

Multi-Family Housing Activity Report

June 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jun-2021	Jun-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		847	725	- 14.4%	3,943	3,631	- 7.9%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$570,000	\$610,000	+ 7.0%	\$505,000	\$575,000	+ 13.9%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,676	1,237	- 26.2%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.5	1.7	- 32.1%	--	--	--
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.*		31	27	- 12.1%	42	38	- 9.1%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.7%	102.9%	+ 0.1%	100.6%	101.5%	+ 0.9%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,357	1,092	- 19.5%	5,828	5,290	- 9.2%

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

