

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	414	389	- 6.0%	2,867	2,406	- 16.1%
Closed Sales	425	345	- 18.8%	2,693	2,228	- 17.3%
Median Sales Price*	\$592,000	\$680,000	+ 14.9%	\$599,900	\$685,000	+ 14.2%
Inventory of Homes for Sale	766	702	- 8.4%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	51	32	- 37.3%
Percent of Original List Price Received*	103.2%	101.8%	- 1.4%	101.5%	102.1%	+ 0.6%
New Listings	529	467	- 11.7%	3,279	3,027	- 7.7%

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

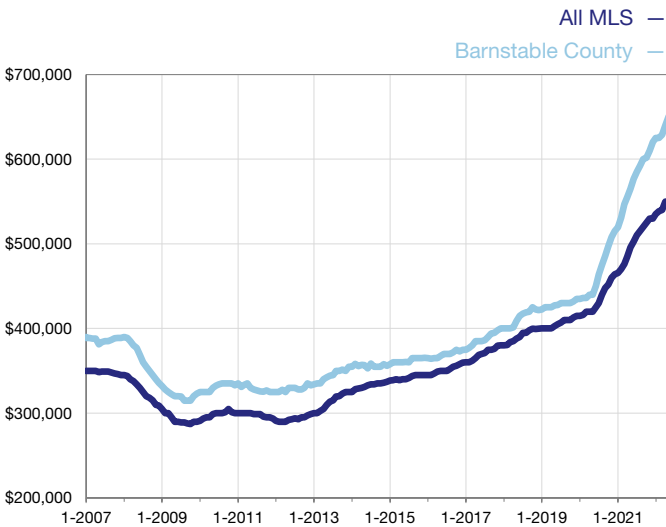
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	115	86	- 25.2%	836	647	- 22.6%
Closed Sales	111	79	- 28.8%	761	633	- 16.8%
Median Sales Price*	\$365,000	\$480,000	+ 31.5%	\$354,000	\$425,000	+ 20.1%
Inventory of Homes for Sale	219	152	- 30.6%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	63	27	- 57.1%	67	38	- 43.3%
Percent of Original List Price Received*	100.3%	101.6%	+ 1.3%	99.9%	102.0%	+ 2.1%
New Listings	156	105	- 32.7%	859	735	- 14.4%

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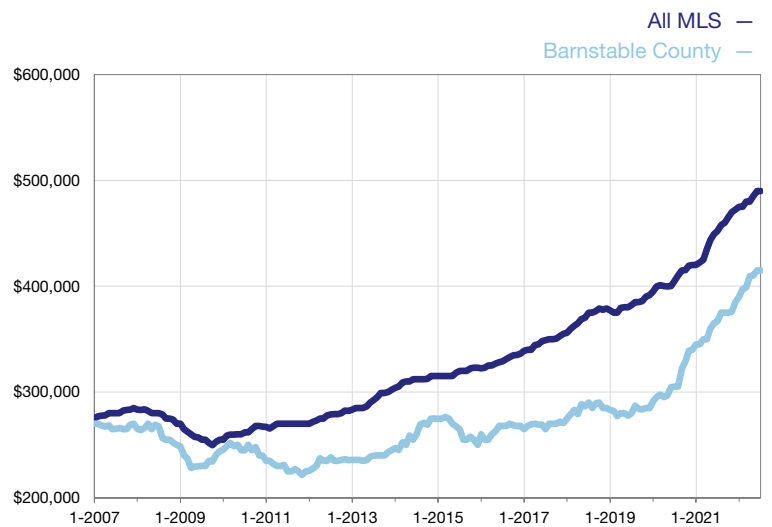
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	161	140	- 13.0%	909	795	- 12.5%
Closed Sales	140	119	- 15.0%	820	739	- 9.9%
Median Sales Price*	\$301,200	\$342,000	+ 13.5%	\$300,000	\$325,000	+ 8.3%
Inventory of Homes for Sale	434	317	- 27.0%	--	--	--
Months Supply of Inventory	3.0	2.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	75	90	+ 20.0%	110	99	- 10.0%
Percent of Original List Price Received*	101.4%	102.3%	+ 0.9%	97.8%	98.6%	+ 0.8%
New Listings	217	171	- 21.2%	1,154	1,002	- 13.2%

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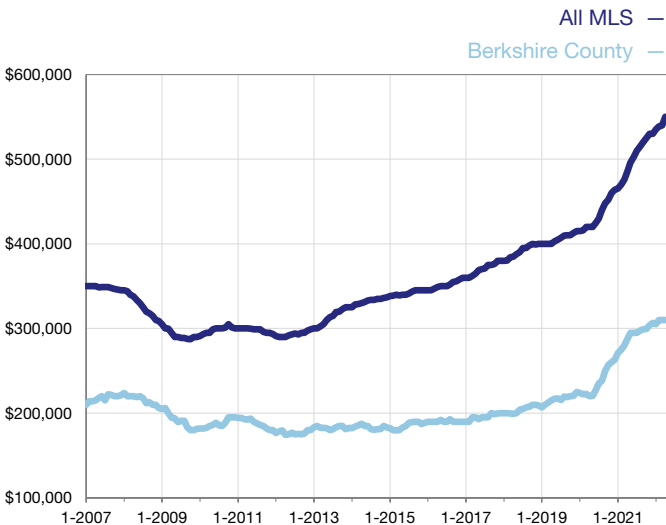
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	19	- 5.0%	134	94	- 29.9%
Closed Sales	21	7	- 66.7%	108	90	- 16.7%
Median Sales Price*	\$188,700	\$415,000	+ 119.9%	\$265,000	\$297,000	+ 12.1%
Inventory of Homes for Sale	48	28	- 41.7%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	86	167	+ 94.2%	135	110	- 18.5%
Percent of Original List Price Received*	96.9%	98.7%	+ 1.9%	96.1%	97.4%	+ 1.4%
New Listings	26	23	- 11.5%	123	115	- 6.5%

