

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	14	7	- 50.0%	14	7	- 50.0%
Median Sales Price*	\$887,450	<b>\$670,000</b>	- 24.5%	\$887,450	<b>\$670,000</b>	- 24.5%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	22	58	+ 163.6%	22	58	+ 163.6%
Percent of Original List Price Received*	103.9%	96.9%	- 6.7%	103.9%	96.9%	- 6.7%
New Listings	7	10	+ 42.9%	7	10	+ 42.9%

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

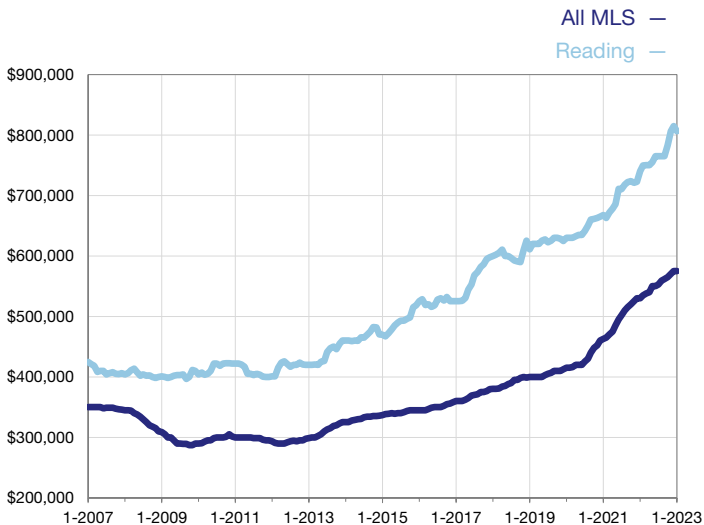
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	4	- 71.4%	14	4	- 71.4%
Closed Sales	9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$679,000	<b>\$813,100</b>	+ 19.7%	\$679,000	<b>\$813,100</b>	+ 19.7%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	42	+ 133.3%	18	42	+ 133.3%
Percent of Original List Price Received*	102.4%	98.5%	- 3.8%	102.4%	98.5%	- 3.8%
New Listings	17	5	- 70.6%	17	5	- 70.6%

\* 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

