

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Reading

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	15	- 51.6%	49	35	- 28.6%
Closed Sales	10	11	+ 10.0%	32	28	- 12.5%
Median Sales Price*	\$740,000	<b>\$794,000</b>	+ 7.3%	\$807,000	<b>\$760,000</b>	- 5.8%
Inventory of Homes for Sale	22	21	- 4.5%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	24	50	+ 108.3%	24	59	+ 145.8%
Percent of Original List Price Received*	106.4%	97.3%	- 8.6%	104.2%	98.2%	- 5.8%
New Listings	41	29	- 29.3%	65	44	- 32.3%

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

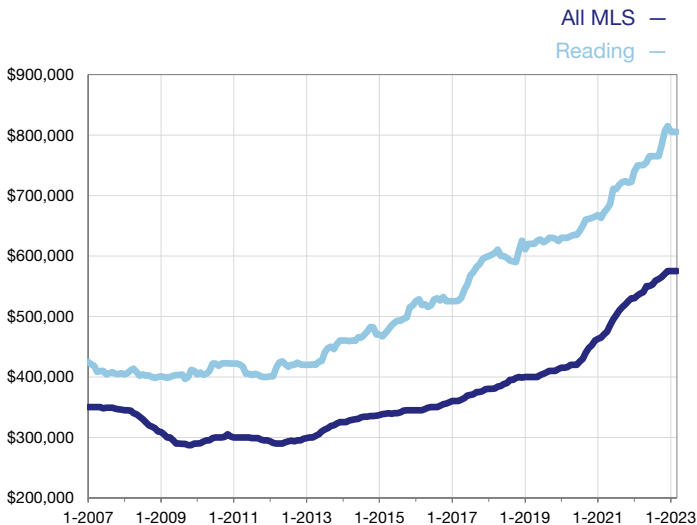
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	32	15	- 53.1%
Closed Sales	13	6	- 53.8%	35	16	- 54.3%
Median Sales Price*	\$724,000	<b>\$915,000</b>	+ 26.4%	\$702,000	<b>\$813,100</b>	+ 15.8%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	46	81	+ 76.1%	32	50	+ 56.3%
Percent of Original List Price Received*	102.0%	101.4%	- 0.6%	102.4%	101.4%	- 1.0%
New Listings	11	13	+ 18.2%	35	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

