

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

- 6.7%

+ 11.9%

- 13.9%

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

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,029	944	-8.3%	4,595	4,241	-7.7%
Closed Sales	1,003	919	-8.4%	3,922	3,570	-9.0%
Median Sales Price*	\$415,000	\$470,000	+ 13.3%	\$385,000	\$429,000	+ 11.4%
Inventory of Homes for Sale	955	857	-10.3%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	24	19	-20.8%	32	28	-12.5%
Percent of Original List Price Received*	105.9%	106.1%	+ 0.2%	103.7%	104.5%	+ 0.8%
New Listings	1,300	1,228	-5.5%	5,244	4,999	-4.7%

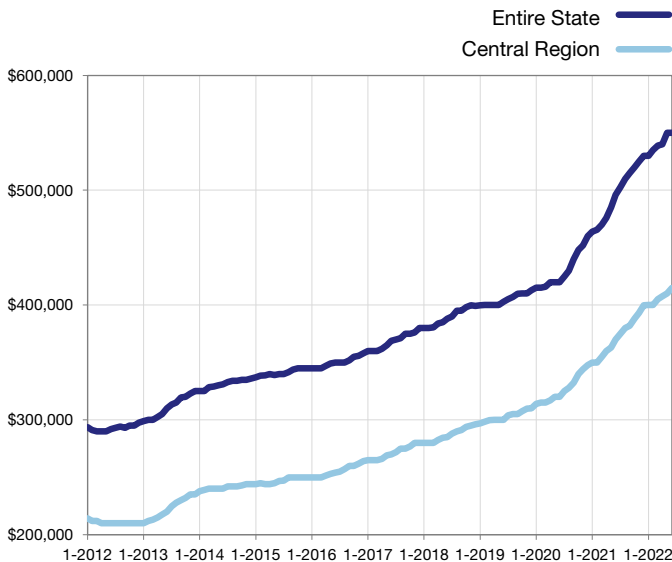
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	218	198	-9.2%	1,166	1,049	-10.0%
Closed Sales	224	224	0.0%	941	893	-5.1%
Median Sales Price*	\$308,450	\$377,018	+ 22.2%	\$277,500	\$332,000	+ 19.6%
Inventory of Homes for Sale	218	186	-14.7%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	31	27	-12.9%
Percent of Original List Price Received*	104.2%	104.7%	+ 0.5%	102.4%	104.6%	+ 2.1%
New Listings	263	257	-2.3%	1,262	1,201	-4.8%

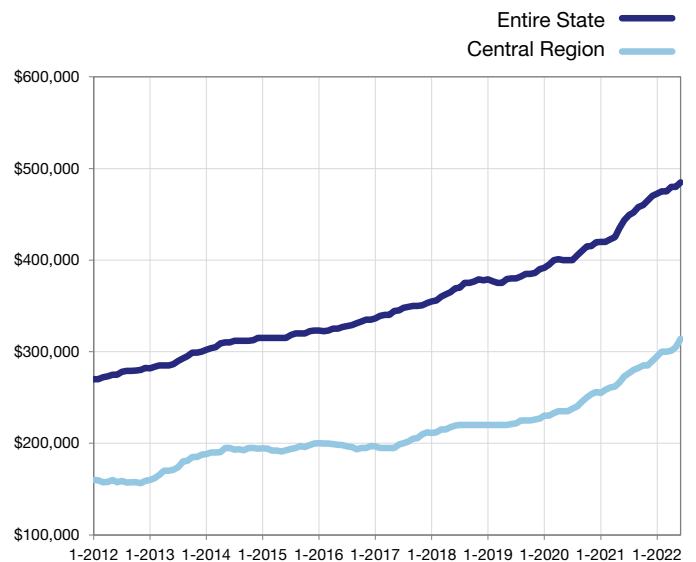
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