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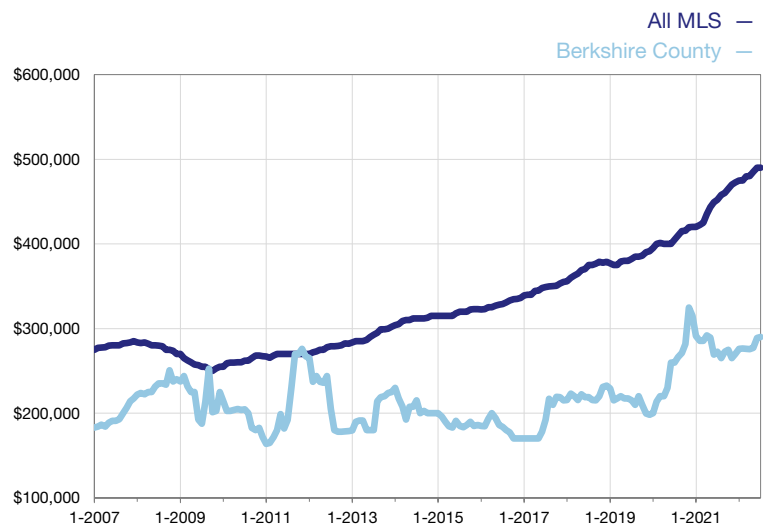
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	433	386	- 10.9%	2,729	2,400	- 12.1%
Closed Sales	446	395	- 11.4%	2,487	2,177	- 12.5%
Median Sales Price*	\$448,500	\$480,000	+ 7.0%	\$419,000	\$460,000	+ 9.8%
Inventory of Homes for Sale	581	477	- 17.9%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	30	31	+ 3.3%
Percent of Original List Price Received*	104.4%	101.9%	- 2.4%	103.1%	102.5%	- 0.6%
New Listings	549	433	- 21.1%	3,183	2,955	- 7.2%

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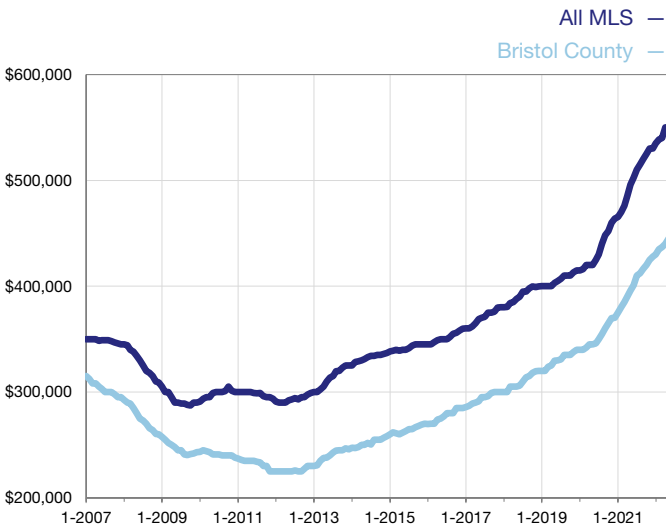
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	73	59	- 19.2%	489	494	+ 1.0%
Closed Sales	88	66	- 25.0%	480	462	- 3.8%
Median Sales Price*	\$285,000	\$307,500	+ 7.9%	\$268,750	\$308,250	+ 14.7%
Inventory of Homes for Sale	97	79	- 18.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	21	19	- 9.5%	29	25	- 13.8%
Percent of Original List Price Received*	102.8%	104.8%	+ 1.9%	101.6%	104.0%	+ 2.4%
New Listings	102	95	- 6.9%	562	557	- 0.9%

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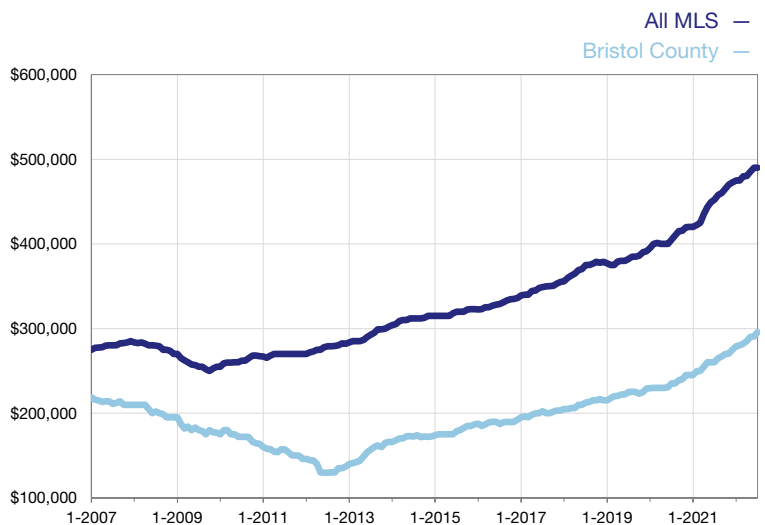
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	37	30	- 18.9%
Closed Sales	4	5	+ 25.0%	33	30	- 9.1%
Median Sales Price*	\$1,310,000	\$1,000,000	- 23.7%	\$1,193,500	\$1,365,750	+ 14.4%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	4.4	7.0	+ 59.1%	--	--	--
Cumulative Days on Market Until Sale	121	16	- 86.8%	66	72	+ 9.1%
Percent of Original List Price Received*	99.1%	88.9%	- 10.3%	97.9%	95.8%	- 2.1%
New Listings	13	12	- 7.7%	58	54	- 6.9%

