

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	378	<b>340</b>	- 10.1%	1,210	<b>1,047</b>	- 13.5%
Closed Sales	309	<b>271</b>	- 12.3%	1,115	<b>923</b>	- 17.2%
Median Sales Price*	\$725,000	<b>\$741,000</b>	+ 2.2%	\$665,000	<b>\$695,550</b>	+ 4.6%
Inventory of Homes for Sale	503	<b>503</b>	0.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.7</b>	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	40	<b>48</b>	+ 20.0%	40	<b>54</b>	+ 35.0%
Percent of Original List Price Received*	103.0%	<b>98.8%</b>	- 4.1%	100.8%	<b>96.1%</b>	- 4.7%
New Listings	457	<b>367</b>	- 19.7%	1,413	<b>1,171</b>	- 17.1%

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

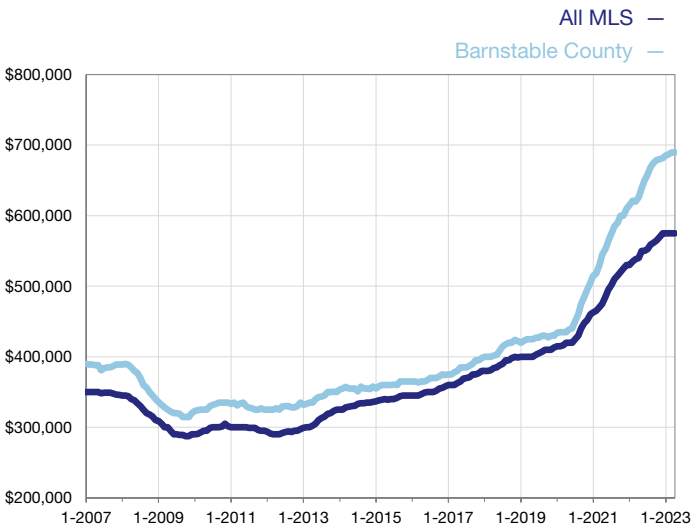
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	89	<b>87</b>	- 2.2%	343	<b>306</b>	- 10.8%
Closed Sales	102	<b>82</b>	- 19.6%	336	<b>255</b>	- 24.1%
Median Sales Price*	\$395,000	<b>\$467,500</b>	+ 18.4%	\$412,500	<b>\$440,000</b>	+ 6.7%
Inventory of Homes for Sale	140	<b>156</b>	+ 11.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.9</b>	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	30	<b>45</b>	+ 50.0%	42	<b>46</b>	+ 9.5%
Percent of Original List Price Received*	104.5%	<b>98.2%</b>	- 6.0%	101.4%	<b>97.0%</b>	- 4.3%
New Listings	96	<b>105</b>	+ 9.4%	376	<b>342</b>	- 9.0%

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

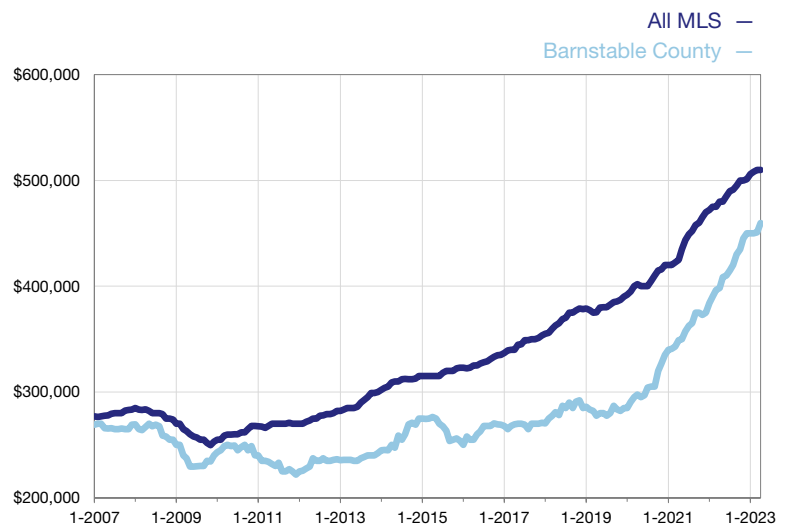
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	600	<b>595</b>	- 0.8%	1,973	<b>1,695</b>	- 14.1%
Closed Sales	511	<b>361</b>	- 29.4%	1,816	<b>1,370</b>	- 24.6%
Median Sales Price*	\$430,000	<b>\$440,000</b>	+ 2.3%	\$400,000	<b>\$415,000</b>	+ 3.8%
Inventory of Homes for Sale	885	<b>531</b>	- 40.0%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	30	<b>36</b>	+ 20.0%	34	<b>43</b>	+ 26.5%
Percent of Original List Price Received*	105.2%	<b>101.8%</b>	- 3.2%	102.8%	<b>99.2%</b>	- 3.5%
New Listings	879	<b>604</b>	- 31.3%	2,452	<b>1,880</b>	- 23.3%

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

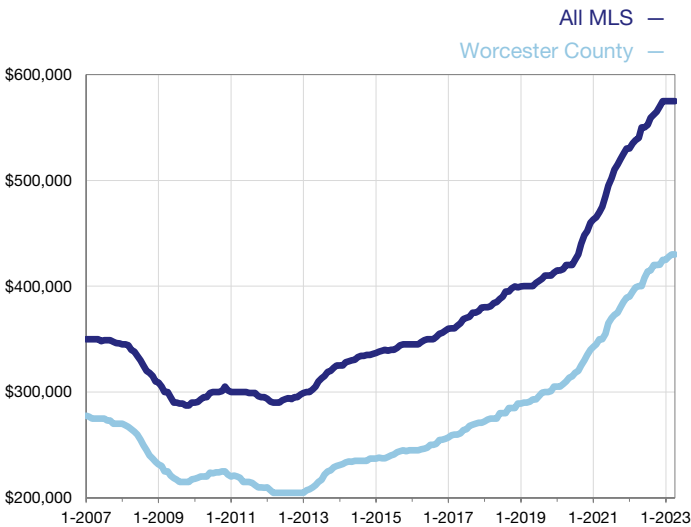
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	163	<b>138</b>	- 15.3%	546	<b>458</b>	- 16.1%
Closed Sales	128	<b>102</b>	- 20.3%	444	<b>390</b>	- 12.2%
Median Sales Price*	\$322,500	<b>\$389,450</b>	+ 20.8%	\$312,500	<b>\$358,000</b>	+ 14.6%
Inventory of Homes for Sale	225	<b>169</b>	- 24.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	24	<b>45</b>	+ 87.5%	32	<b>44</b>	+ 37.5%
Percent of Original List Price Received*	106.1%	<b>102.2%</b>	- 3.7%	103.8%	<b>101.8%</b>	- 1.9%
New Listings	215	<b>143</b>	- 33.5%	669	<b>519</b>	- 22.4%

