

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	7	7	0.0%
Closed Sales	2	0	- 100.0%	9	6	- 33.3%
Median Sales Price*	\$1,665,000	\$0	- 100.0%	\$730,000	\$692,500	- 5.1%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	39	57	+ 46.2%
Percent of Original List Price Received*	116.0%	0.0%	- 100.0%	97.7%	95.2%	- 2.6%
New Listings	7	9	+ 28.6%	10	16	+ 60.0%

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

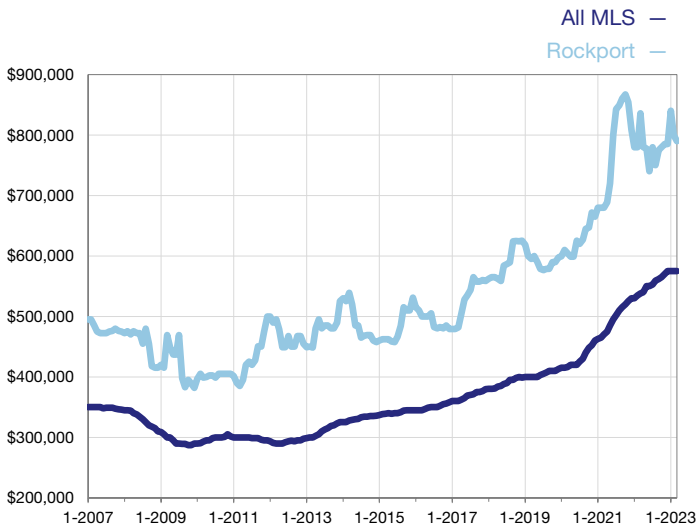
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	5	8	+ 60.0%
Closed Sales	1	4	+ 300.0%	3	8	+ 166.7%
Median Sales Price*	\$810,000	\$433,750	- 46.5%	\$447,500	\$415,000	- 7.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	111	+ 593.8%	75	97	+ 29.3%
Percent of Original List Price Received*	120.0%	89.3%	- 25.6%	103.9%	91.3%	- 12.1%
New Listings	3	1	- 66.7%	5	3	- 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