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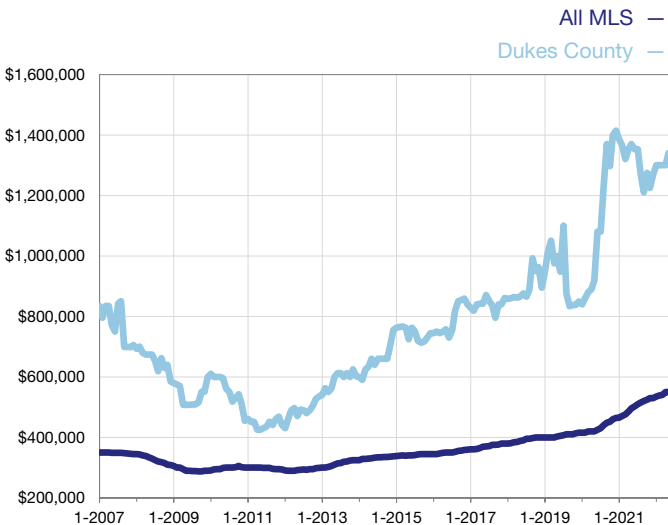
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$702,500	\$890,000	+ 26.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	165	14	- 91.5%
Percent of Original List Price Received*	93.9%	0.0%	- 100.0%	93.8%	107.0%	+ 14.1%
New Listings	0	0	--	7	3	- 57.1%

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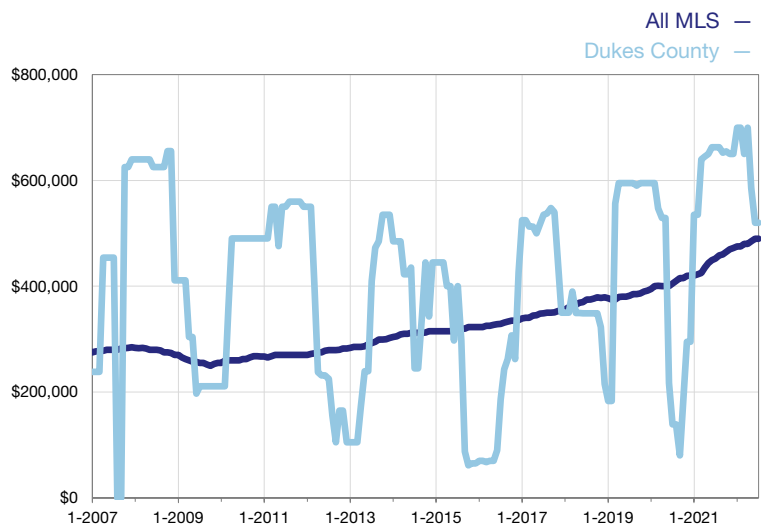
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	498	474	- 4.8%	3,505	3,108	- 11.3%
Closed Sales	617	518	- 16.0%	3,131	2,759	- 11.9%
Median Sales Price*	\$619,000	\$699,950	+ 13.1%	\$605,000	\$640,000	+ 5.8%
Inventory of Homes for Sale	579	553	- 4.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	28	24	- 14.3%
Percent of Original List Price Received*	105.8%	104.3%	- 1.4%	105.2%	106.0%	+ 0.8%
New Listings	653	564	- 13.6%	4,013	3,791	- 5.5%

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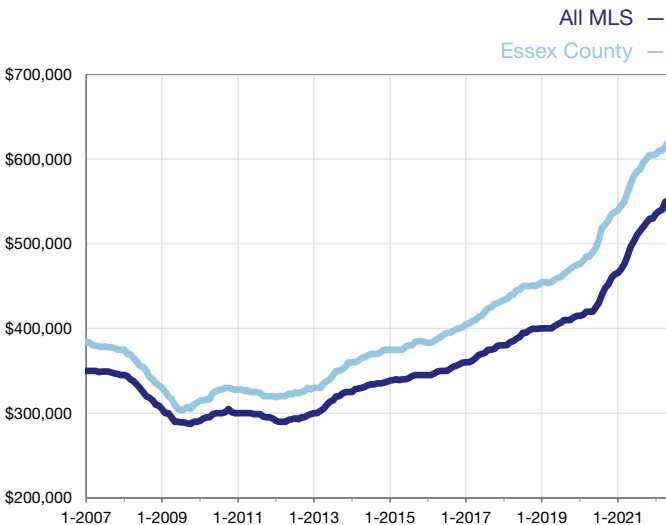
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	243	202	- 16.9%	1,771	1,445	- 18.4%
Closed Sales	268	196	- 26.9%	1,613	1,402	- 13.1%
Median Sales Price*	\$375,000	\$430,000	+ 14.7%	\$377,500	\$420,000	+ 11.3%
Inventory of Homes for Sale	311	212	- 31.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	32	29	- 9.4%
Percent of Original List Price Received*	103.1%	103.7%	+ 0.6%	102.2%	104.1%	+ 1.9%
New Listings	309	245	- 20.7%	2,026	1,658	- 18.2%

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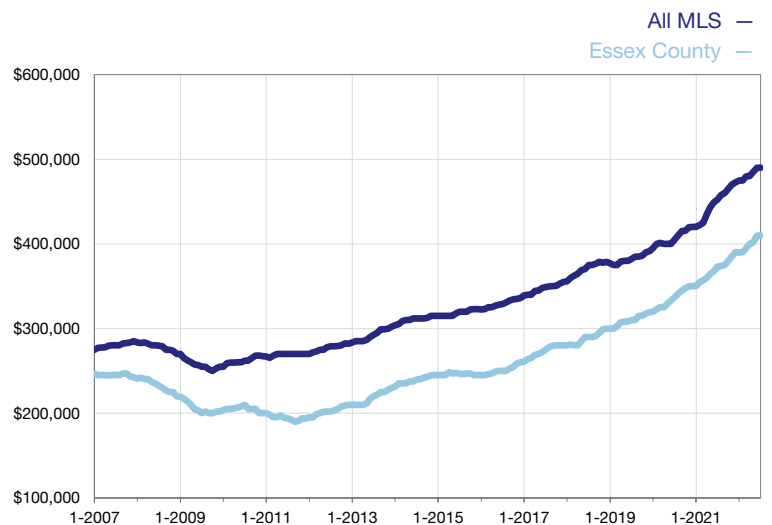
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	56	53	- 5.4%	341	303	- 11.1%
Closed Sales	69	58	- 15.9%	308	294	- 4.5%
Median Sales Price*	\$305,000	\$299,663	- 1.8%	\$280,000	\$310,000	+ 10.7%
Inventory of Homes for Sale	96	92	- 4.2%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	36	41	+ 13.9%	43	41	- 4.7%
Percent of Original List Price Received*	105.4%	105.0%	- 0.4%	101.9%	102.8%	+ 0.9%
New Listings	77	62	- 19.5%	405	391	- 3.5%