- 11.9%

+ 8.5%

- 10.8%

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	969	851	-12.2%	4,246	3,830	-9.8%
Closed Sales	940	868	-7.7%	3,535	3,237	-8.4%
Median Sales Price*	\$625,000	\$654,579	+ 4.7%	\$575,000	\$620,000	+ 7.8%
Inventory of Homes for Sale	643	705	+ 9.6%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	20	20	0.0%	28	24	-14.3%
Percent of Original List Price Received*	107.6%	107.7%	+ 0.1%	105.2%	106.4%	+ 1.1%
New Listings	1,148	1,105	-3.7%	4,733	4,584	-3.1%

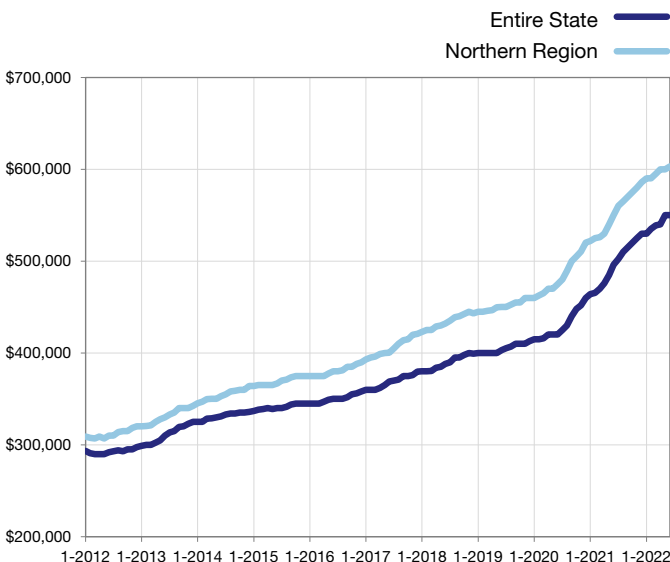
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	393	335	-14.8%	2,050	1,753	-14.5%
Closed Sales	422	356	-15.6%	1,814	1,646	-9.3%
Median Sales Price*	\$374,995	\$431,500	+ 15.1%	\$354,950	\$404,450	+ 13.9%
Inventory of Homes for Sale	365	225	-38.4%	--	--	--
Months Supply of Inventory	1.0	0.7	-30.0%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	32	28	-12.5%
Percent of Original List Price Received*	103.8%	104.8%	+ 1.0%	102.3%	104.4%	+ 2.1%
New Listings	480	400	-16.7%	2,303	1,947	-15.5%

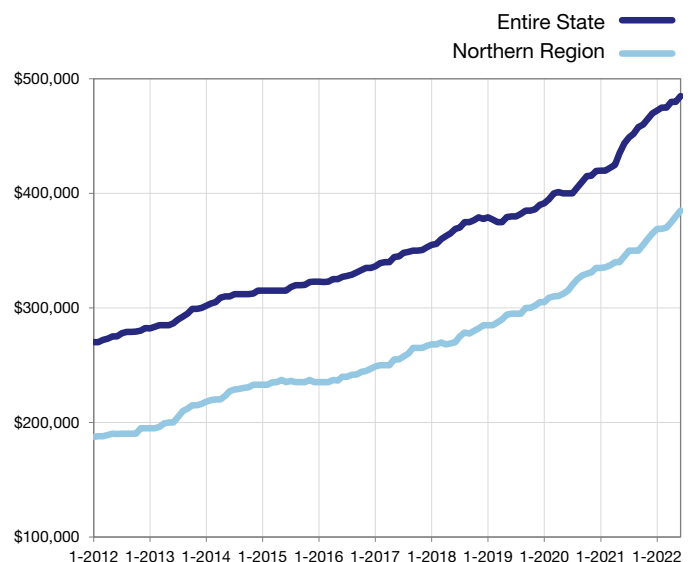
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 13.8%

