

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waterfront

Single-Family Properties

Key Metrics	July			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.

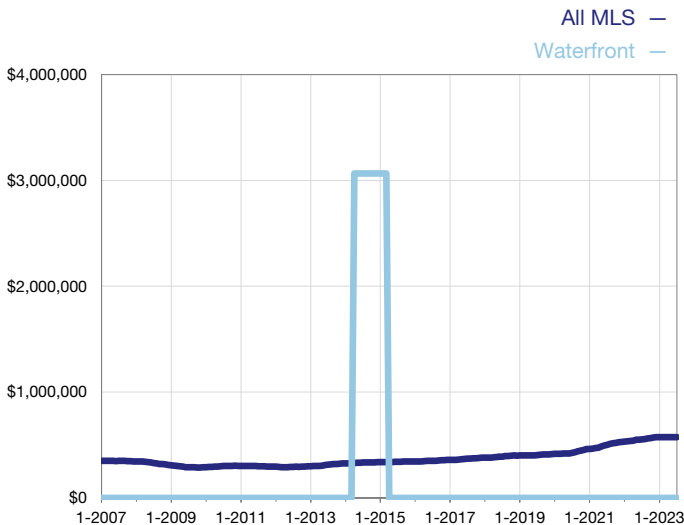
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	83	61	- 26.5%
Closed Sales	10	8	- 20.0%	83	50	- 39.8%
Median Sales Price*	\$739,500	\$1,550,000	+ 109.6%	\$1,320,000	\$1,385,000	+ 4.9%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	5.3	5.6	+ 5.7%	--	--	--
Cumulative Days on Market Until Sale	48	98	+ 104.2%	67	61	- 9.0%
Percent of Original List Price Received*	92.6%	91.9%	- 0.8%	96.0%	95.0%	- 1.0%
New Listings	15	8	- 46.7%	134	102	- 23.9%

* 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