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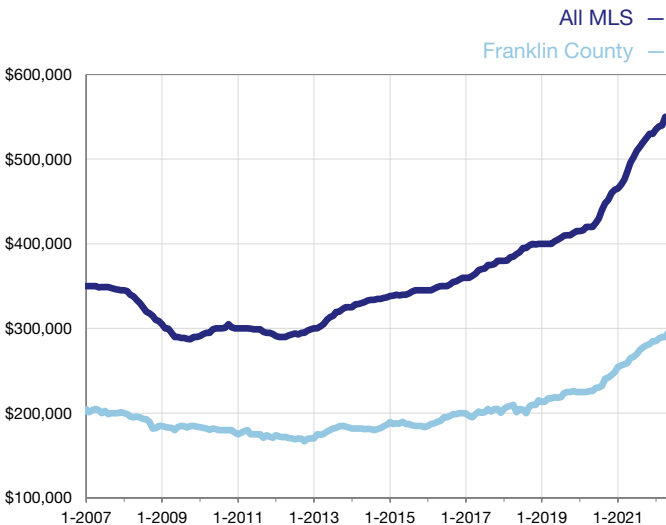
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	2	- 60.0%	15	23	+ 53.3%
Closed Sales	1	0	- 100.0%	10	21	+ 110.0%
Median Sales Price*	\$185,000	\$0	- 100.0%	\$182,500	\$225,000	+ 23.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	75	0	- 100.0%	37	28	- 24.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.8%	105.0%	+ 4.2%
New Listings	2	1	- 50.0%	14	25	+ 78.6%

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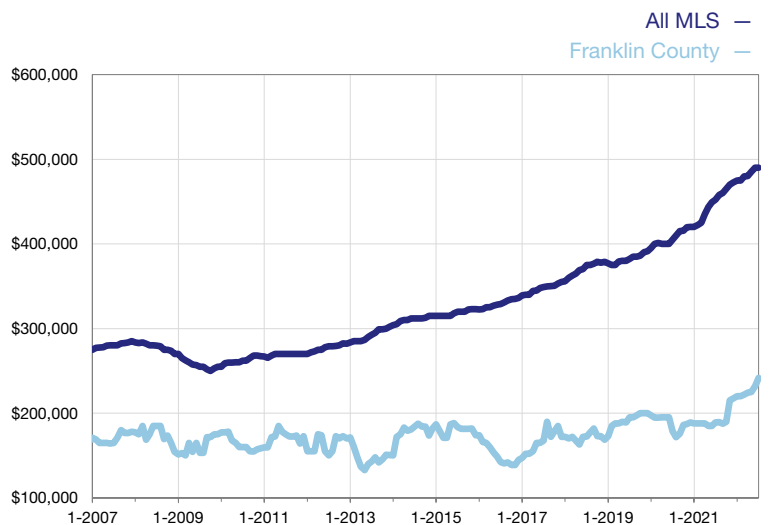
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	361	366	+ 1.4%	2,508	2,250	- 10.3%
Closed Sales	411	343	- 16.5%	2,289	2,082	- 9.0%
Median Sales Price*	\$280,000	\$300,000	+ 7.1%	\$260,000	\$290,000	+ 11.5%
Inventory of Homes for Sale	506	475	- 6.1%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	35	30	- 14.3%
Percent of Original List Price Received*	104.2%	102.7%	- 1.4%	102.4%	103.0%	+ 0.6%
New Listings	477	469	- 1.7%	2,858	2,704	- 5.4%

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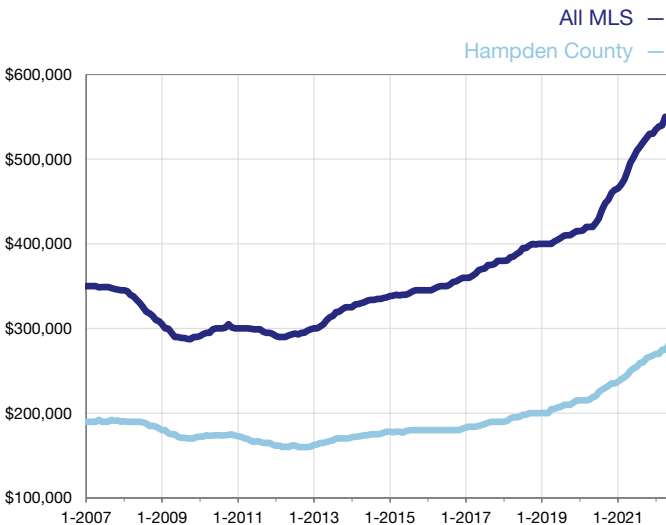
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	51	51	0.0%	347	362	+ 4.3%
Closed Sales	53	42	- 20.8%	307	351	+ 14.3%
Median Sales Price*	\$175,000	\$212,500	+ 21.4%	\$170,750	\$195,000	+ 14.2%
Inventory of Homes for Sale	56	63	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	33	26	- 21.2%
Percent of Original List Price Received*	103.3%	104.5%	+ 1.2%	101.1%	102.8%	+ 1.7%
New Listings	63	60	- 4.8%	373	408	+ 9.4%

