

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	100	64	- 36.0%
Closed Sales	7	2	- 71.4%	101	68	- 32.7%
Median Sales Price*	\$610,000	<b>\$695,000</b>	+ 13.9%	\$666,000	<b>\$833,500</b>	+ 25.2%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	32	24	- 25.0%
Percent of Original List Price Received*	98.4%	99.9%	+ 1.5%	105.5%	107.9%	+ 2.3%
New Listings	0	3	--	106	87	- 17.9%

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

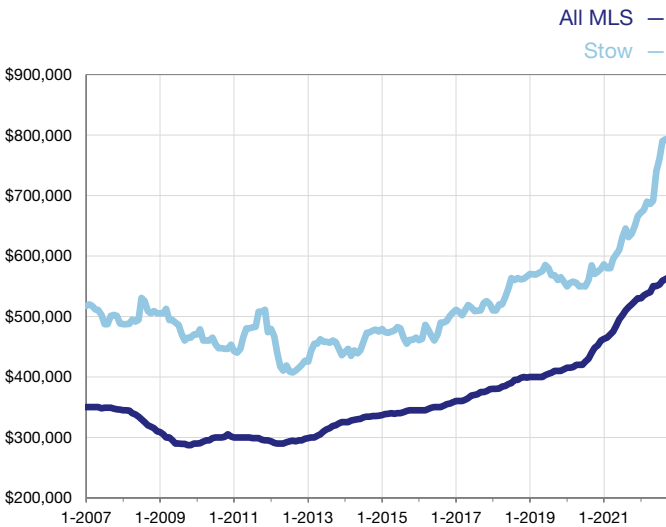
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	13	17	+ 30.8%
Closed Sales	2	1	- 50.0%	11	17	+ 54.5%
Median Sales Price*	\$452,000	<b>\$530,000</b>	+ 17.3%	\$534,000	<b>\$550,000</b>	+ 3.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.8	--	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	29	17	- 41.4%
Percent of Original List Price Received*	100.0%	96.4%	- 3.6%	102.6%	105.3%	+ 2.6%
New Listings	1	2	+ 100.0%	15	21	+ 40.0%

\* 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

