

Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	417	402	- 3.6%	1,506	1,243	- 17.5%
Closed Sales	371	300	- 19.1%	1,355	1,106	- 18.4%
Median Sales Price*	\$625,000	\$725,000	+ 16.0%	\$600,000	\$665,000	+ 10.8%
Inventory of Homes for Sale	547	401	- 26.7%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	39	- 36.1%	71	38	- 46.5%
Percent of Original List Price Received*	101.5%	103.2%	+ 1.7%	99.2%	100.9%	+ 1.7%
New Listings	538	453	- 15.8%	1,551	1,404	- 9.5%

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

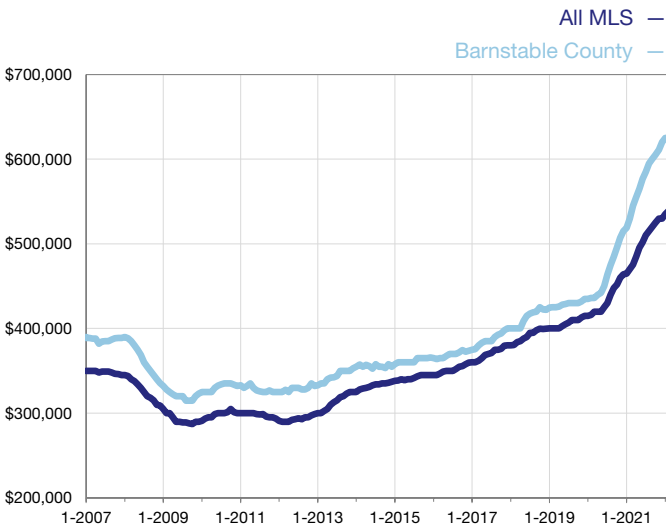
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	120	101	- 15.8%	463	354	- 23.5%
Closed Sales	108	102	- 5.6%	392	334	- 14.8%
Median Sales Price*	\$342,000	\$405,000	+ 18.4%	\$340,000	\$415,000	+ 22.1%
Inventory of Homes for Sale	208	111	- 46.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	55	32	- 41.8%	84	42	- 50.0%
Percent of Original List Price Received*	99.6%	104.5%	+ 4.9%	97.8%	101.5%	+ 3.8%
New Listings	138	99	- 28.3%	426	376	- 11.7%

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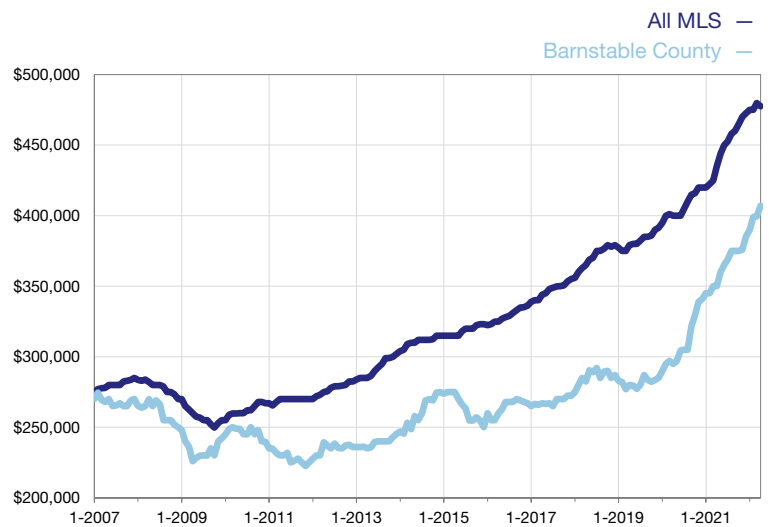
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	125	113	- 9.6%	467	397	- 15.0%
Closed Sales	125	89	- 28.8%	422	379	- 10.2%
Median Sales Price*	\$350,000	\$340,000	- 2.9%	\$292,500	\$314,000	+ 7.4%
Inventory of Homes for Sale	290	175	- 39.7%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	146	123	- 15.8%	133	111	- 16.5%
Percent of Original List Price Received*	96.3%	99.3%	+ 3.1%	94.9%	95.9%	+ 1.1%
New Listings	170	129	- 24.1%	482	411	- 14.7%