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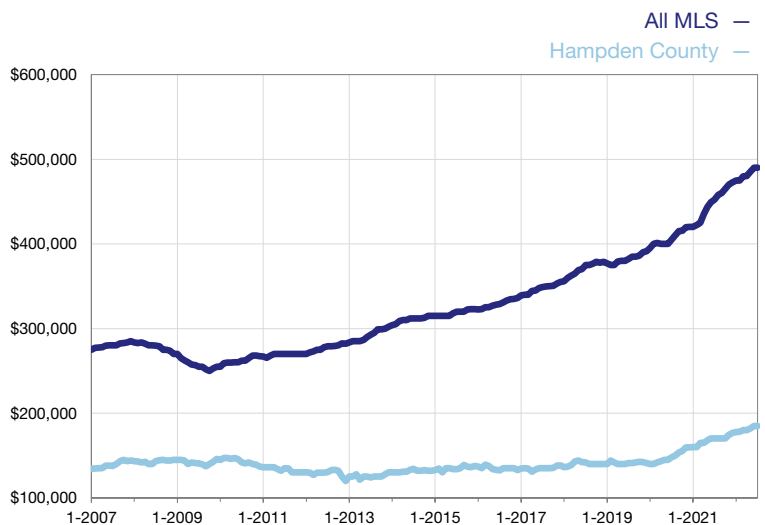
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Hampshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	112	- 0.9%	729	707	- 3.0%
Closed Sales	123	107	- 13.0%	670	637	- 4.9%
Median Sales Price*	\$409,000	\$400,000	- 2.2%	\$370,524	\$402,000	+ 8.5%
Inventory of Homes for Sale	185	155	- 16.2%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	46	35	- 23.9%
Percent of Original List Price Received*	104.0%	107.7%	+ 3.6%	102.2%	104.8%	+ 2.5%
New Listings	146	133	- 8.9%	832	839	+ 0.8%

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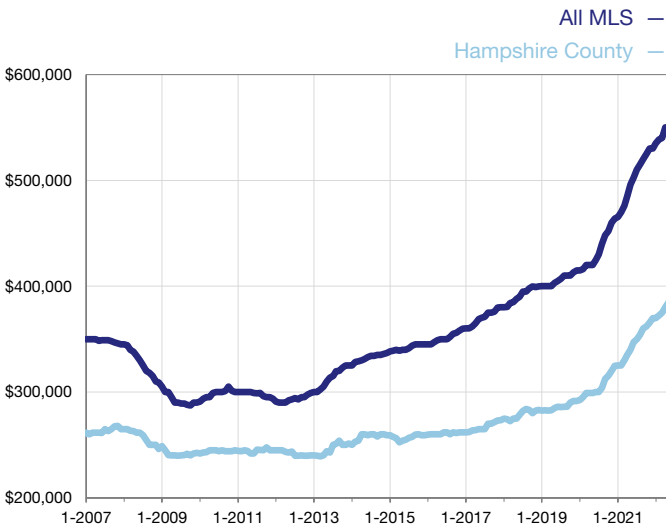
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	30	- 9.1%	199	167	- 16.1%
Closed Sales	35	21	- 40.0%	163	147	- 9.8%
Median Sales Price*	\$256,000	\$268,500	+ 4.9%	\$240,000	\$281,800	+ 17.4%
Inventory of Homes for Sale	46	49	+ 6.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	66	27	- 59.1%	58	36	- 37.9%
Percent of Original List Price Received*	100.3%	106.6%	+ 6.3%	100.2%	105.9%	+ 5.7%
New Listings	34	28	- 17.6%	227	200	- 11.9%

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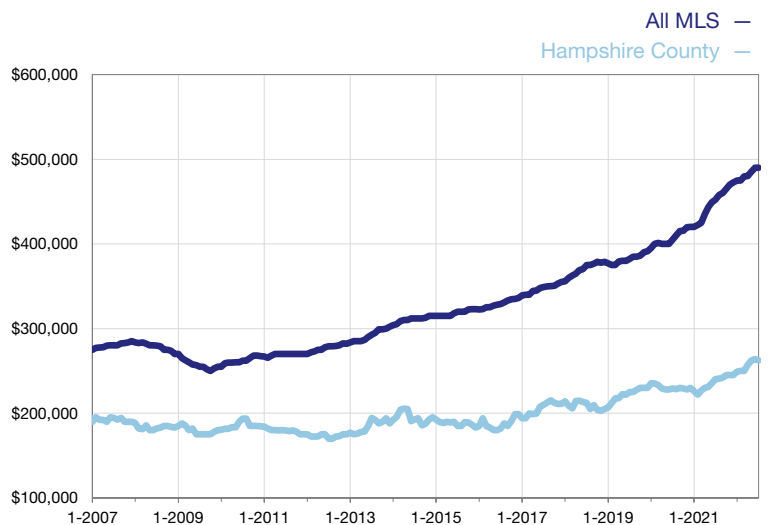
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2022

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Middlesex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	956	851	- 11.0%	7,138	6,450	- 9.6%
Closed Sales	1,284	1,107	- 13.8%	6,310	5,737	- 9.1%
Median Sales Price*	\$748,175	\$785,000	+ 4.9%	\$710,000	\$775,000	+ 9.2%
Inventory of Homes for Sale	1,089	1,094	+ 0.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	27	22	- 18.5%
Percent of Original List Price Received*	106.5%	105.7%	- 0.8%	105.2%	106.9%	+ 1.6%
New Listings	1,225	1,064	- 13.1%	8,157	7,822	- 4.1%

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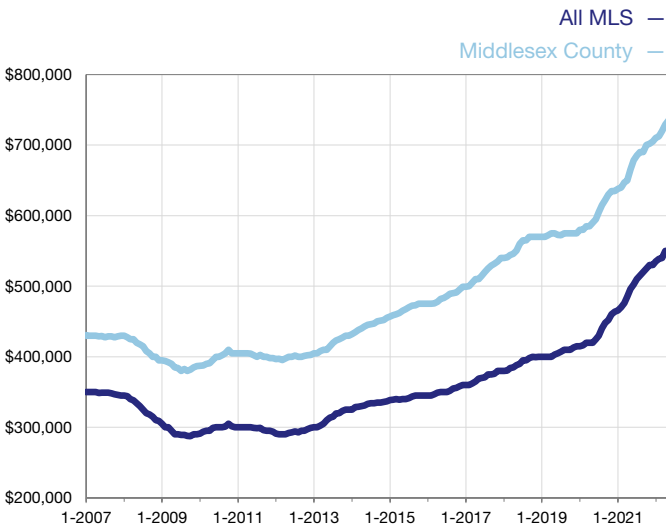
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	508	460	- 9.4%	4,301	3,592	- 16.5%
Closed Sales	696	539	- 22.6%	4,031	3,272	- 18.8%
Median Sales Price*	\$560,000	\$640,000	+ 14.3%	\$540,000	\$608,000	+ 12.6%
Inventory of Homes for Sale	835	613	- 26.6%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	36	29	- 19.4%
Percent of Original List Price Received*	103.4%	103.6%	+ 0.2%	101.8%	104.1%	+ 2.3%
New Listings	697	542	- 22.2%	5,008	4,384	- 12.5%