+ 13.4%

- 10.6%

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

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

Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	557	523	-6.1%	2,701	2,438	-9.7%
Closed Sales	524	457	-12.8%	2,410	2,122	-12.0%
Median Sales Price*	\$425,000	\$462,500	+ 8.8%	\$405,000	\$450,000	+ 11.1%
Inventory of Homes for Sale	609	593	-2.6%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	31	26	-16.1%	34	32	-5.9%
Percent of Original List Price Received*	103.5%	103.8%	+ 0.3%	102.5%	102.4%	-0.1%
New Listings	707	698	-1.3%	3,086	3,022	-2.1%

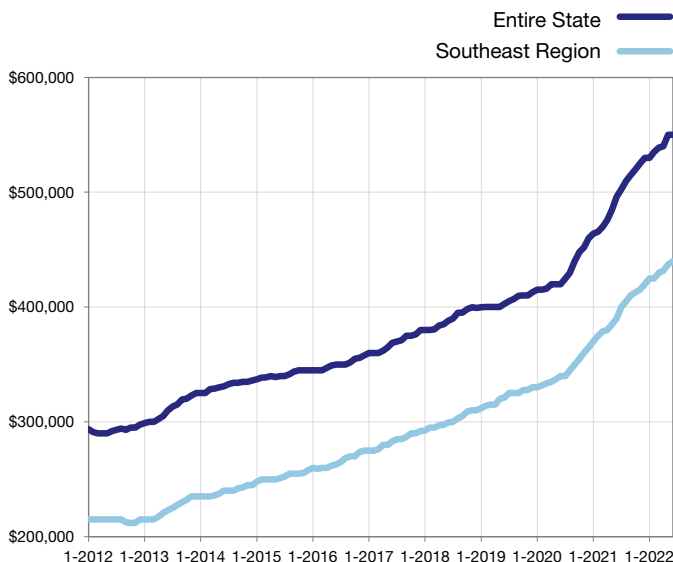
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	89	81	-9.0%	494	488	-1.2%
Closed Sales	104	80	-23.1%	459	442	-3.7%
Median Sales Price*	\$273,000	\$354,250	+ 29.8%	\$265,000	\$320,000	+ 20.8%
Inventory of Homes for Sale	99	71	-28.3%	--	--	--
Months Supply of Inventory	1.2	0.9	-25.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	33	31	-6.1%
Percent of Original List Price Received*	102.7%	104.2%	+ 1.5%	101.4%	103.4%	+ 2.0%
New Listings	90	91	+ 1.1%	553	524	-5.2%

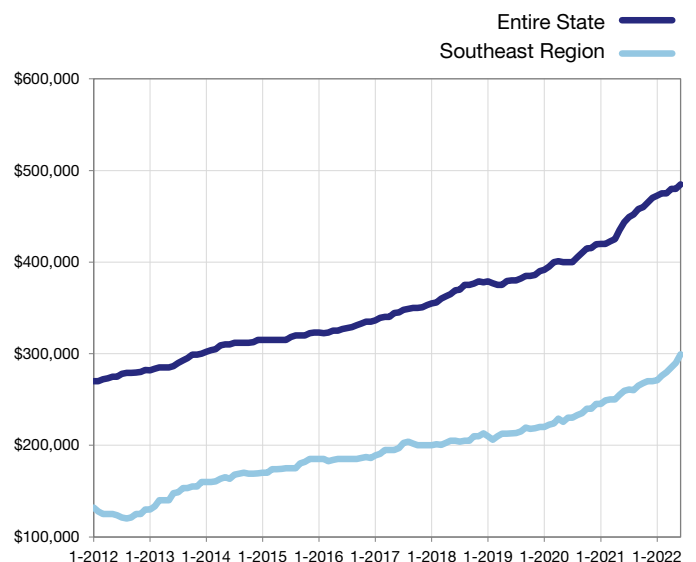
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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West Region