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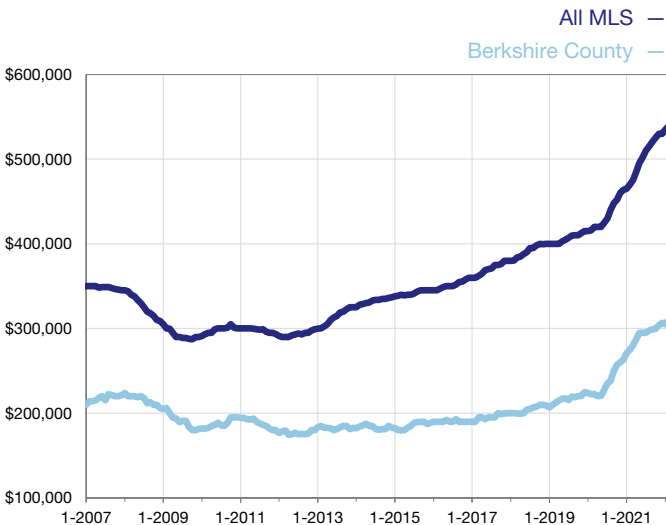
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	7	- 63.2%	74	45	- 39.2%
Closed Sales	22	13	- 40.9%	62	58	- 6.5%
Median Sales Price*	\$308,750	\$355,000	+ 15.0%	\$266,750	\$292,500	+ 9.7%
Inventory of Homes for Sale	44	26	- 40.9%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	165	123	- 25.5%	154	109	- 29.2%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	95.1%	96.4%	+ 1.4%
New Listings	20	7	- 65.0%	55	61	+ 10.9%

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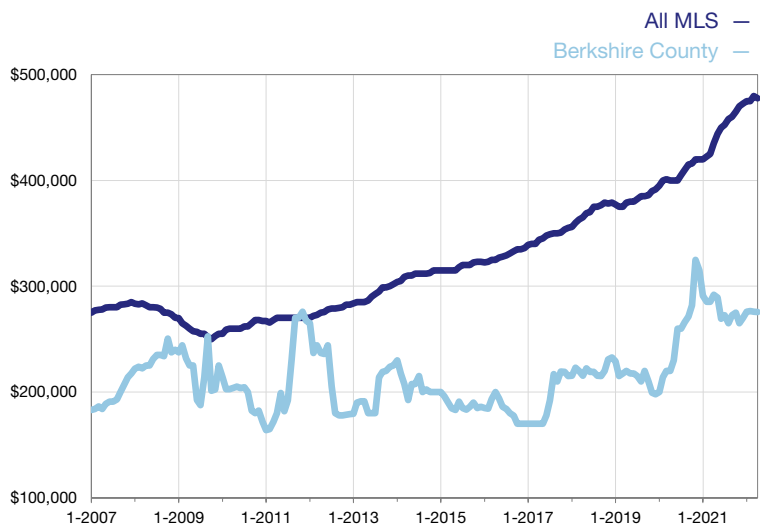
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	408	365	- 10.5%	1,397	1,209	- 13.5%
Closed Sales	329	256	- 22.2%	1,209	1,024	- 15.3%
Median Sales Price*	\$410,000	\$461,000	+ 12.4%	\$399,000	\$445,000	+ 11.5%
Inventory of Homes for Sale	419	318	- 24.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 16.7%	34	37	+ 8.8%
Percent of Original List Price Received*	104.1%	102.4%	- 1.6%	102.2%	101.6%	- 0.6%
New Listings	478	457	- 4.4%	1,547	1,417	- 8.4%

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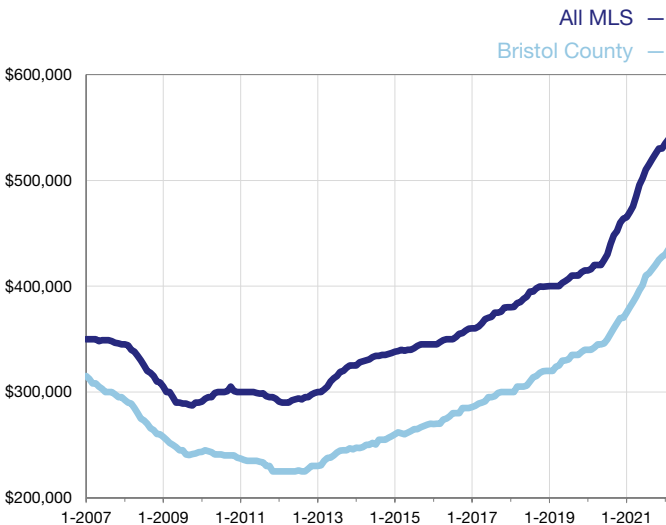
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	70	94	+ 34.3%	237	295	+ 24.5%
Closed Sales	49	79	+ 61.2%	231	253	+ 9.5%
Median Sales Price*	\$262,000	\$291,000	+ 11.1%	\$260,000	\$298,500	+ 14.8%
Inventory of Homes for Sale	74	43	- 41.9%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	37	28	- 24.3%
Percent of Original List Price Received*	103.3%	105.5%	+ 2.1%	99.9%	103.1%	+ 3.2%
New Listings	88	91	+ 3.4%	264	306	+ 15.9%