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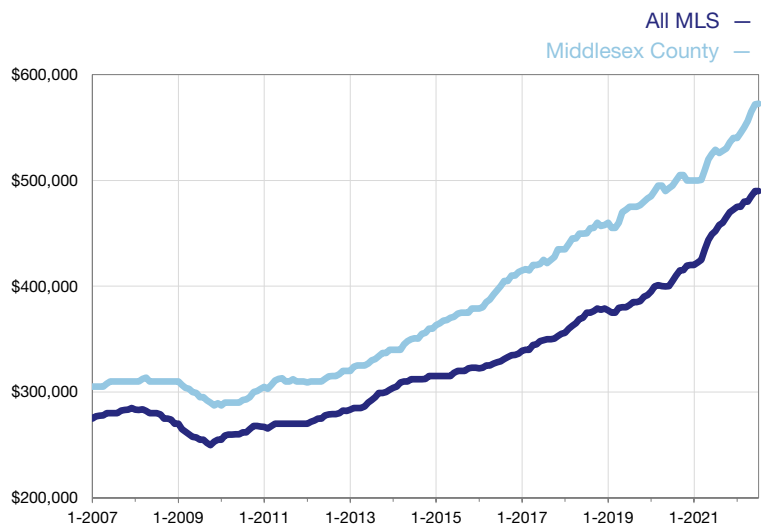
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	23	14	- 39.1%
Closed Sales	4	5	+ 25.0%	26	15	- 42.3%
Median Sales Price*	\$3,025,000	\$3,200,000	+ 5.8%	\$3,250,000	\$3,200,000	- 1.5%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 95.0%	--	--	--
Cumulative Days on Market Until Sale	90	48	- 46.7%	135	104	- 23.0%
Percent of Original List Price Received*	97.2%	92.7%	- 4.6%	93.4%	94.2%	+ 0.9%
New Listings	7	3	- 57.1%	28	28	0.0%

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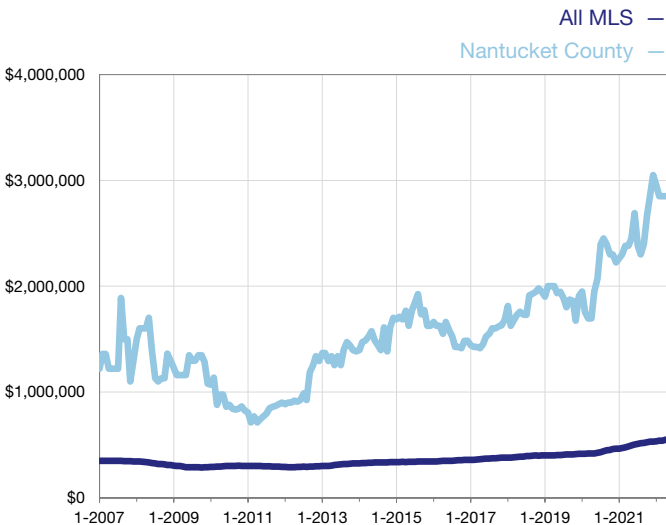
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$740,000	\$1,545,000	+ 108.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	3.0	1.0	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	94	104	+ 10.6%
Percent of Original List Price Received*	0.0%	0.0%	--	94.3%	100.0%	+ 6.0%
New Listings	2	0	- 100.0%	4	1	- 75.0%

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

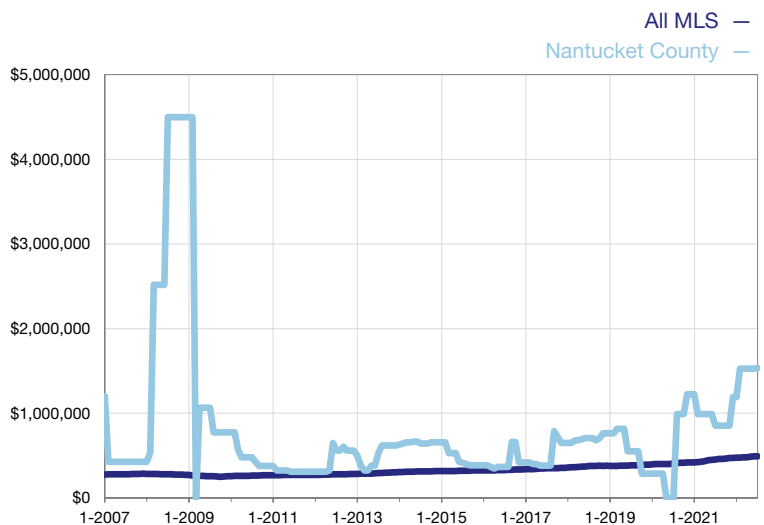
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	483	427	- 11.6%	3,970	3,329	- 16.1%
Closed Sales	753	546	- 27.5%	3,557	2,976	- 16.3%
Median Sales Price*	\$665,000	\$730,500	+ 9.8%	\$654,000	\$720,000	+ 10.1%
Inventory of Homes for Sale	697	571	- 18.1%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	28	24	- 14.3%
Percent of Original List Price Received*	104.7%	104.3%	- 0.4%	103.9%	105.4%	+ 1.4%
New Listings	618	532	- 13.9%	4,618	4,045	- 12.4%

