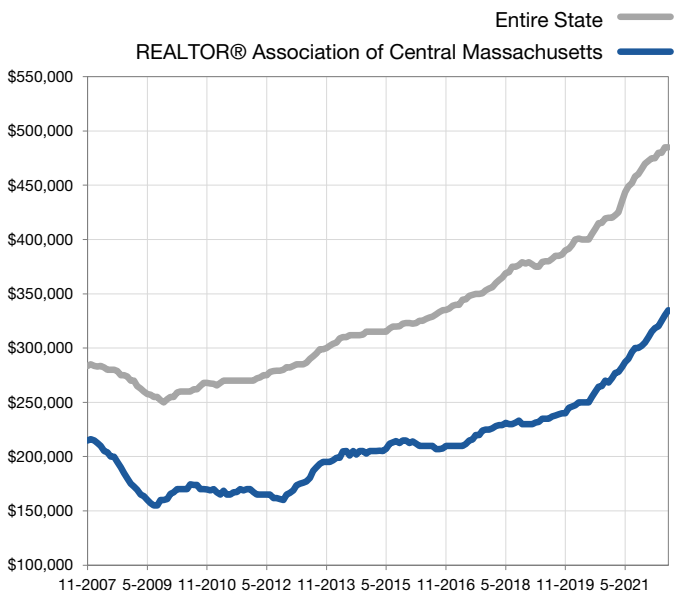
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 2.2%**

**+ 13.0%**

**- 19.8%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	617	<b>563</b>	- 8.8%	3,031	<b>2,766</b>	- 8.7%
Closed Sales	617	<b>610</b>	- 1.1%	2,654	<b>2,477</b>	- 6.7%
Median Sales Price*	\$305,000	<b>\$350,000</b>	+ 14.8%	\$275,000	<b>\$309,000</b>	+ 12.4%
Inventory of Homes for Sale	678	<b>592</b>	- 12.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	28	<b>27</b>	- 2.0%	40	<b>33</b>	- 17.3%
Percent of Original List Price Received*	105.0%	<b>105.4%</b>	+ 0.4%	101.9%	<b>103.2%</b>	+ 1.4%
New Listings	764	<b>725</b>	- 5.1%	3,374	<b>3,239</b>	- 4.0%

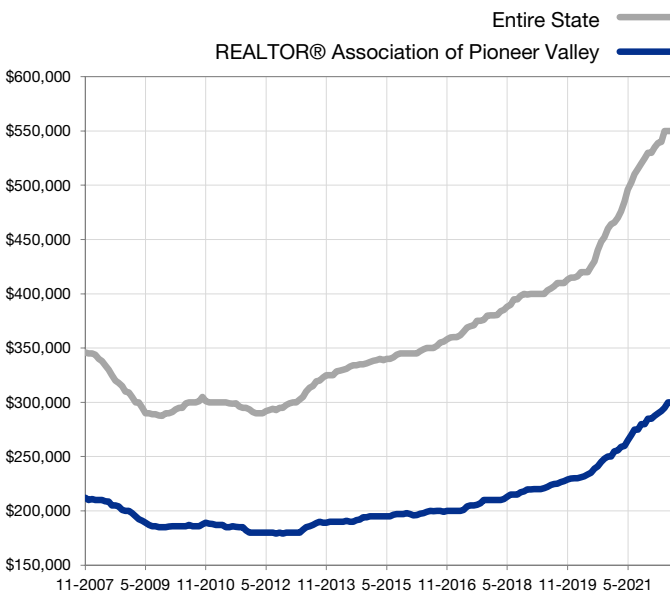
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	84	<b>80</b>	- 4.8%	470	<b>472</b>	+ 0.4%
Closed Sales	77	<b>89</b>	+ 15.6%	389	<b>451</b>	+ 15.9%
Median Sales Price*	\$205,000	<b>\$241,000</b>	+ 17.6%	\$190,000	<b>\$220,000</b>	+ 15.8%
Inventory of Homes for Sale	104	<b>104</b>	0.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	35	<b>21</b>	- 39.3%	42	<b>28</b>	- 33.9%
Percent of Original List Price Received*	102.6%	<b>105.2%</b>	+ 2.5%	100.5%	<b>103.6%</b>	+ 3.1%
New Listings	99	<b>113</b>	+ 14.1%	512	<b>540</b>	+ 5.5%