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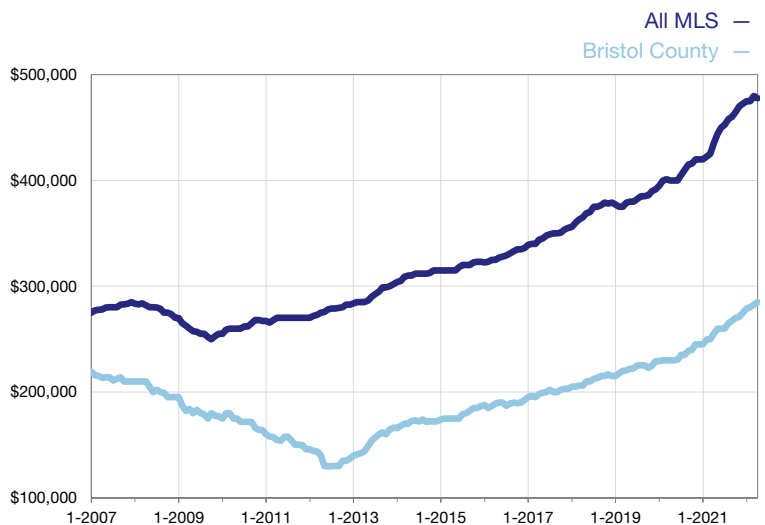
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	3	- 62.5%	22	17	- 22.7%
Closed Sales	5	2	- 60.0%	15	16	+ 6.7%
Median Sales Price*	\$1,270,000	\$1,191,100	- 6.2%	\$890,000	\$1,365,750	+ 53.5%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	46	109	+ 137.0%	49	68	+ 38.8%
Percent of Original List Price Received*	95.6%	88.5%	- 7.4%	94.4%	98.4%	+ 4.2%
New Listings	12	1	- 91.7%	30	13	- 56.7%

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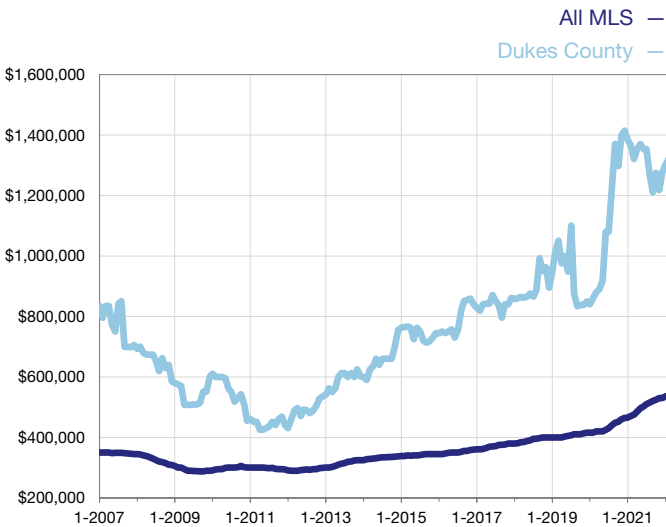
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$980,000	\$0	- 100.0%	\$652,500	\$0	- 100.0%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	57	0	- 100.0%	171	0	- 100.0%
Percent of Original List Price Received*	89.1%	0.0%	- 100.0%	93.1%	0.0%	- 100.0%
New Listings	1	1	0.0%	5	2	- 60.0%

