

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

Single-Family Properties

Key Metrics	April			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	1	0	- 100.0%	--	--	--
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	1	0	- 100.0%	1	0	- 100.0%

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

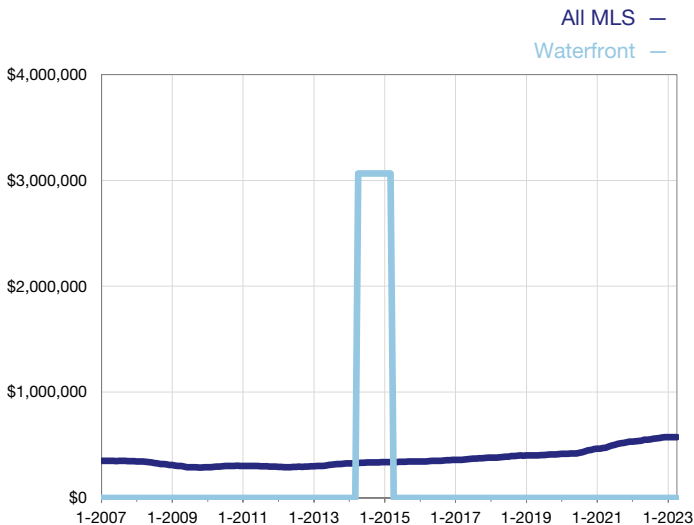
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	11	- 21.4%	47	37	- 21.3%
Closed Sales	14	8	- 42.9%	39	22	- 43.6%
Median Sales Price*	\$1,320,000	\$1,600,000	+ 21.2%	\$1,100,000	\$1,412,500	+ 28.4%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	4.1	5.0	+ 22.0%	--	--	--
Cumulative Days on Market Until Sale	83	84	+ 1.2%	82	76	- 7.3%
Percent of Original List Price Received*	97.5%	92.8%	- 4.8%	95.8%	94.5%	- 1.4%
New Listings	23	20	- 13.0%	74	71	- 4.1%

* 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

