

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	30	33	+ 10.0%
Closed Sales	8	3	- 62.5%	33	30	- 9.1%
Median Sales Price*	\$617,500	\$1,100,000	+ 78.1%	\$780,000	\$830,000	+ 6.4%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	3.9	2.3	- 41.0%	--	--	--
Cumulative Days on Market Until Sale	43	92	+ 114.0%	32	51	+ 59.4%
Percent of Original List Price Received*	95.4%	90.1%	- 5.6%	101.3%	96.6%	- 4.6%
New Listings	7	5	- 28.6%	50	48	- 4.0%

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

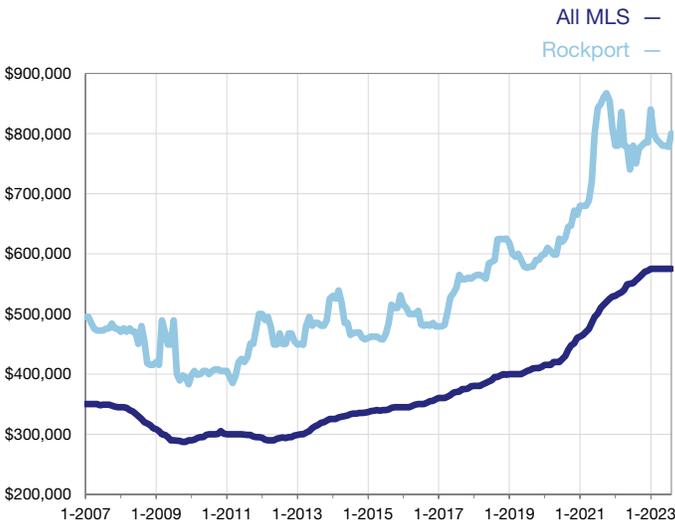
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	16	18	+ 12.5%
Closed Sales	1	2	+ 100.0%	17	16	- 5.9%
Median Sales Price*	\$395,000	\$861,500	+ 118.1%	\$447,500	\$525,000	+ 17.3%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.5	2.9	+ 480.0%	--	--	--
Cumulative Days on Market Until Sale	19	47	+ 147.4%	55	64	+ 16.4%
Percent of Original List Price Received*	100.0%	95.6%	- 4.4%	101.6%	93.9%	- 7.6%
New Listings	0	4	--	17	19	+ 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