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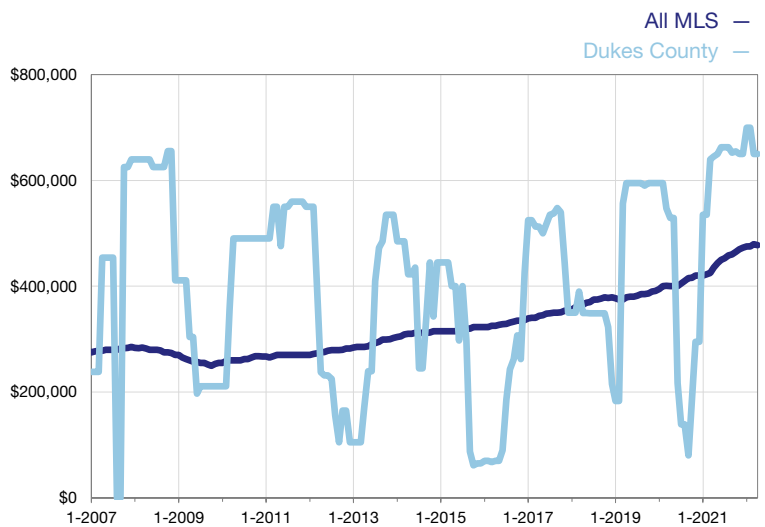
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	516	510	- 1.2%	1,684	1,465	- 13.0%
Closed Sales	423	323	- 23.6%	1,357	1,150	- 15.3%
Median Sales Price*	\$601,000	\$624,950	+ 4.0%	\$562,000	\$592,000	+ 5.3%
Inventory of Homes for Sale	434	339	- 21.9%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	34	28	- 17.6%
Percent of Original List Price Received*	105.3%	108.0%	+ 2.6%	103.4%	105.1%	+ 1.6%
New Listings	627	605	- 3.5%	1,898	1,736	- 8.5%

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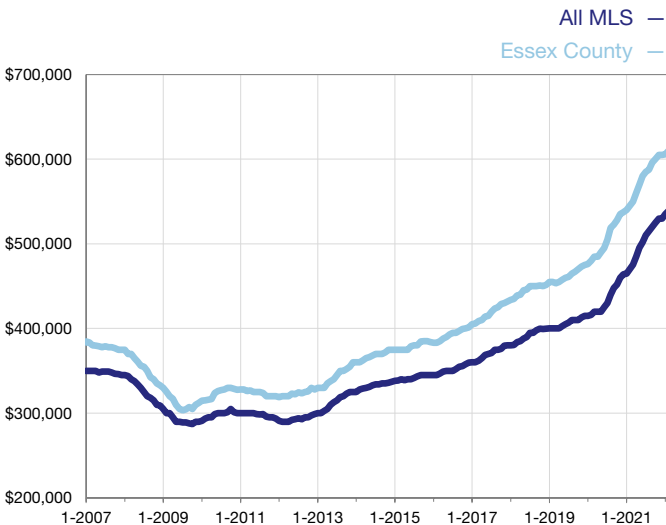
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	302	253	- 16.2%	968	802	- 17.1%
Closed Sales	226	200	- 11.5%	772	685	- 11.3%
Median Sales Price*	\$366,250	\$440,000	+ 20.1%	\$365,000	\$404,000	+ 10.7%
Inventory of Homes for Sale	236	144	- 39.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	38	33	- 13.2%
Percent of Original List Price Received*	103.1%	105.4%	+ 2.2%	101.0%	103.5%	+ 2.5%
New Listings	333	276	- 17.1%	1,076	879	- 18.3%

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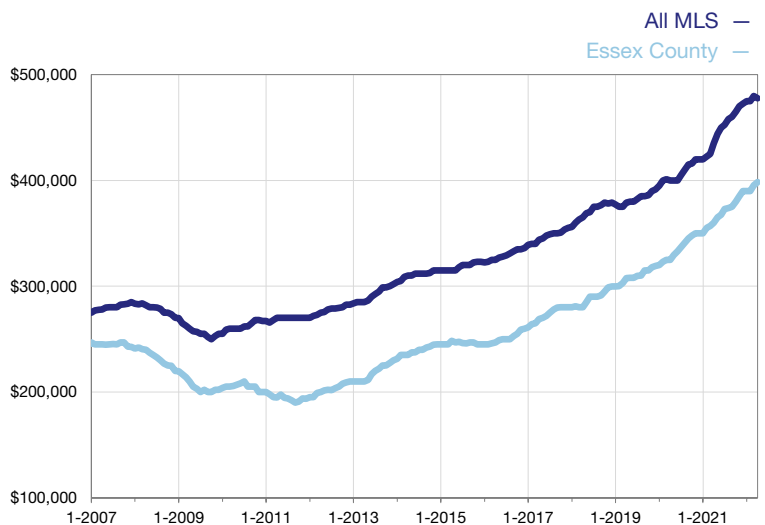
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	54	52	- 3.7%	157	146	- 7.0%
Closed Sales	27	41	+ 51.9%	140	144	+ 2.9%
Median Sales Price*	\$260,000	\$297,450	+ 14.4%	\$265,000	\$307,000	+ 15.8%
Inventory of Homes for Sale	64	42	- 34.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	69	60	- 13.0%	50	47	- 6.0%
Percent of Original List Price Received*	99.4%	100.8%	+ 1.4%	98.0%	101.1%	+ 3.2%
New Listings	62	60	- 3.2%	166	164	- 1.2%

