

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	14	19	+ 35.7%
Closed Sales	3	2	- 33.3%	14	9	- 35.7%
Median Sales Price*	\$1,250,000	\$934,500	- 25.2%	\$782,500	\$769,000	- 1.7%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--
Cumulative Days on Market Until Sale	11	122	+ 1,009.1%	31	73	+ 135.5%
Percent of Original List Price Received*	124.8%	98.3%	- 21.2%	103.8%	95.7%	- 7.8%
New Listings	7	11	+ 57.1%	25	34	+ 36.0%

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

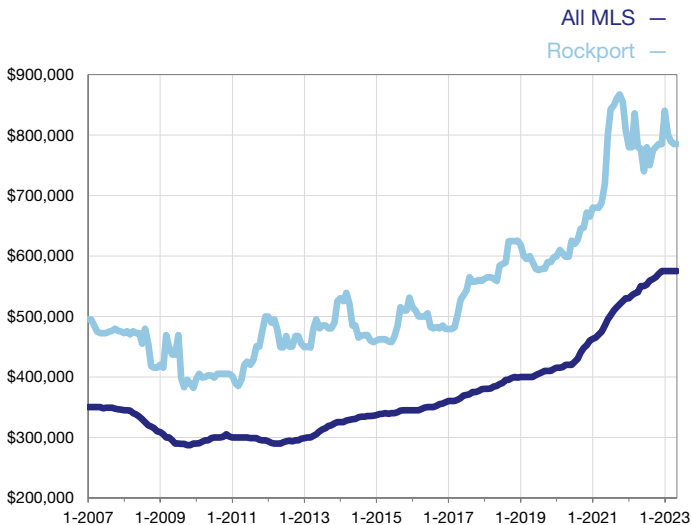
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	13	11	- 15.4%
Closed Sales	6	3	- 50.0%	11	11	0.0%
Median Sales Price*	\$496,250	\$525,000	+ 5.8%	\$495,000	\$450,000	- 9.1%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	42	18	- 57.1%	79	75	- 5.1%
Percent of Original List Price Received*	96.7%	100.7%	+ 4.1%	99.6%	93.9%	- 5.7%
New Listings	0	3	--	11	8	- 27.3%

* 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