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

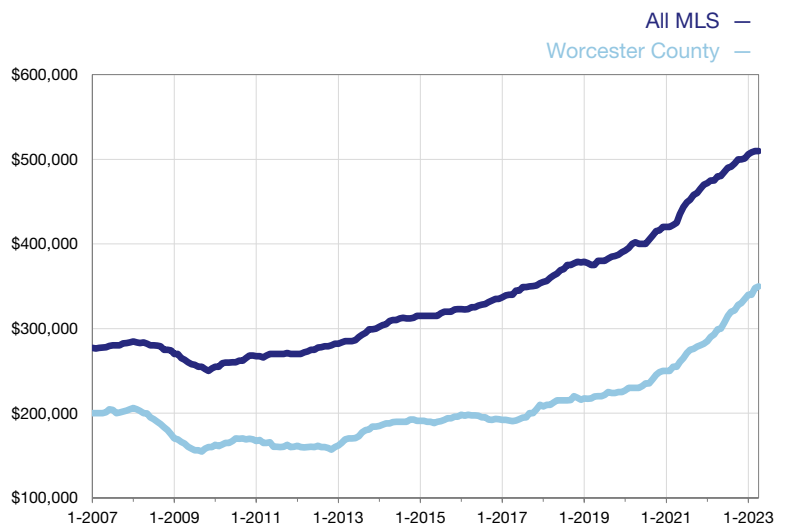
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	132	<b>115</b>	- 12.9%	390	<b>330</b>	- 15.4%
Closed Sales	95	<b>70</b>	- 26.3%	328	<b>247</b>	- 24.7%
Median Sales Price*	\$760,000	<b>\$678,750</b>	- 10.7%	\$717,500	<b>\$675,000</b>	- 5.9%
Inventory of Homes for Sale	239	<b>148</b>	- 38.1%	--	--	--
Months Supply of Inventory	2.0	<b>1.5</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>47</b>	+ 95.8%	39	<b>49</b>	+ 25.6%
Percent of Original List Price Received*	104.1%	<b>99.5%</b>	- 4.4%	101.5%	<b>97.1%</b>	- 4.3%
New Listings	210	<b>141</b>	- 32.9%	556	<b>422</b>	- 24.1%

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

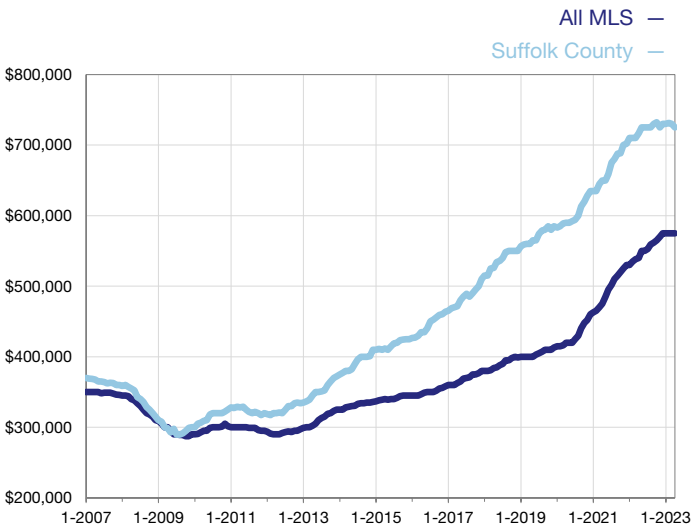
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	662	<b>469</b>	- 29.2%	2,041	<b>1,341</b>	- 34.3%
Closed Sales	535	<b>287</b>	- 46.4%	1,555	<b>1,052</b>	- 32.3%
Median Sales Price*	\$740,000	<b>\$750,000</b>	+ 1.4%	\$690,000	<b>\$712,500</b>	+ 3.3%
Inventory of Homes for Sale	1,221	<b>989</b>	- 19.0%	--	--	--
Months Supply of Inventory	2.4	<b>2.9</b>	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	42	<b>49</b>	+ 16.7%	56	<b>57</b>	+ 1.8%
Percent of Original List Price Received*	100.5%	<b>98.5%</b>	- 2.0%	98.7%	<b>97.7%</b>	- 1.0%
New Listings	845	<b>616</b>	- 27.1%	2,931	<b>2,102</b>	- 28.3%

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

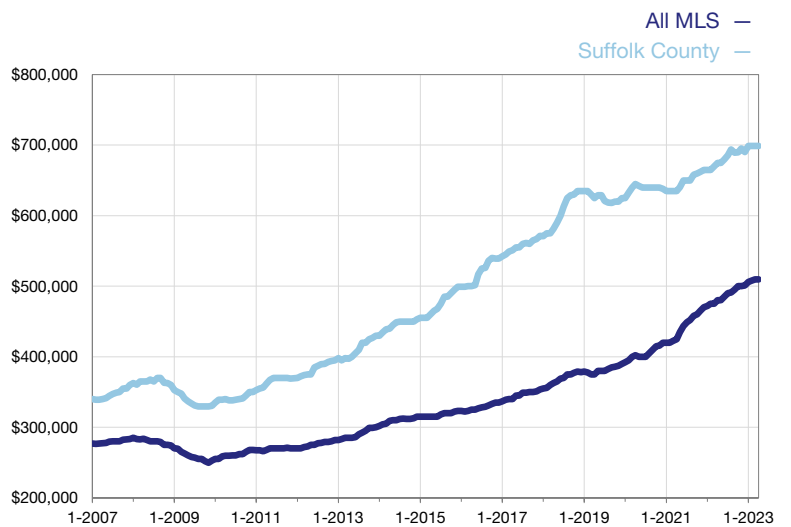
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	452	<b>442</b>	- 2.2%	1,393	<b>1,285</b>	- 7.8%
Closed Sales	337	<b>277</b>	- 17.8%	1,280	<b>992</b>	- 22.5%
Median Sales Price*	\$540,000	<b>\$537,601</b>	- 0.4%	\$530,000	<b>\$530,000</b>	0.0%
Inventory of Homes for Sale	581	<b>450</b>	- 22.5%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	34	<b>43</b>	+ 26.5%	34	<b>49</b>	+ 44.1%
Percent of Original List Price Received*	104.3%	<b>99.4%</b>	- 4.7%	102.5%	<b>97.7%</b>	- 4.7%
New Listings	550	<b>415</b>	- 24.5%	1,711	<b>1,406</b>	- 17.8%