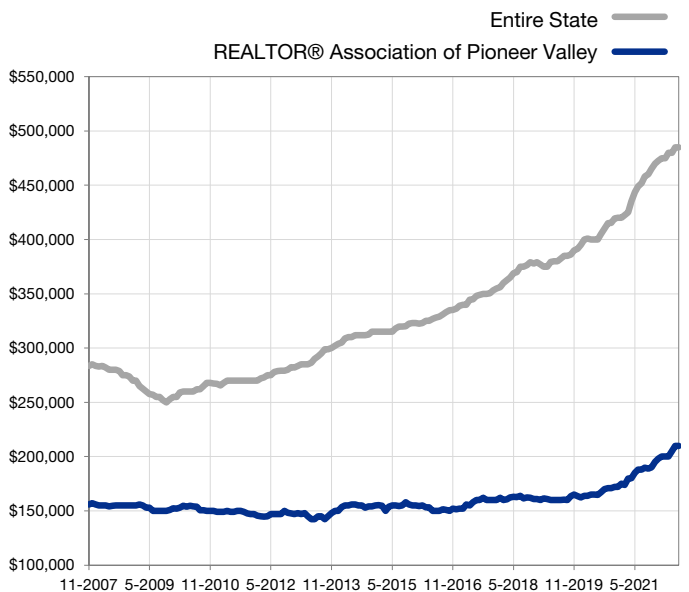
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 7.7%**

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

**+ 12.2%**

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

**- 2.8%**

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

### Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	464	450	- 3.0%	2,210	2,008	- 9.1%
Closed Sales	430	379	- 11.9%	1,952	1,701	- 12.9%
Median Sales Price*	\$436,250	<b>\$466,500</b>	+ 6.9%	\$416,000	<b>\$460,000</b>	+ 10.6%
Inventory of Homes for Sale	474	459	- 3.2%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.7%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 19.8%	34	31	- 8.6%
Percent of Original List Price Received*	104.0%	104.4%	+ 0.4%	102.7%	103.0%	+ 0.3%
New Listings	568	561	- 1.2%	2,517	2,468	- 1.9%

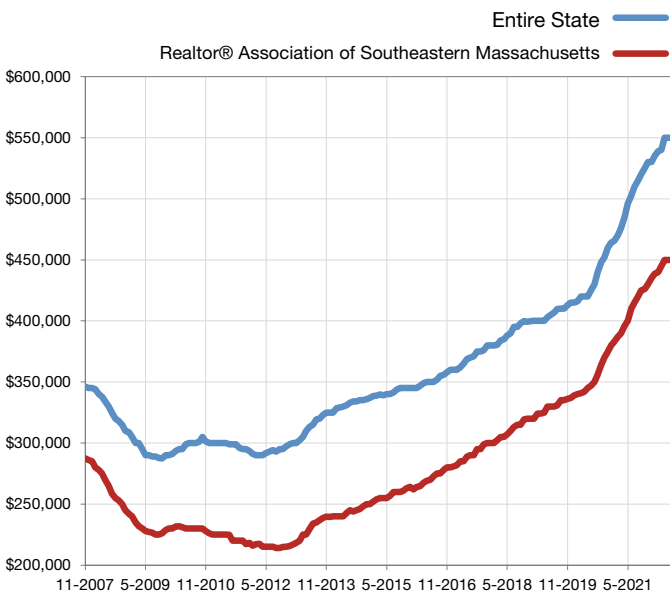
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	75	75	0.0%	427	428	+ 0.2%
Closed Sales	90	69	- 23.3%	395	376	- 4.8%
Median Sales Price*	\$281,000	<b>\$366,000</b>	+ 30.2%	\$270,000	<b>\$330,000</b>	+ 22.2%
Inventory of Homes for Sale	80	59	- 26.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.6%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 20.9%	33	27	- 18.0%
Percent of Original List Price Received*	102.7%	104.9%	+ 2.2%	101.7%	104.2%	+ 2.4%
New Listings	77	84	+ 9.1%	480	462	- 3.8%

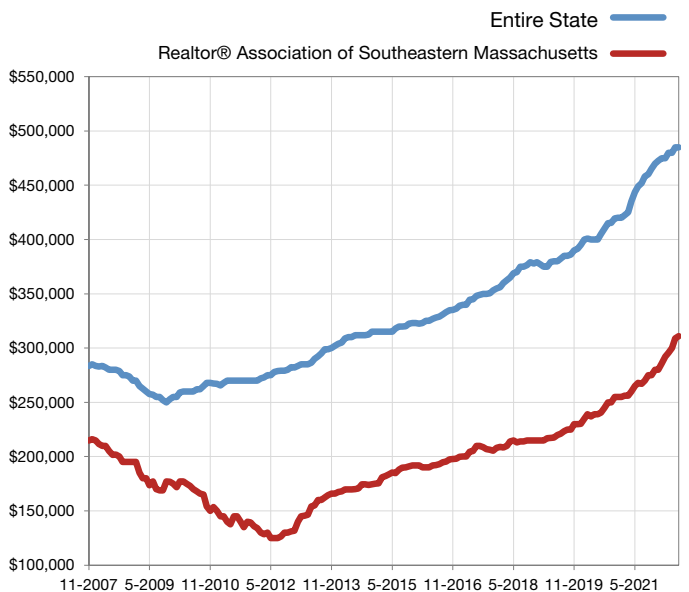
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 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

