

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Rockport

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	25	30	+ 20.0%
Closed Sales	7	6	- 14.3%	25	27	+ 8.0%
Median Sales Price*	\$1,260,000	<b>\$1,237,000</b>	- 1.8%	\$975,000	<b>\$800,000</b>	- 17.9%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	3.7	2.2	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	30	55	+ 83.3%	28	46	+ 64.3%
Percent of Original List Price Received*	99.5%	96.1%	- 3.4%	103.1%	97.3%	- 5.6%
New Listings	7	4	- 42.9%	43	43	0.0%

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

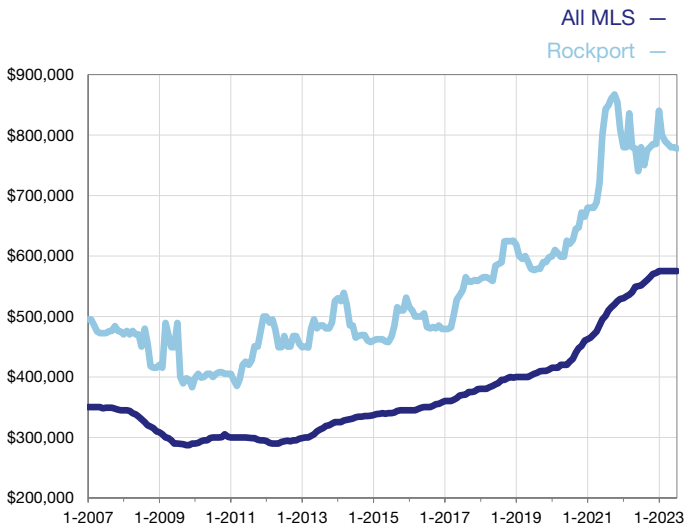
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	16	14	- 12.5%
Closed Sales	1	0	- 100.0%	16	14	- 12.5%
Median Sales Price*	\$700,000	<b>\$0</b>	- 100.0%	\$471,250	<b>\$487,500</b>	+ 3.4%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	58	67	+ 15.5%
Percent of Original List Price Received*	116.9%	0.0%	- 100.0%	101.7%	93.6%	- 8.0%
New Listings	1	4	+ 300.0%	17	15	- 11.8%

\* 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