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

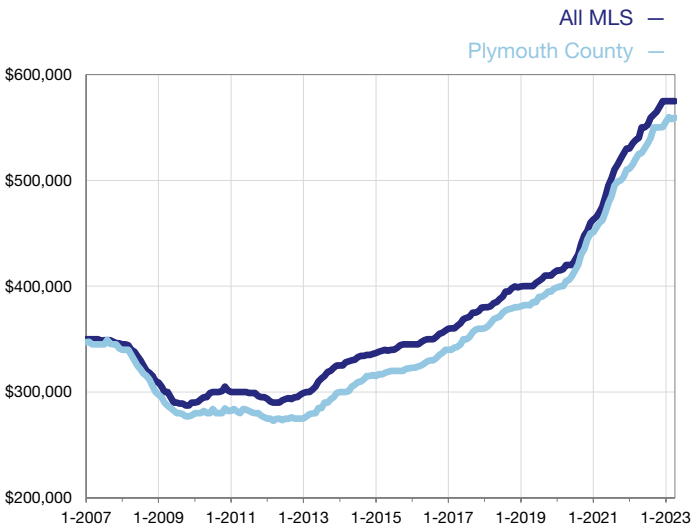
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	83	<b>114</b>	+ 37.3%	310	<b>304</b>	- 1.9%
Closed Sales	94	<b>75</b>	- 20.2%	338	<b>267</b>	- 21.0%
Median Sales Price*	\$427,500	<b>\$385,000</b>	- 9.9%	\$416,498	<b>\$403,000</b>	- 3.2%
Inventory of Homes for Sale	142	<b>125</b>	- 12.0%	--	--	--
Months Supply of Inventory	1.4	<b>1.5</b>	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	41	<b>41</b>	0.0%	38	<b>44</b>	+ 15.8%
Percent of Original List Price Received*	104.5%	<b>99.5%</b>	- 4.8%	103.6%	<b>99.7%</b>	- 3.8%
New Listings	106	<b>84</b>	- 20.8%	368	<b>337</b>	- 8.4%

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

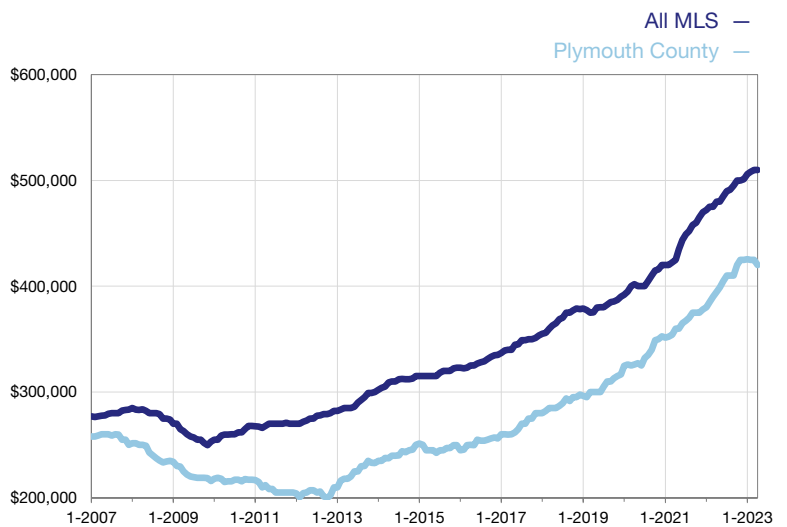
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	527	<b>442</b>	- 16.1%	1,480	<b>1,270</b>	- 14.2%
Closed Sales	371	<b>258</b>	- 30.5%	1,240	<b>976</b>	- 21.3%
Median Sales Price*	\$740,000	<b>\$730,000</b>	- 1.4%	\$680,500	<b>\$660,000</b>	- 3.0%
Inventory of Homes for Sale	649	<b>478</b>	- 26.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	21	<b>32</b>	+ 52.4%	29	<b>42</b>	+ 44.8%
Percent of Original List Price Received*	107.0%	<b>102.9%</b>	- 3.8%	104.3%	<b>99.1%</b>	- 5.0%
New Listings	718	<b>472</b>	- 34.3%	1,968	<b>1,530</b>	- 22.3%

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

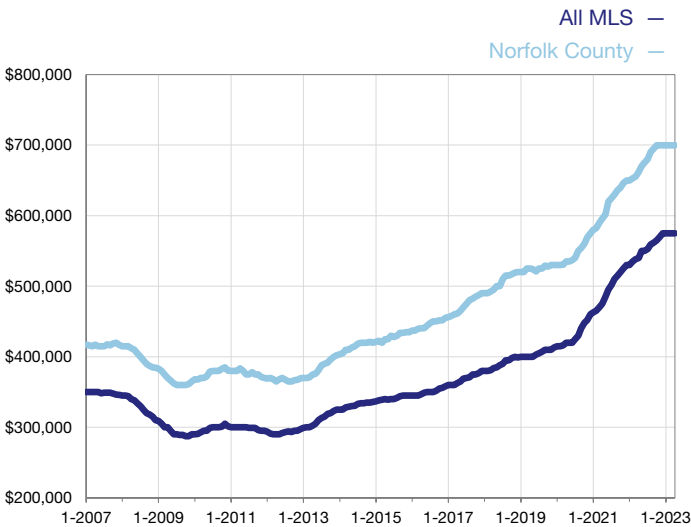
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	257	<b>227</b>	- 11.7%	801	<b>660</b>	- 17.6%
Closed Sales	173	<b>140</b>	- 19.1%	662	<b>506</b>	- 23.6%
Median Sales Price*	\$540,000	<b>\$635,000</b>	+ 17.6%	\$510,000	<b>\$561,548</b>	+ 10.1%
Inventory of Homes for Sale	316	<b>229</b>	- 27.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	<b>40</b>	+ 14.3%	44	<b>44</b>	0.0%
Percent of Original List Price Received*	103.7%	<b>101.0%</b>	- 2.6%	101.7%	<b>99.9%</b>	- 1.8%
New Listings	308	<b>206</b>	- 33.1%	992	<b>789</b>	- 20.5%

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

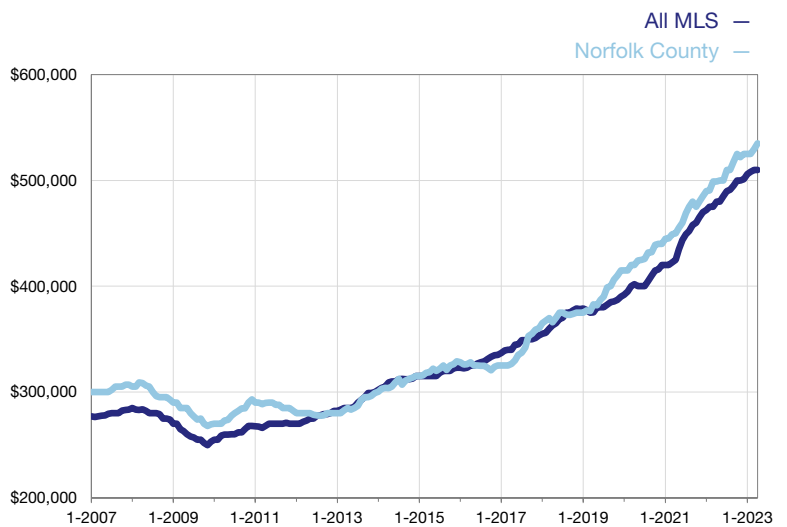
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	5	+ 400.0%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$1,982,500	\$0	- 100.0%	\$2,307,500	\$1,995,000	- 13.5%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	4.3	6.3	+ 46.5%	--	--	--
Cumulative Days on Market Until Sale	96	0	- 100.0%	171	150	- 12.3%
Percent of Original List Price Received*	96.3%	0.0%	- 100.0%	94.4%	94.2%	- 0.2%
New Listings	7	3	- 57.1%	14	12	- 14.3%