**+ 12.3%**

**+ 19.0%**

**- 9.6%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	93	73	- 21.5%	491	430	- 12.4%
Closed Sales	94	78	- 17.0%	458	421	- 8.1%
Median Sales Price*	\$380,000	<b>\$442,500</b>	+ 16.4%	\$370,000	<b>\$420,000</b>	+ 13.5%
Inventory of Homes for Sale	135	<b>134</b>	- 0.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.6</b>	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	34	<b>33</b>	- 3.8%	34	<b>37</b>	+ 9.2%
Percent of Original List Price Received*	101.6%	<b>100.8%</b>	- 0.8%	101.7%	<b>100.0%</b>	- 1.7%
New Listings	139	<b>137</b>	- 1.4%	569	<b>554</b>	- 2.6%

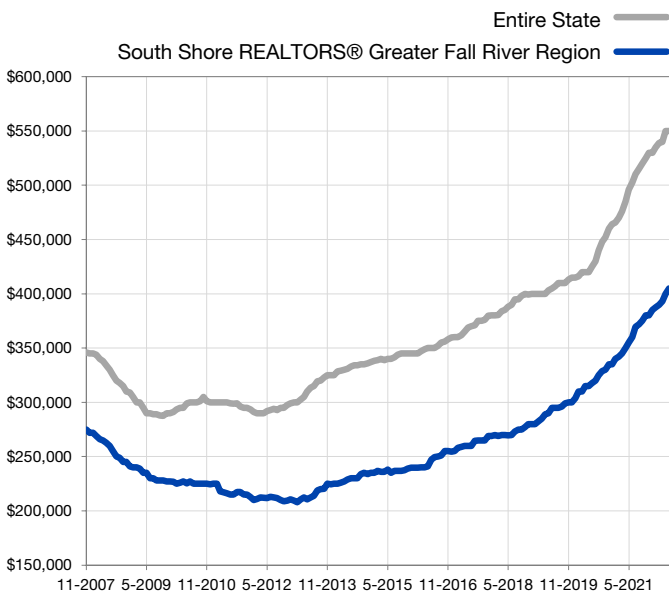
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	6	- 57.1%	67	60	- 10.4%
Closed Sales	14	11	- 21.4%	64	66	+ 3.1%
Median Sales Price*	\$186,450	<b>\$228,500</b>	+ 22.6%	\$219,950	<b>\$218,750</b>	- 0.5%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.7	<b>1.0</b>	- 40.4%	--	--	--
Cumulative Days on Market Until Sale	34	<b>91</b>	+ 172.2%	33	<b>51</b>	+ 54.3%
Percent of Original List Price Received*	103.0%	<b>100.0%</b>	- 2.9%	99.1%	<b>98.9%</b>	- 0.3%
New Listings	13	7	- 46.2%	73	62	- 15.1%

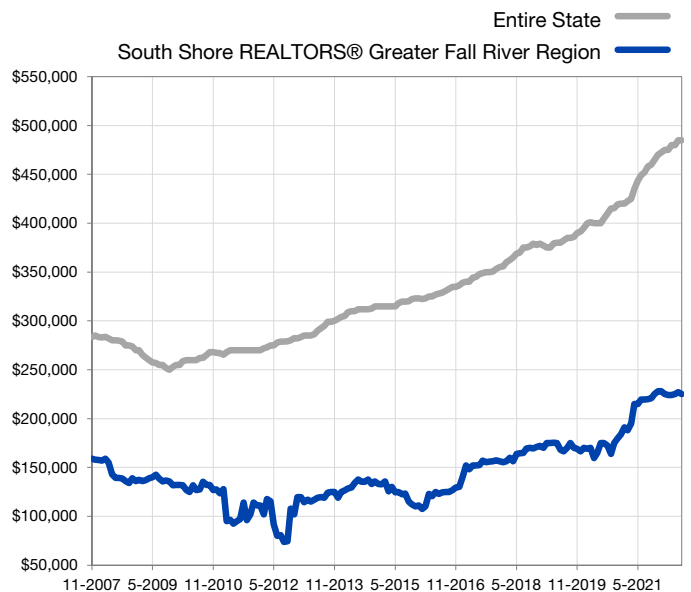
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 7.8%**