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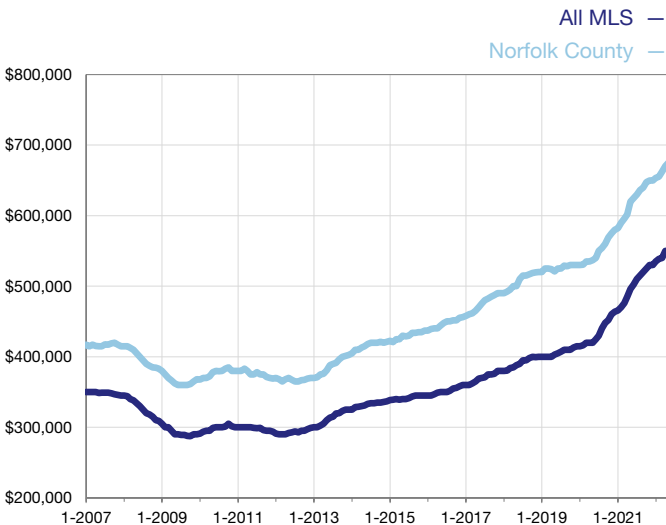
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	236	157	- 33.5%	1,887	1,437	- 23.8%
Closed Sales	327	216	- 33.9%	1,670	1,408	- 15.7%
Median Sales Price*	\$489,999	\$548,000	+ 11.8%	\$489,500	\$530,000	+ 8.3%
Inventory of Homes for Sale	425	252	- 40.7%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	35	28	- 20.0%	45	35	- 22.2%
Percent of Original List Price Received*	100.6%	102.1%	+ 1.5%	100.2%	102.6%	+ 2.4%
New Listings	281	196	- 30.2%	2,286	1,724	- 24.6%

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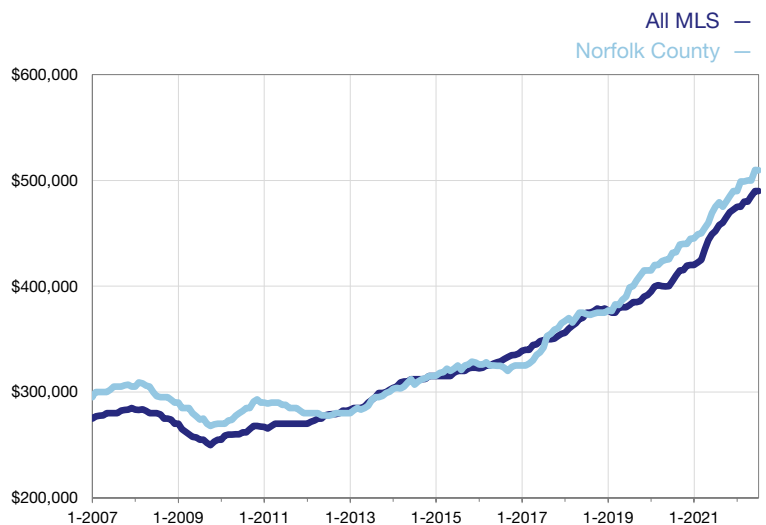
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	485	471	- 2.9%	3,461	3,010	- 13.0%
Closed Sales	555	477	- 14.1%	3,154	2,731	- 13.4%
Median Sales Price*	\$515,000	\$590,000	+ 14.6%	\$500,000	\$559,900	+ 12.0%
Inventory of Homes for Sale	704	687	- 2.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	33	29	- 12.1%
Percent of Original List Price Received*	104.9%	103.4%	- 1.4%	103.3%	103.4%	+ 0.1%
New Listings	652	607	- 6.9%	4,042	3,740	- 7.5%

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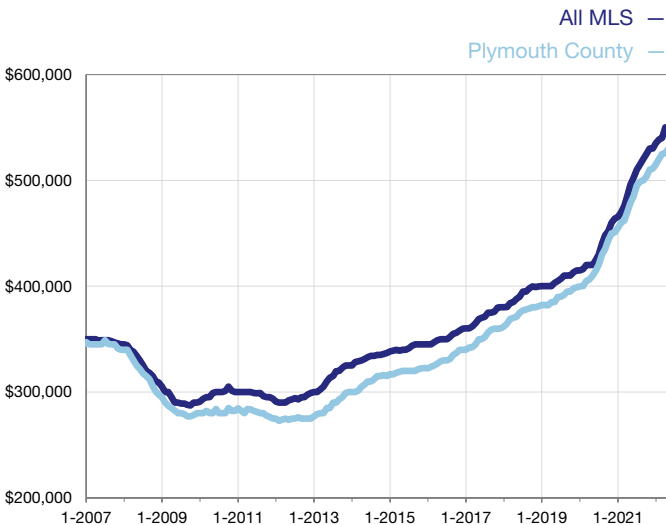
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	113	82	- 27.4%	824	601	- 27.1%
Closed Sales	108	85	- 21.3%	754	582	- 22.8%
Median Sales Price*	\$374,950	\$445,000	+ 18.7%	\$369,900	\$423,000	+ 14.4%
Inventory of Homes for Sale	168	121	- 28.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	27	31	+ 14.8%	42	35	- 16.7%
Percent of Original List Price Received*	102.9%	102.0%	- 0.9%	101.4%	103.2%	+ 1.8%
New Listings	135	112	- 17.0%	965	700	- 27.5%

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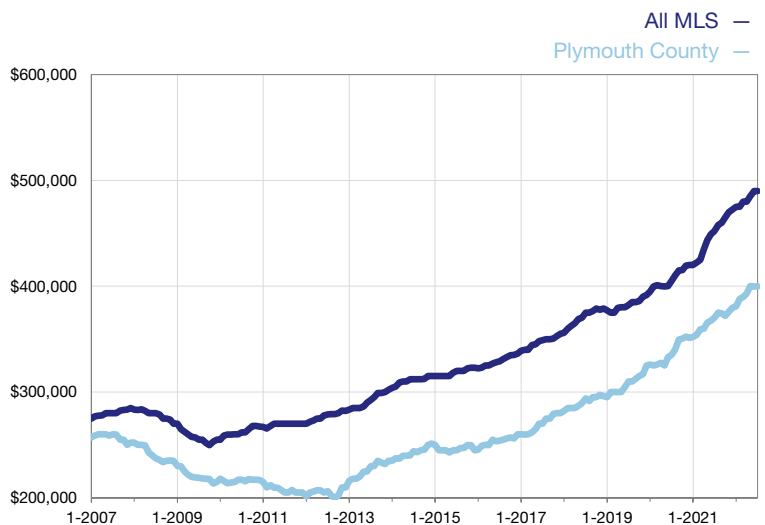
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	121	116	- 4.1%	842	831	- 1.3%
Closed Sales	170	137	- 19.4%	774	764	- 1.3%
Median Sales Price*	\$777,500	\$800,000	+ 2.9%	\$710,000	\$750,000	+ 5.6%
Inventory of Homes for Sale	222	188	- 15.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	35	32	- 8.6%
Percent of Original List Price Received*	102.7%	102.6%	- 0.1%	101.8%	103.1%	+ 1.3%
New Listings	171	136	- 20.5%	1,072	1,066	- 0.6%