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

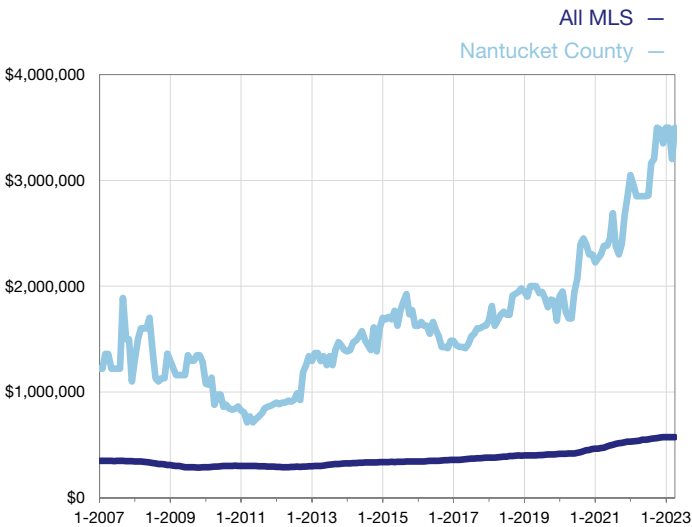
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
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.

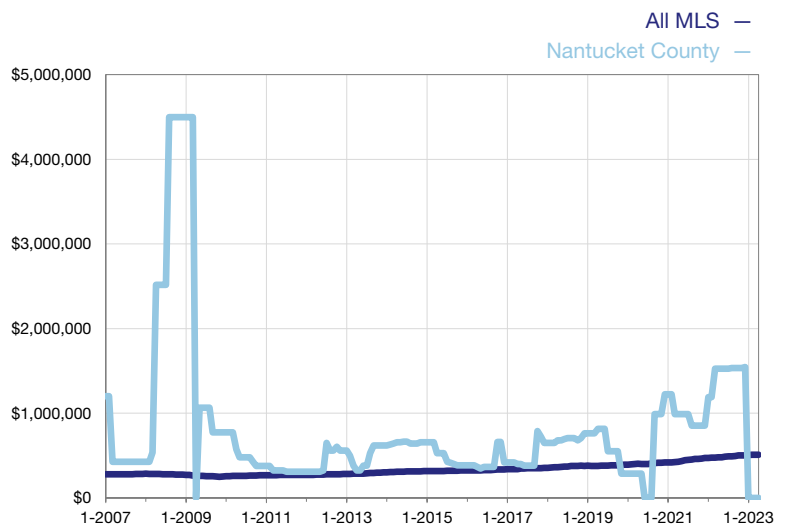
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlesex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1,001	<b>846</b>	- 15.5%	2,921	<b>2,330</b>	- 20.2%
Closed Sales	723	<b>533</b>	- 26.3%	2,347	<b>1,781</b>	- 24.1%
Median Sales Price*	\$775,000	<b>\$790,000</b>	+ 1.9%	\$730,000	<b>\$722,500</b>	- 1.0%
Inventory of Homes for Sale	1,071	<b>809</b>	- 24.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	<b>34</b>	+ 54.5%	28	<b>43</b>	+ 53.6%
Percent of Original List Price Received*	108.7%	<b>103.5%</b>	- 4.8%	105.5%	<b>100.3%</b>	- 4.9%
New Listings	1,298	<b>863</b>	- 33.5%	3,734	<b>2,815</b>	- 24.6%

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

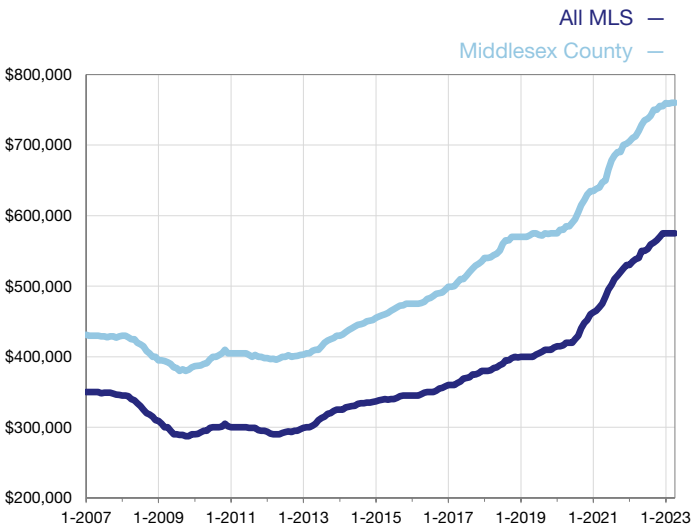
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	595	<b>554</b>	- 6.9%	1,808	<b>1,618</b>	- 10.5%
Closed Sales	476	<b>362</b>	- 23.9%	1,500	<b>1,220</b>	- 18.7%
Median Sales Price*	\$625,500	<b>\$647,650</b>	+ 3.5%	\$580,000	<b>\$600,000</b>	+ 3.4%
Inventory of Homes for Sale	681	<b>536</b>	- 21.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>31</b>	+ 3.3%	36	<b>45</b>	+ 25.0%
Percent of Original List Price Received*	105.7%	<b>101.6%</b>	- 3.9%	103.4%	<b>99.9%</b>	- 3.4%
New Listings	701	<b>556</b>	- 20.7%	2,292	<b>1,961</b>	- 14.4%

