

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

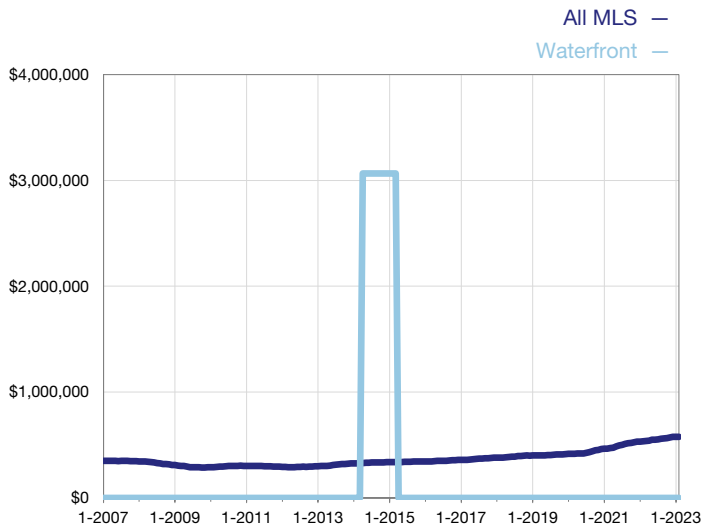
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	17	9	- 47.1%
Closed Sales	9	2	- 77.8%	20	4	- 80.0%
Median Sales Price*	\$1,400,000	\$1,045,000	- 25.4%	\$901,250	\$1,932,500	+ 114.4%
Inventory of Homes for Sale	39	35	- 10.3%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 22.6%	--	--	--
Cumulative Days on Market Until Sale	80	118	+ 47.5%	82	78	- 4.9%
Percent of Original List Price Received*	95.4%	92.1%	- 3.5%	94.3%	94.7%	+ 0.4%
New Listings	20	17	- 15.0%	28	28	0.0%

* 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