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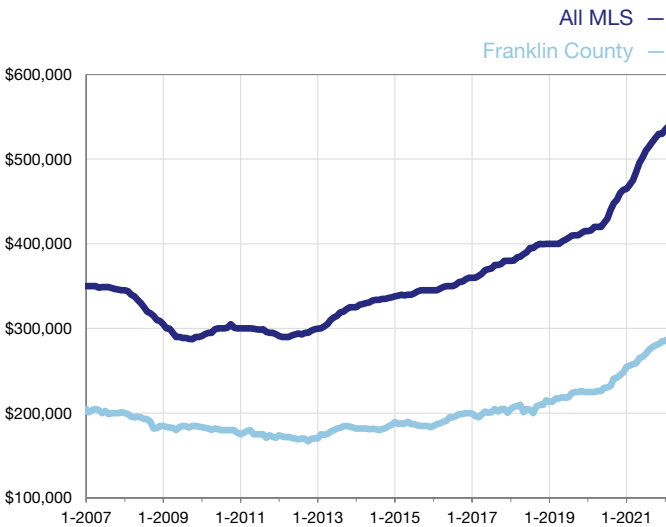
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	1	- 50.0%	8	13	+ 62.5%
Closed Sales	3	4	+ 33.3%	5	13	+ 160.0%
Median Sales Price*	\$206,000	\$212,361	+ 3.1%	\$185,000	\$223,722	+ 20.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	17	- 71.2%	53	20	- 62.3%
Percent of Original List Price Received*	98.2%	109.4%	+ 11.4%	94.5%	104.7%	+ 10.8%
New Listings	2	1	- 50.0%	7	16	+ 128.6%

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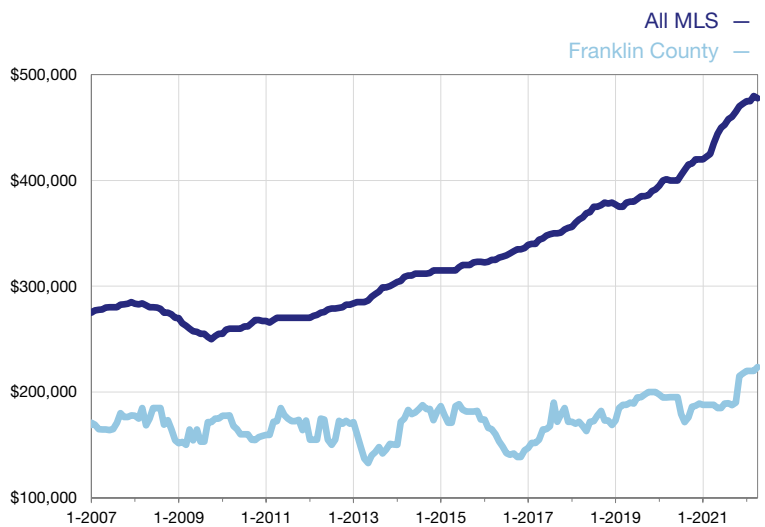
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	364	353	- 3.0%	1,284	1,193	- 7.1%
Closed Sales	310	265	- 14.5%	1,146	999	- 12.8%
Median Sales Price*	\$253,000	\$280,000	+ 10.7%	\$245,000	\$270,000	+ 10.2%
Inventory of Homes for Sale	388	265	- 31.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	41	34	- 17.1%
Percent of Original List Price Received*	102.5%	103.9%	+ 1.4%	100.6%	102.1%	+ 1.5%
New Listings	459	405	- 11.8%	1,389	1,293	- 6.9%