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

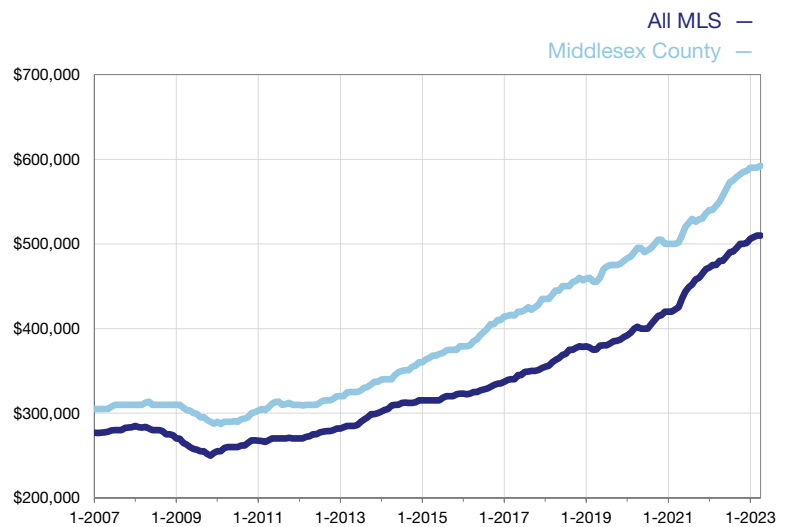
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	106	<b>105</b>	- 0.9%	327	<b>259</b>	- 20.8%
Closed Sales	94	<b>52</b>	- 44.7%	302	<b>203</b>	- 32.8%
Median Sales Price*	\$393,000	<b>\$418,500</b>	+ 6.5%	\$375,000	<b>\$380,000</b>	+ 1.3%
Inventory of Homes for Sale	149	<b>113</b>	- 24.2%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	31	<b>57</b>	+ 83.9%	42	<b>50</b>	+ 19.0%
Percent of Original List Price Received*	104.8%	<b>99.1%</b>	- 5.4%	102.0%	<b>98.3%</b>	- 3.6%
New Listings	137	<b>107</b>	- 21.9%	406	<b>300</b>	- 26.1%

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

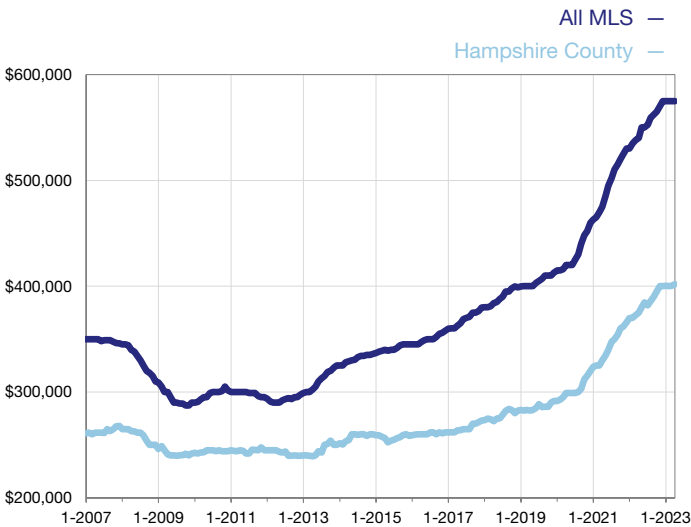
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	<b>23</b>	- 23.3%	80	<b>81</b>	+ 1.3%
Closed Sales	24	<b>16</b>	- 33.3%	74	<b>58</b>	- 21.6%
Median Sales Price*	\$299,000	<b>\$336,750</b>	+ 12.6%	\$271,000	<b>\$307,500</b>	+ 13.5%
Inventory of Homes for Sale	56	<b>31</b>	- 44.6%	--	--	--
Months Supply of Inventory	2.1	<b>1.5</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	28	<b>32</b>	+ 14.3%	45	<b>47</b>	+ 4.4%
Percent of Original List Price Received*	107.5%	<b>107.3%</b>	- 0.2%	104.8%	<b>102.7%</b>	- 2.0%
New Listings	35	<b>19</b>	- 45.7%	109	<b>74</b>	- 32.1%

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

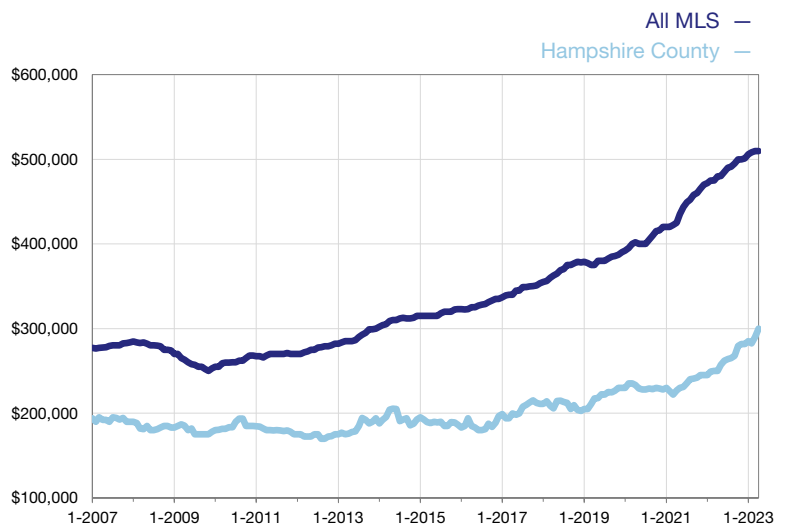
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampden County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	314	<b>319</b>	+ 1.6%	1,102	<b>955</b>	- 13.3%
Closed Sales	271	<b>226</b>	- 16.6%	1,010	<b>795</b>	- 21.3%
Median Sales Price*	\$280,000	<b>\$300,000</b>	+ 7.1%	\$270,000	<b>\$282,250</b>	+ 4.5%
Inventory of Homes for Sale	435	<b>296</b>	- 32.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.0</b>	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	32	<b>45</b>	+ 40.6%	34	<b>48</b>	+ 41.2%
Percent of Original List Price Received*	103.8%	<b>100.6%</b>	- 3.1%	102.1%	<b>98.3%</b>	- 3.7%
New Listings	405	<b>326</b>	- 19.5%	1,295	<b>1,043</b>	- 19.5%

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

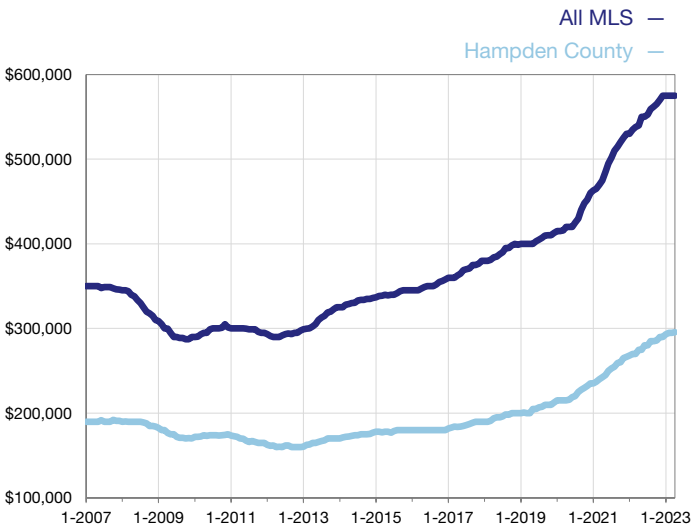
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	58	<b>39</b>	- 32.8%	200	<b>140</b>	- 30.0%
Closed Sales	66	<b>30</b>	- 54.5%	201	<b>126</b>	- 37.3%
Median Sales Price*	\$189,500	<b>\$216,000</b>	+ 14.0%	\$182,500	<b>\$209,950</b>	+ 15.0%
Inventory of Homes for Sale	55	<b>39</b>	- 29.1%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	22	<b>43</b>	+ 95.5%	26	<b>38</b>	+ 46.2%
Percent of Original List Price Received*	101.9%	<b>101.0%</b>	- 0.9%	101.7%	<b>100.2%</b>	- 1.5%
New Listings	57	<b>44</b>	- 22.8%	210	<b>143</b>	- 31.9%

