

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	9	- 10.0%	72	52	- 27.8%
Closed Sales	6	7	+ 16.7%	62	50	- 19.4%
Median Sales Price*	\$765,000	\$913,000	+ 19.3%	\$854,500	\$862,500	+ 0.9%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--
Cumulative Days on Market Until Sale	61	35	- 42.6%	42	33	- 21.4%
Percent of Original List Price Received*	91.8%	98.8%	+ 7.6%	98.6%	99.3%	+ 0.7%
New Listings	6	7	+ 16.7%	88	77	- 12.5%

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

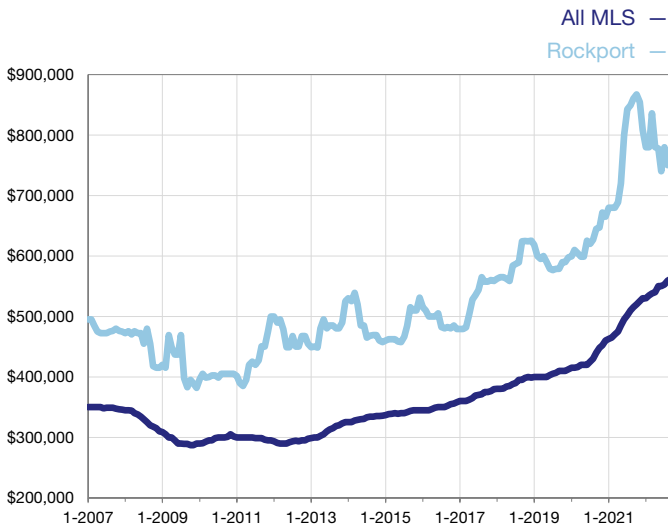
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	2	0.0%	23	21	- 8.7%
Closed Sales	2	3	+ 50.0%	21	21	0.0%
Median Sales Price*	\$487,500	\$625,000	+ 28.2%	\$580,000	\$497,500	- 14.2%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	42	22	- 47.6%	47	48	+ 2.1%
Percent of Original List Price Received*	88.4%	93.5%	+ 5.8%	97.7%	100.5%	+ 2.9%
New Listings	0	3	--	28	32	+ 14.3%

* 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