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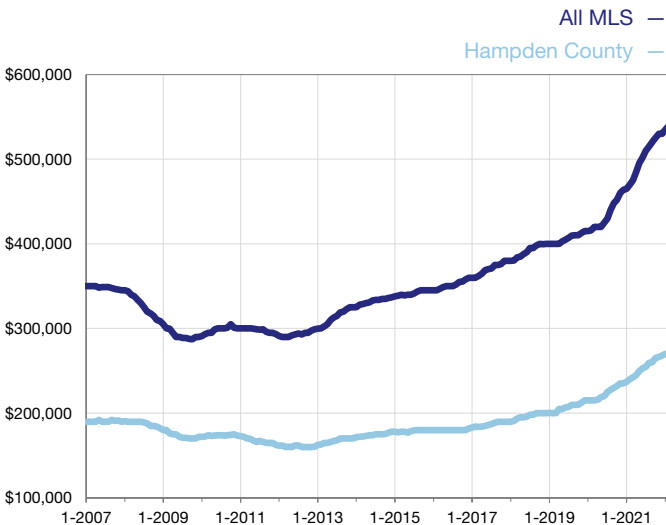
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	38	57	+ 50.0%	182	210	+ 15.4%
Closed Sales	49	66	+ 34.7%	165	200	+ 21.2%
Median Sales Price*	\$180,000	\$189,500	+ 5.3%	\$160,000	\$182,750	+ 14.2%
Inventory of Homes for Sale	52	32	- 38.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.1%	36	26	- 27.8%
Percent of Original List Price Received*	100.9%	101.8%	+ 0.9%	99.8%	101.7%	+ 1.9%
New Listings	57	56	- 1.8%	190	209	+ 10.0%

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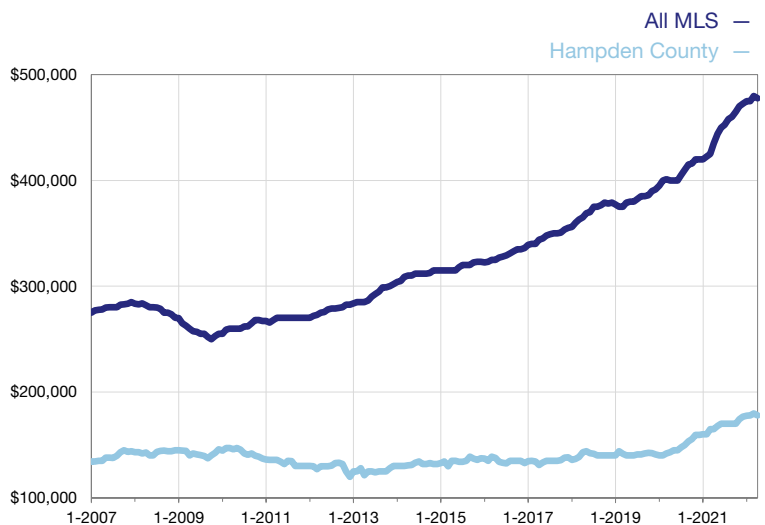
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Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	116	112	- 3.4%	366	353	- 3.6%
Closed Sales	79	92	+ 16.5%	313	300	- 4.2%
Median Sales Price*	\$370,000	\$393,000	+ 6.2%	\$339,900	\$375,000	+ 10.3%
Inventory of Homes for Sale	142	97	- 31.7%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	47	32	- 31.9%	62	42	- 32.3%
Percent of Original List Price Received*	102.2%	104.7%	+ 2.4%	99.7%	101.9%	+ 2.2%
New Listings	148	133	- 10.1%	391	395	+ 1.0%

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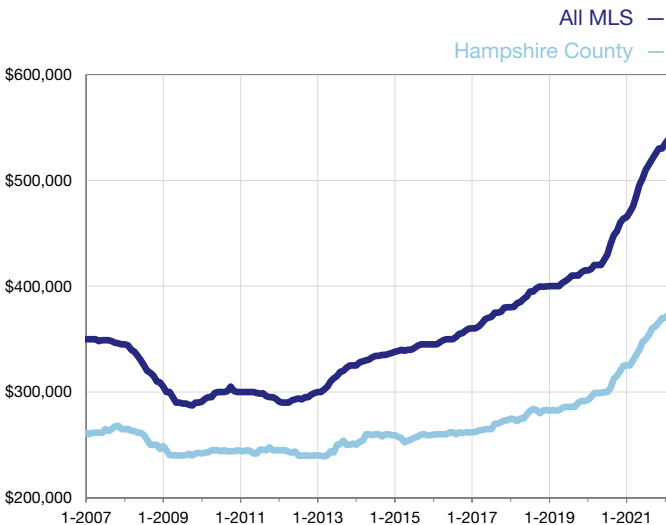
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	31	+ 24.0%	95	87	- 8.4%
Closed Sales	26	24	- 7.7%	77	74	- 3.9%
Median Sales Price*	\$245,500	\$299,000	+ 21.8%	\$231,000	\$271,000	+ 17.3%
Inventory of Homes for Sale	54	34	- 37.0%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	50	28	- 44.0%	61	45	- 26.2%
Percent of Original List Price Received*	100.5%	107.5%	+ 7.0%	98.6%	104.8%	+ 6.3%
New Listings	29	34	+ 17.2%	116	105	- 9.5%