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

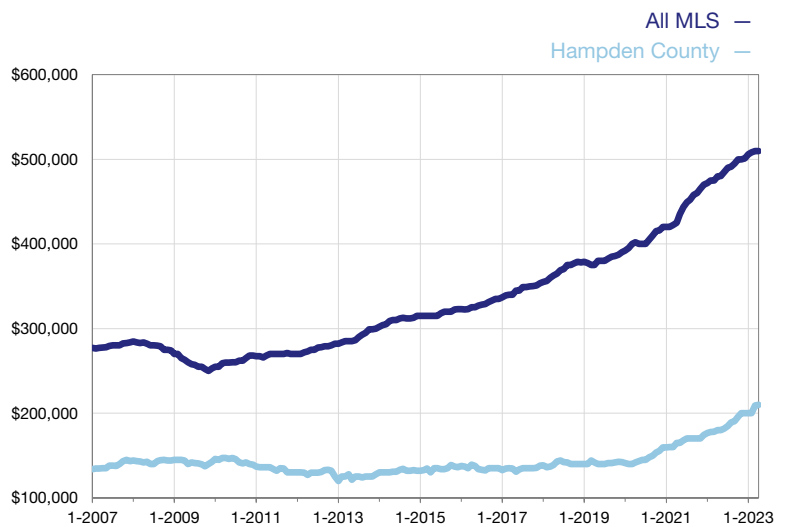
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Franklin County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	46	<b>44</b>	- 4.3%	134	<b>125</b>	- 6.7%
Closed Sales	41	<b>31</b>	- 24.4%	144	<b>109</b>	- 24.3%
Median Sales Price*	\$297,450	<b>\$299,900</b>	+ 0.8%	\$307,000	<b>\$287,000</b>	- 6.5%
Inventory of Homes for Sale	70	<b>48</b>	- 31.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	60	<b>59</b>	- 1.7%	47	<b>65</b>	+ 38.3%
Percent of Original List Price Received*	100.8%	<b>98.5%</b>	- 2.3%	101.1%	<b>96.1%</b>	- 4.9%
New Listings	58	<b>43</b>	- 25.9%	162	<b>112</b>	- 30.9%

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

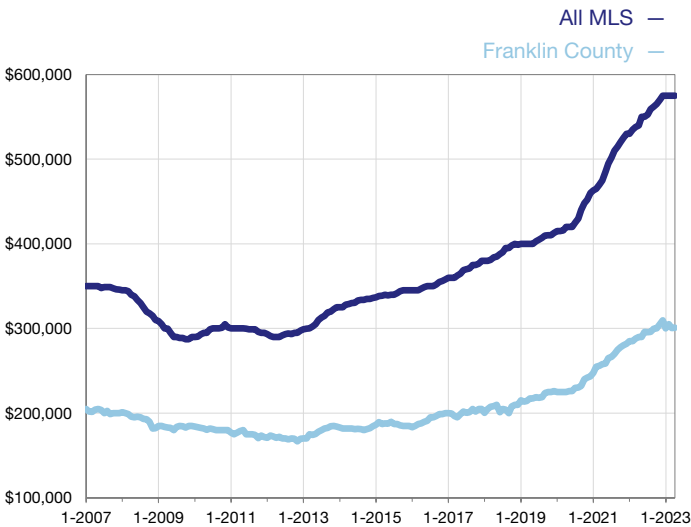
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	<b>4</b>	+ 300.0%	12	<b>7</b>	- 41.7%
Closed Sales	5	<b>2</b>	- 60.0%	14	<b>5</b>	- 64.3%
Median Sales Price*	\$223,722	<b>\$272,500</b>	+ 21.8%	\$224,361	<b>\$265,000</b>	+ 18.1%
Inventory of Homes for Sale	7	<b>2</b>	- 71.4%	--	--	--
Months Supply of Inventory	2.1	<b>0.6</b>	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	15	<b>21</b>	+ 40.0%	19	<b>18</b>	- 5.3%
Percent of Original List Price Received*	108.7%	<b>108.0%</b>	- 0.6%	104.8%	<b>103.2%</b>	- 1.5%
New Listings	2	<b>1</b>	- 50.0%	17	<b>8</b>	- 52.9%

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

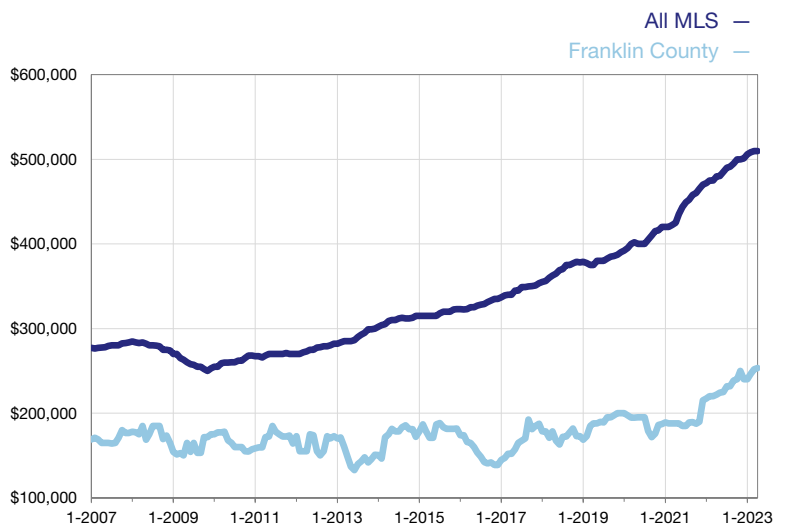
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Essex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	484	<b>397</b>	- 18.0%	1,350	<b>1,100</b>	- 18.5%
Closed Sales	325	<b>246</b>	- 24.3%	1,152	<b>893</b>	- 22.5%
Median Sales Price*	\$625,000	<b>\$640,000</b>	+ 2.4%	\$593,500	<b>\$615,000</b>	+ 3.6%
Inventory of Homes for Sale	563	<b>374</b>	- 33.6%	--	--	--
Months Supply of Inventory	1.2	<b>1.0</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	25	<b>32</b>	+ 28.0%	28	<b>40</b>	+ 42.9%
Percent of Original List Price Received*	108.0%	<b>102.0%</b>	- 5.6%	105.0%	<b>99.7%</b>	- 5.0%
New Listings	613	<b>395</b>	- 35.6%	1,761	<b>1,304</b>	- 26.0%