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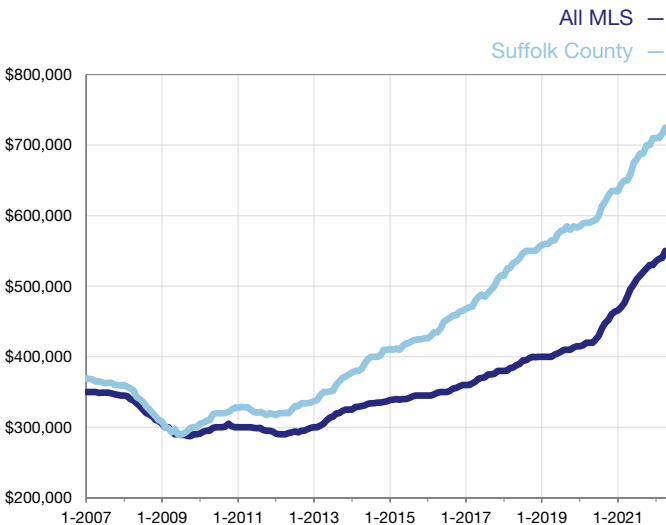
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	452	359	- 20.6%	4,159	3,526	- 15.2%
Closed Sales	677	471	- 30.4%	3,851	3,236	- 16.0%
Median Sales Price*	\$650,000	\$700,000	+ 7.7%	\$665,000	\$700,000	+ 5.3%
Inventory of Homes for Sale	1,401	1,096	- 21.8%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	40	33	- 17.5%	53	44	- 17.0%
Percent of Original List Price Received*	99.7%	99.8%	+ 0.1%	98.6%	99.8%	+ 1.2%
New Listings	620	571	- 7.9%	5,506	5,122	- 7.0%

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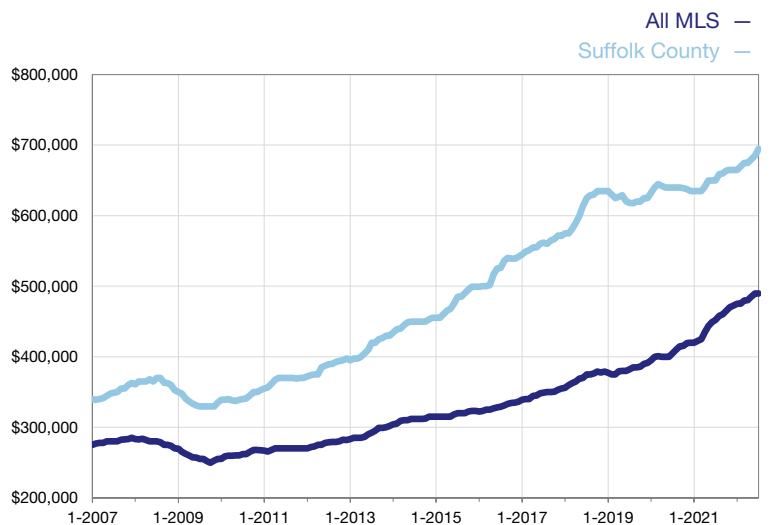
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	707	726	+ 2.7%	4,820	4,475	- 7.2%
Closed Sales	847	736	- 13.1%	4,371	3,962	- 9.4%
Median Sales Price*	\$407,000	\$460,000	+ 13.0%	\$381,900	\$428,000	+ 12.1%
Inventory of Homes for Sale	974	856	- 12.1%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	31	28	- 9.7%
Percent of Original List Price Received*	105.0%	103.8%	- 1.1%	103.9%	104.2%	+ 0.3%
New Listings	926	886	- 4.3%	5,617	5,347	- 4.8%

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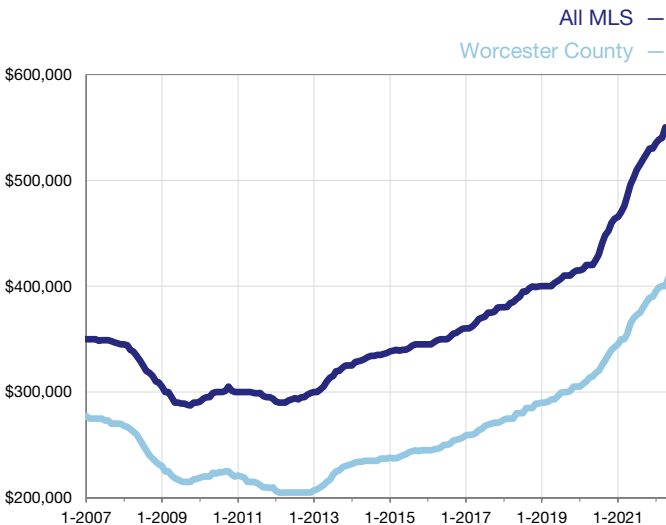
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	150	161	+ 7.3%	1,163	1,093	- 6.0%
Closed Sales	209	179	- 14.4%	1,022	987	- 3.4%
Median Sales Price*	\$280,000	\$350,000	+ 25.0%	\$275,000	\$332,000	+ 20.7%
Inventory of Homes for Sale	230	165	- 28.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	30	27	- 10.0%
Percent of Original List Price Received*	104.1%	104.2%	+ 0.1%	102.8%	104.4%	+ 1.6%
New Listings	198	172	- 13.1%	1,299	1,253	- 3.5%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