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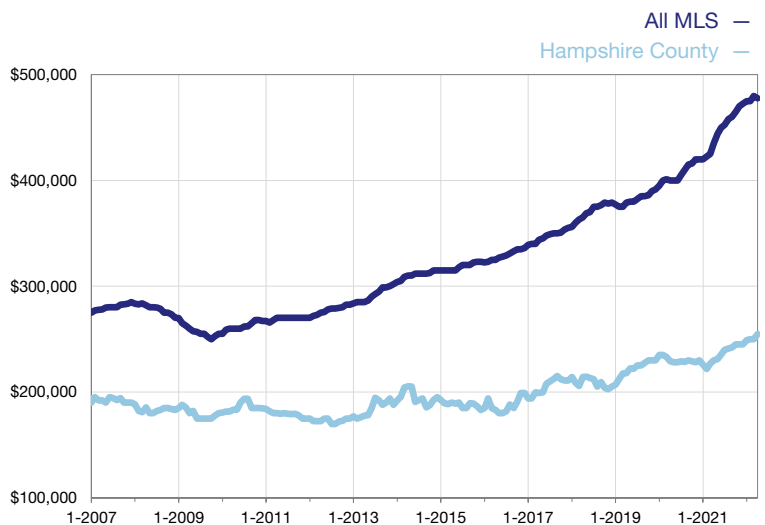
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

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Middlesex County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,124	1,039	- 7.6%	3,503	3,091	- 11.8%
Closed Sales	833	715	- 14.2%	2,613	2,337	- 10.6%
Median Sales Price*	\$710,000	\$775,000	+ 9.2%	\$655,000	\$730,000	+ 11.5%
Inventory of Homes for Sale	887	740	- 16.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	22	- 21.4%	38	28	- 26.3%
Percent of Original List Price Received*	105.4%	108.8%	+ 3.2%	102.6%	105.5%	+ 2.8%
New Listings	1,471	1,287	- 12.5%	4,017	3,705	- 7.8%

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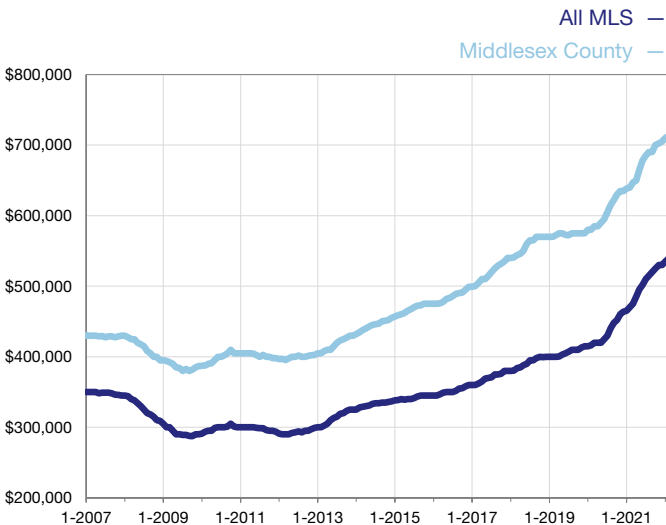
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	694	596	- 14.1%	2,370	1,942	- 18.1%
Closed Sales	609	463	- 24.0%	1,893	1,486	- 21.5%
Median Sales Price*	\$540,000	\$625,000	+ 15.7%	\$520,000	\$579,950	+ 11.5%
Inventory of Homes for Sale	708	459	- 35.2%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	42	29	- 31.0%	47	36	- 23.4%
Percent of Original List Price Received*	101.4%	105.7%	+ 4.2%	100.1%	103.3%	+ 3.2%
New Listings	897	678	- 24.4%	2,692	2,277	- 15.4%

