

Multi-Family Housing Activity Report

July 2022



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jul-2021	Jul-2022	+ / -	YTD 2021	YTD 2022	+ / -
Closed Sales A count of sales that have closed within a given month.		859	602	- 29.9%	4,802	4,256	- 11.4%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$585,000	\$630,000	+ 7.7%	\$520,000	\$585,000	+ 12.5%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,803	1,340	- 25.7%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.6	1.9	- 27.2%	--	--	--
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.*		30	29	- 4.3%	39	37	- 7.2%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.5%	101.8%	- 0.7%	100.9%	101.5%	+ 0.6%
New Listings A count of the properties that have been newly listed on the market in a given month.		1,114	919	- 17.5%	6,940	6,214	- 10.5%

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

