

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	20	27	+ 35.0%
Closed Sales	4	12	+ 200.0%	18	21	+ 16.7%
Median Sales Price*	\$826,050	\$775,000	- 6.2%	\$782,500	\$769,000	- 1.7%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	14	21	+ 50.0%	27	43	+ 59.3%
Percent of Original List Price Received*	107.2%	99.2%	- 7.5%	104.5%	97.7%	- 6.5%
New Listings	11	6	- 45.5%	36	39	+ 8.3%

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

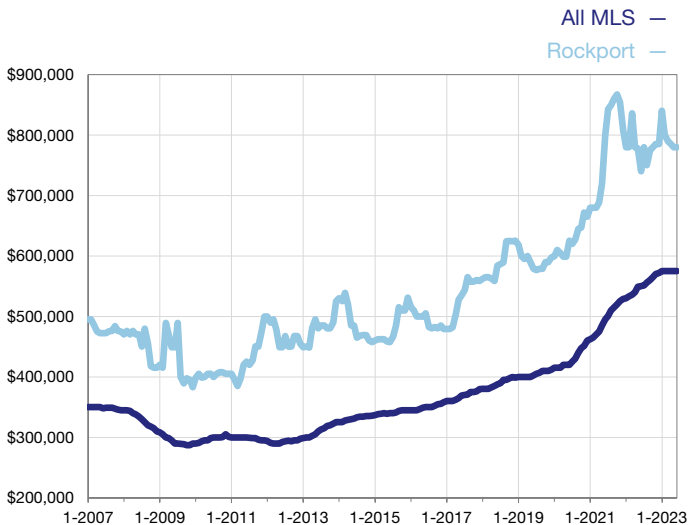
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	14	14	0.0%
Closed Sales	4	3	- 25.0%	15	14	- 6.7%
Median Sales Price*	\$324,500	\$525,000	+ 61.8%	\$447,500	\$487,500	+ 8.9%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	12	35	+ 191.7%	61	67	+ 9.8%
Percent of Original List Price Received*	103.9%	92.8%	- 10.7%	100.7%	93.6%	- 7.1%
New Listings	5	3	- 40.0%	16	11	- 31.3%

* 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