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

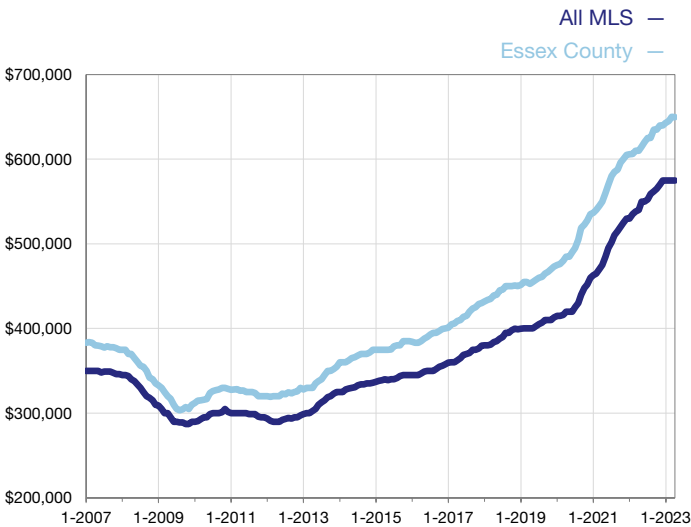
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	246	<b>195</b>	- 20.7%	767	<b>627</b>	- 18.3%
Closed Sales	203	<b>127</b>	- 37.4%	687	<b>545</b>	- 20.7%
Median Sales Price*	\$440,000	<b>\$420,000</b>	- 4.5%	\$401,000	<b>\$420,000</b>	+ 4.7%
Inventory of Homes for Sale	254	<b>178</b>	- 29.9%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	29	<b>35</b>	+ 20.7%	33	<b>43</b>	+ 30.3%
Percent of Original List Price Received*	105.3%	<b>102.2%</b>	- 2.9%	103.5%	<b>100.0%</b>	- 3.4%
New Listings	281	<b>197</b>	- 29.9%	897	<b>702</b>	- 21.7%

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

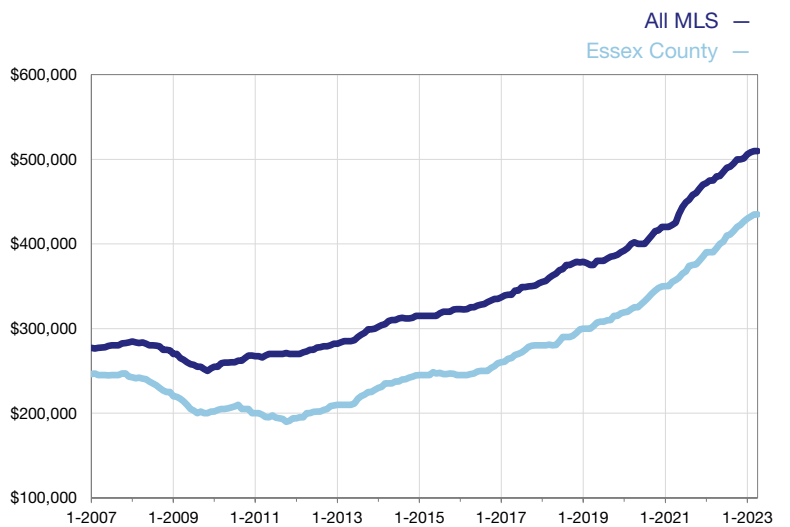
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dukes County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	16	19	+ 18.8%
Closed Sales	3	3	0.0%	17	21	+ 23.5%
Median Sales Price*	\$982,200	<b>\$1,275,000</b>	+ 29.8%	\$1,350,000	<b>\$1,275,000</b>	- 5.6%
Inventory of Homes for Sale	16	24	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	4.9	+ 63.3%	--	--	--
Cumulative Days on Market Until Sale	75	119	+ 58.7%	64	109	+ 70.3%
Percent of Original List Price Received*	95.6%	93.5%	- 2.2%	99.0%	90.4%	- 8.7%
New Listings	3	6	+ 100.0%	16	23	+ 43.8%

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

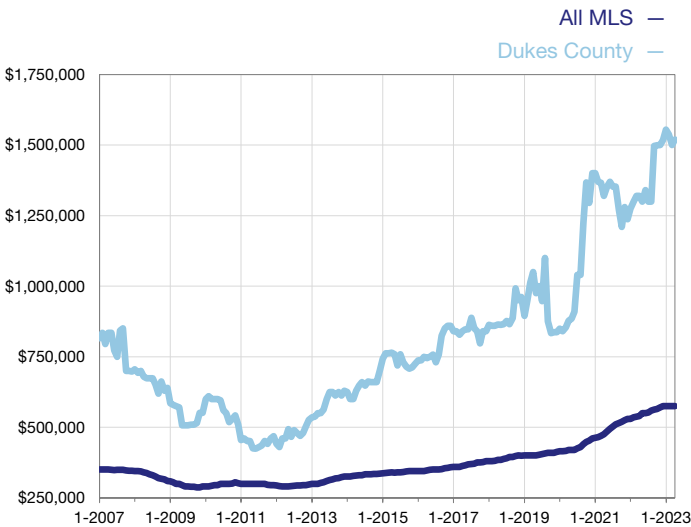
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.8	6.0	+ 650.0%	--	--	--
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	1	1	0.0%	2	2	0.0%

