

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	9	- 18.2%	18	21	+ 16.7%
Closed Sales	8	10	+ 25.0%	22	17	- 22.7%
Median Sales Price*	\$767,500	<b>\$733,500</b>	- 4.4%	\$842,000	<b>\$717,000</b>	- 14.8%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	26	71	+ 173.1%	23	65	+ 182.6%
Percent of Original List Price Received*	101.9%	100.1%	- 1.8%	103.2%	98.8%	- 4.3%
New Listings	17	5	- 70.6%	24	15	- 37.5%

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

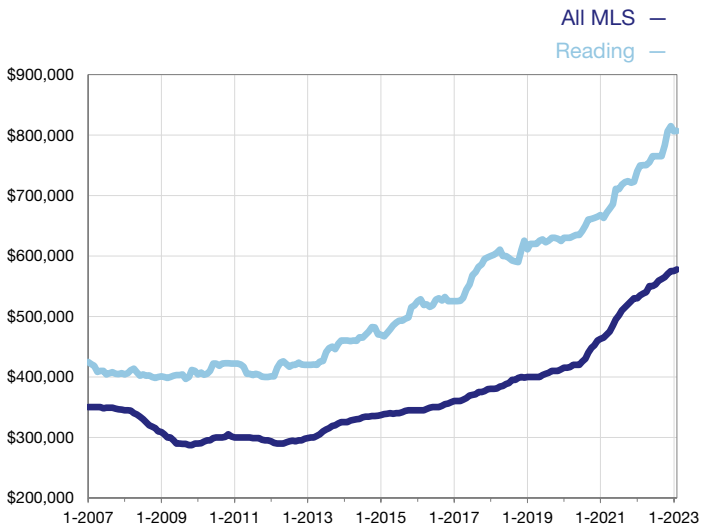
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	24	8	- 66.7%
Closed Sales	13	4	- 69.2%	22	10	- 54.5%
Median Sales Price*	\$711,920	<b>\$483,250</b>	- 32.1%	\$692,000	<b>\$604,950</b>	- 12.6%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	29	13	- 55.2%	24	31	+ 29.2%
Percent of Original List Price Received*	102.7%	105.6%	+ 2.8%	102.6%	101.4%	- 1.2%
New Listings	7	3	- 57.1%	24	8	- 66.7%

\* 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

