

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waterfront

### Single-Family Properties

Key Metrics	May			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	0	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	0	0	--	0	0	--

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

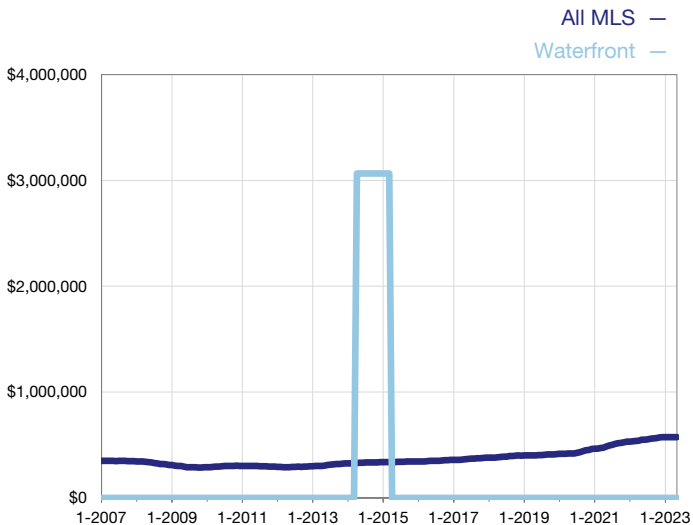
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	59	47	- 20.3%
Closed Sales	18	12	- 33.3%	57	34	- 40.4%
Median Sales Price*	\$1,922,500	\$1,752,500	- 8.8%	\$1,400,000	\$1,460,000	+ 4.3%
Inventory of Homes for Sale	59	43	- 27.1%	--	--	--
Months Supply of Inventory	5.4	4.9	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	50	34	- 32.0%	72	61	- 15.3%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	96.5%	95.8%	- 0.7%
New Listings	24	13	- 45.8%	97	83	- 14.4%

\* 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