**+ 12.7%**

**- 30.1%**

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	584	<b>537</b>	- 8.0%	2,864	<b>2,388</b>	- 16.6%
Closed Sales	628	<b>525</b>	- 16.4%	2,426	<b>2,005</b>	- 17.4%
Median Sales Price*	\$605,000	<b>\$660,000</b>	+ 9.1%	\$565,000	<b>\$630,000</b>	+ 11.5%
Inventory of Homes for Sale	552	<b>483</b>	- 12.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	24	<b>20</b>	- 17.2%	33	<b>27</b>	- 16.5%
Percent of Original List Price Received*	105.3%	<b>105.6%</b>	+ 0.3%	103.2%	<b>104.3%</b>	+ 1.1%
New Listings	732	<b>702</b>	- 4.1%	3,281	<b>2,900</b>	- 11.6%

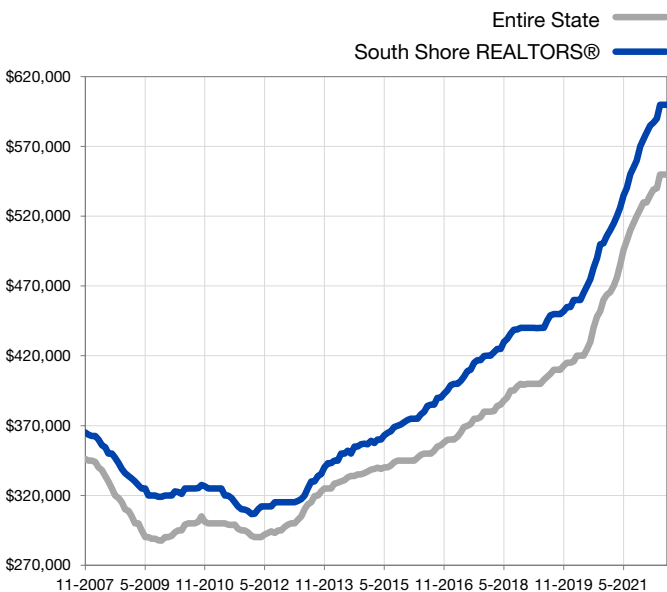
### Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	201	<b>126</b>	- 37.3%	1,070	<b>770</b>	- 28.0%
Closed Sales	204	<b>136</b>	- 33.3%	928	<b>723</b>	- 22.1%
Median Sales Price*	\$434,000	<b>\$430,000</b>	- 0.9%	\$400,000	<b>\$425,000</b>	+ 6.3%
Inventory of Homes for Sale	258	<b>98</b>	- 62.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 56.4%	--	--	--
Cumulative Days on Market Until Sale	38	<b>26</b>	- 32.6%	46	<b>33</b>	- 27.0%
Percent of Original List Price Received*	101.9%	<b>103.7%</b>	+ 1.8%	100.3%	<b>102.6%</b>	+ 2.3%
New Listings	249	<b>154</b>	- 38.2%	1,296	<b>850</b>	- 34.4%

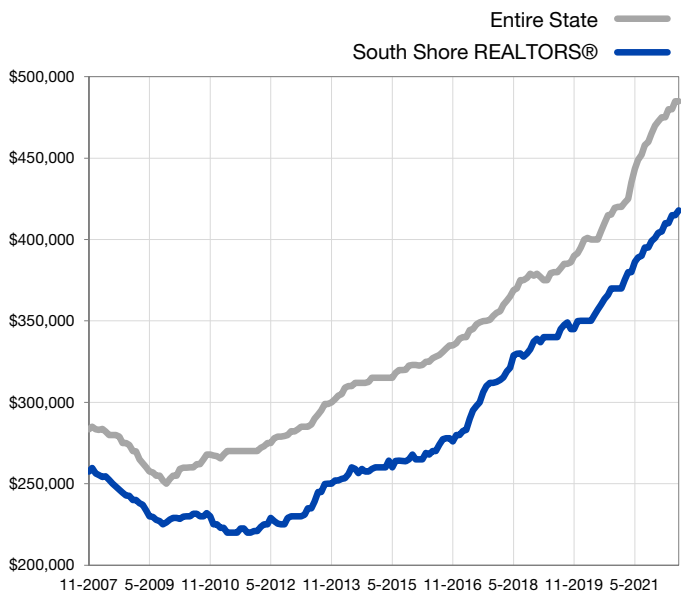
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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