- 2.1%

+ 12.2%

- 24.8%

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	768	707	-7.9%	3,779	3,428	-9.3%
Closed Sales	755	735	-2.6%	3,334	3,081	-7.6%
Median Sales Price*	\$310,000	\$350,000	+ 12.9%	\$275,000	\$310,000	+ 12.7%
Inventory of Homes for Sale	1,084	872	-19.6%	--	--	--
Months Supply of Inventory	1.6	1.4	-12.5%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	56	47	-16.1%
Percent of Original List Price Received*	104.5%	104.7%	+ 0.2%	100.9%	102.2%	+ 1.3%
New Listings	1,013	936	-7.6%	4,310	4,058	-5.8%

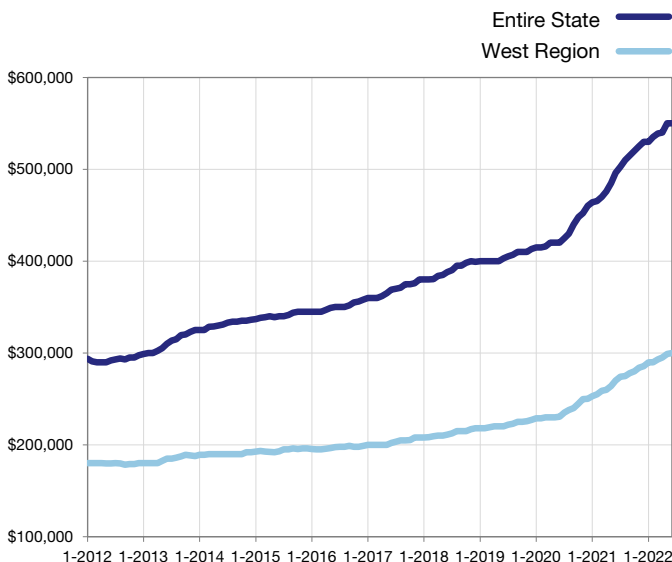
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	110	94	-14.5%	584	549	-6.0%
Closed Sales	89	103	+ 15.7%	476	530	+ 11.3%
Median Sales Price*	\$213,000	\$255,000	+ 19.7%	\$199,450	\$228,000	+ 14.3%
Inventory of Homes for Sale	148	125	-15.5%	--	--	--
Months Supply of Inventory	1.7	1.2	-29.4%	--	--	--
Cumulative Days on Market Until Sale	44	37	-15.9%	61	40	-34.4%
Percent of Original List Price Received*	101.9%	104.2%	+ 2.3%	99.6%	102.6%	+ 3.0%
New Listings	122	127	+ 4.1%	609	631	+ 3.6%

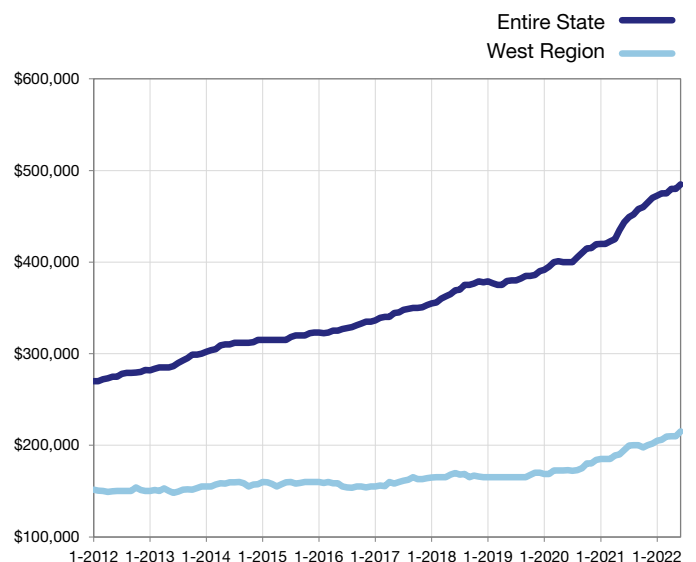
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