

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	38	40	+ 5.3%
Closed Sales	5	4	- 20.0%	38	34	- 10.5%
Median Sales Price*	\$897,500	\$1,102,500	+ 22.8%	\$807,500	\$830,000	+ 2.8%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	78	+ 100.0%	33	54	+ 63.6%
Percent of Original List Price Received*	87.7%	88.2%	+ 0.6%	99.5%	95.6%	- 3.9%
New Listings	6	8	+ 33.3%	56	56	0.0%

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

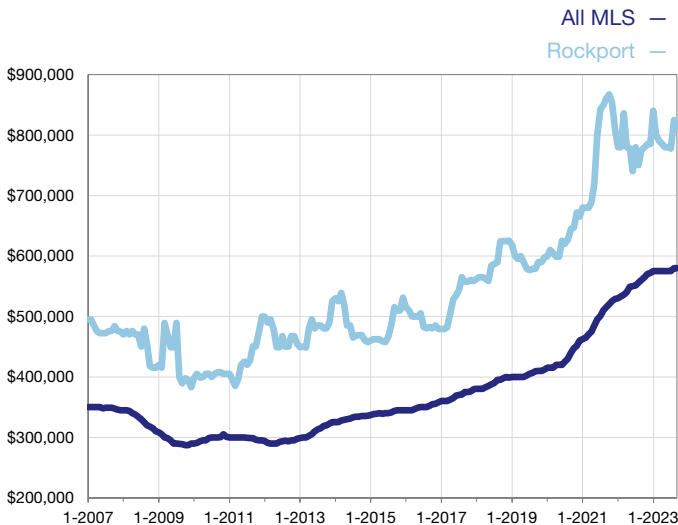
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	16	20	+ 25.0%
Closed Sales	1	3	+ 200.0%	18	19	+ 5.6%
Median Sales Price*	\$879,000	\$385,000	- 56.2%	\$471,250	\$450,000	- 4.5%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	8	31	+ 287.5%	53	59	+ 11.3%
Percent of Original List Price Received*	102.3%	100.5%	- 1.8%	101.7%	94.9%	- 6.7%
New Listings	4	2	- 50.0%	21	21	0.0%

* 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

