

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	43	43	0.0%
Closed Sales	5	4	- 20.0%	43	38	- 11.6%
Median Sales Price*	\$1,403,000	\$849,500	- 39.5%	\$835,000	\$842,000	+ 0.8%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	3.9	2.4	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	33	52	+ 57.6%
Percent of Original List Price Received*	99.1%	96.8%	- 2.3%	99.4%	95.7%	- 3.7%
New Listings	11	4	- 63.6%	67	59	- 11.9%

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

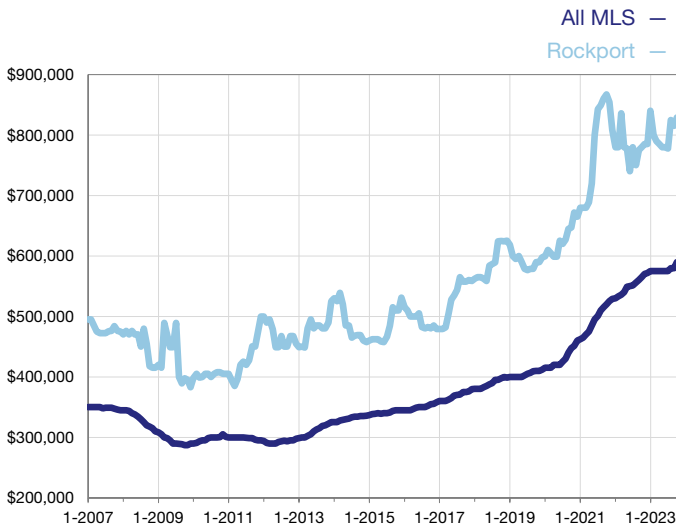
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	19	22	+ 15.8%
Closed Sales	0	1	--	18	20	+ 11.1%
Median Sales Price*	\$0	\$300,000	--	\$471,250	\$422,000	- 10.5%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	53	57	+ 7.5%
Percent of Original List Price Received*	0.0%	100.3%	--	101.7%	95.2%	- 6.4%
New Listings	5	3	- 40.0%	26	24	- 7.7%

* 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

