

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	8	10	+ 25.0%
Closed Sales	2	1	- 50.0%	11	7	- 36.4%
Median Sales Price*	\$775,000	\$420,000	- 45.8%	\$730,000	\$585,000	- 19.9%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--
Cumulative Days on Market Until Sale	26	70	+ 169.2%	36	59	+ 63.9%
Percent of Original List Price Received*	99.7%	93.5%	- 6.2%	98.1%	94.9%	- 3.3%
New Listings	9	9	0.0%	19	25	+ 31.6%

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

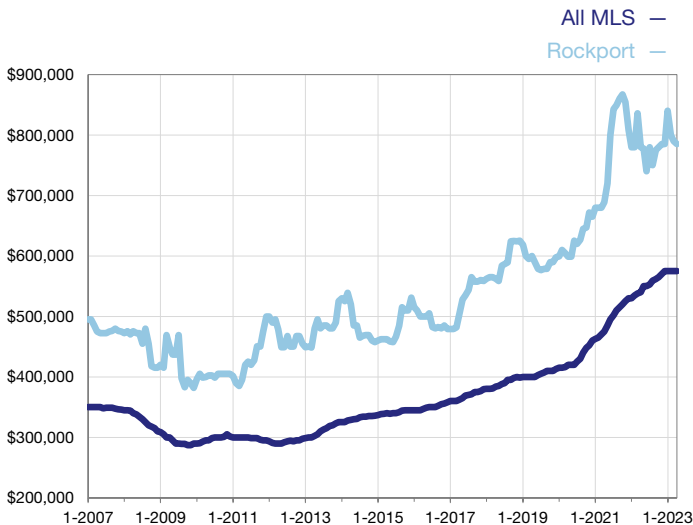
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	11	9	- 18.2%
Closed Sales	2	0	- 100.0%	5	8	+ 60.0%
Median Sales Price*	\$607,000	\$0	- 100.0%	\$447,500	\$415,000	- 7.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	194	0	- 100.0%	123	97	- 21.1%
Percent of Original List Price Received*	101.6%	0.0%	- 100.0%	103.0%	91.3%	- 11.4%
New Listings	7	2	- 71.4%	12	5	- 58.3%

* 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