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

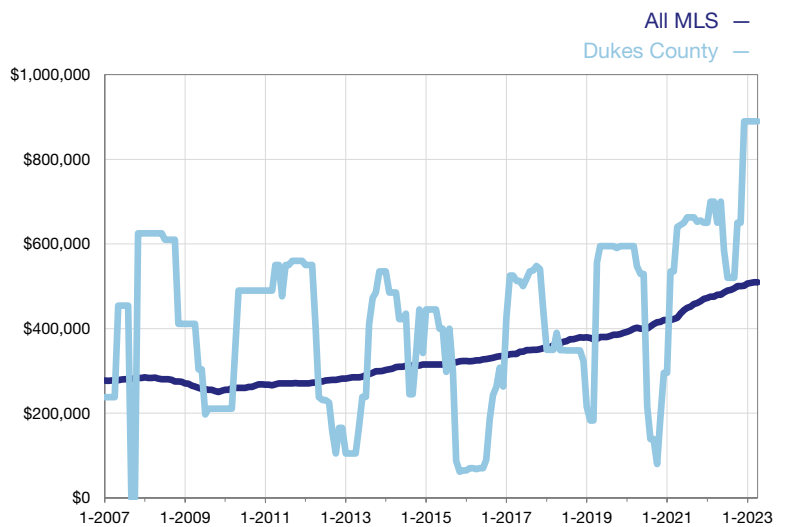
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	345	<b>333</b>	- 3.5%	1,104	<b>967</b>	- 12.4%
Closed Sales	259	<b>216</b>	- 16.6%	1,029	<b>821</b>	- 20.2%
Median Sales Price*	\$460,000	<b>\$456,250</b>	- 0.8%	\$445,000	<b>\$449,900</b>	+ 1.1%
Inventory of Homes for Sale	529	<b>377</b>	- 28.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	<b>40</b>	+ 14.3%	37	<b>46</b>	+ 24.3%
Percent of Original List Price Received*	102.5%	<b>100.0%</b>	- 2.4%	101.6%	<b>98.2%</b>	- 3.3%
New Listings	455	<b>331</b>	- 27.3%	1,421	<b>1,122</b>	- 21.0%

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

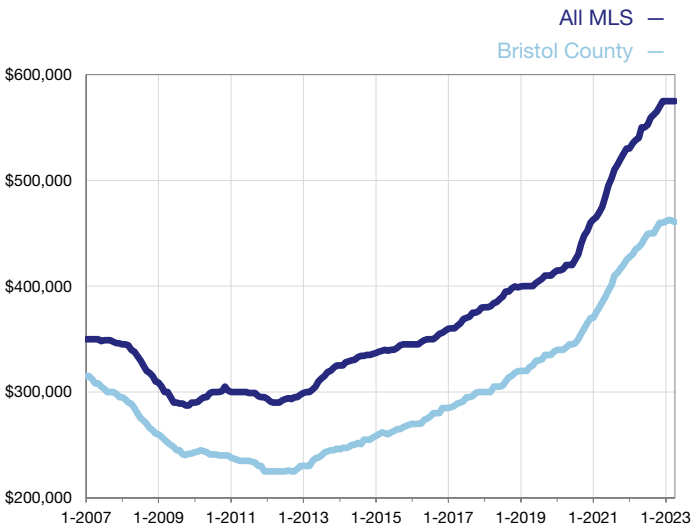
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	<b>52</b>	- 30.7%	268	<b>206</b>	- 23.1%
Closed Sales	79	<b>37</b>	- 53.2%	253	<b>165</b>	- 34.8%
Median Sales Price*	\$291,000	<b>\$330,000</b>	+ 13.4%	\$298,500	<b>\$340,000</b>	+ 13.9%
Inventory of Homes for Sale	82	<b>58</b>	- 29.3%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	20	<b>40</b>	+ 100.0%	28	<b>38</b>	+ 35.7%
Percent of Original List Price Received*	105.5%	<b>99.6%</b>	- 5.6%	103.1%	<b>99.4%</b>	- 3.6%
New Listings	91	<b>58</b>	- 36.3%	307	<b>218</b>	- 29.0%

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

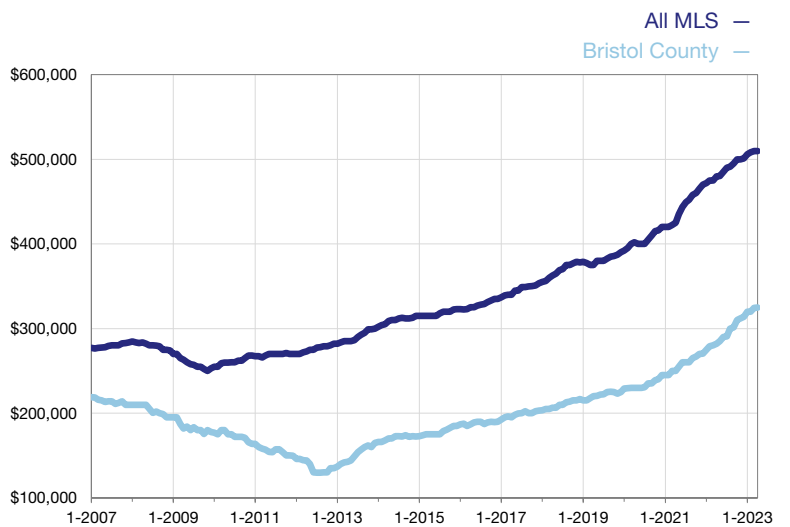
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	116	89	- 23.3%	391	293	- 25.1%
Closed Sales	90	55	- 38.9%	377	254	- 32.6%
Median Sales Price*	\$340,000	\$290,000	- 14.7%	\$314,000	\$276,875	- 11.8%
Inventory of Homes for Sale	222	214	- 3.6%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	122	105	- 13.9%	111	101	- 9.0%
Percent of Original List Price Received*	99.3%	98.6%	- 0.7%	96.0%	95.0%	- 1.0%
New Listings	130	139	+ 6.9%	411	368	- 10.5%

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

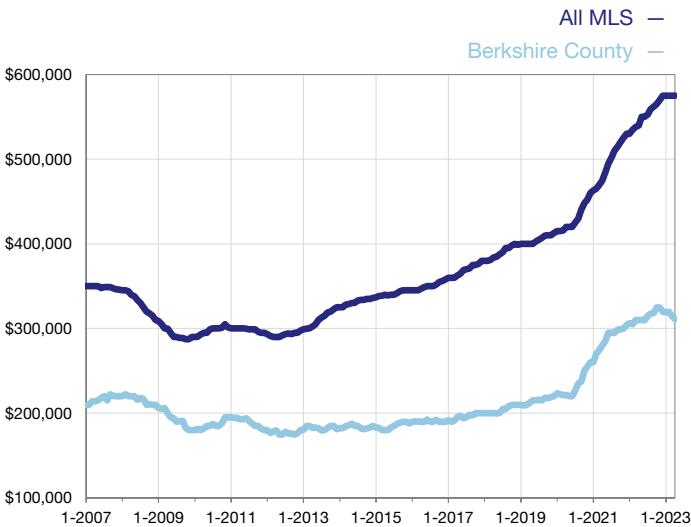
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	48	37	- 22.9%
Closed Sales	14	10	- 28.6%	59	38	- 35.6%
Median Sales Price*	\$339,950	\$406,250	+ 19.5%	\$295,000	\$451,250	+ 53.0%
Inventory of Homes for Sale	25	36	+ 44.0%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	117	148	+ 26.5%	108	116	+ 7.4%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	96.5%	97.4%	+ 0.9%
New Listings	7	11	+ 57.1%	64	49	- 23.4%

\* 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