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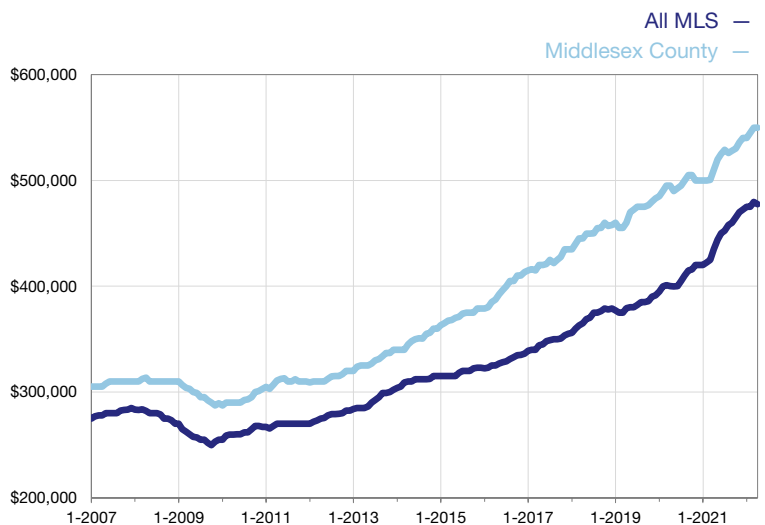
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	11	1	- 90.9%
Closed Sales	6	2	- 66.7%	14	4	- 71.4%
Median Sales Price*	\$4,490,000	\$1,982,500	- 55.8%	\$3,735,000	\$2,307,500	- 38.2%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	1.5	4.3	+ 186.7%	--	--	--
Cumulative Days on Market Until Sale	122	96	- 21.3%	178	171	- 3.9%
Percent of Original List Price Received*	88.6%	96.3%	+ 8.7%	91.5%	94.4%	+ 3.2%
New Listings	2	7	+ 250.0%	9	14	+ 55.6%

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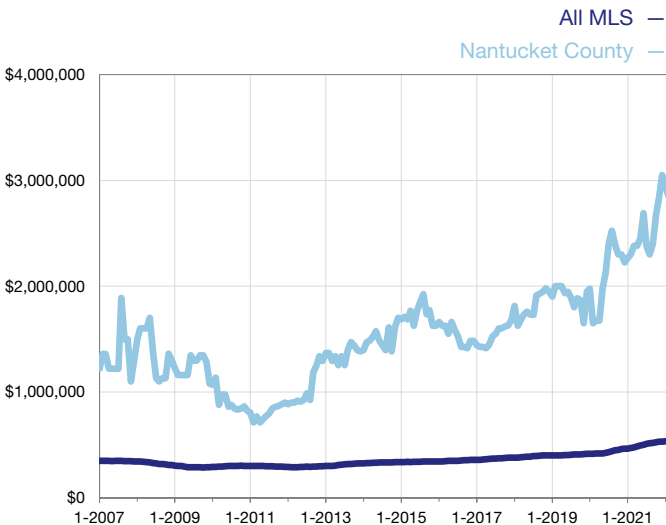
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$740,000	\$1,545,000	+ 108.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	94	104	+ 10.6%
Percent of Original List Price Received*	0.0%	0.0%	--	94.3%	100.0%	+ 6.0%
New Listings	0	0	--	2	0	- 100.0%

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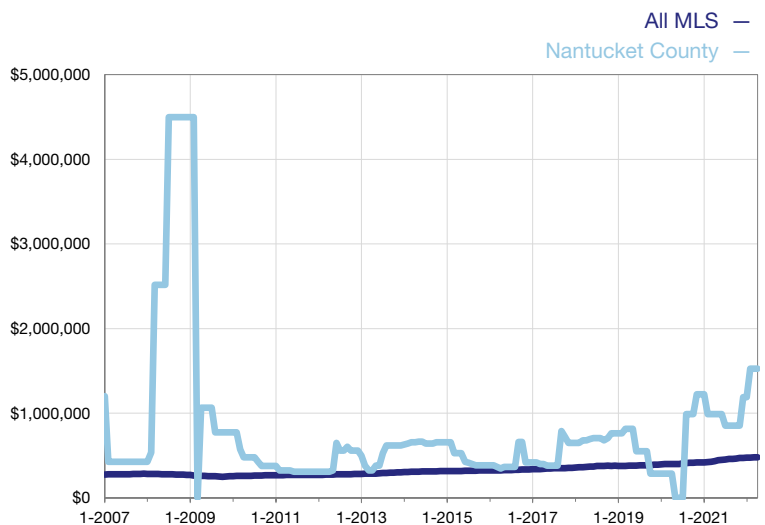
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	632	568	- 10.1%	2,008	1,630	- 18.8%
Closed Sales	442	365	- 17.4%	1,481	1,230	- 16.9%
Median Sales Price*	\$650,000	\$740,000	+ 13.8%	\$615,000	\$680,500	+ 10.7%
Inventory of Homes for Sale	579	401	- 30.7%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	37	29	- 21.6%
Percent of Original List Price Received*	103.5%	107.2%	+ 3.6%	101.7%	104.3%	+ 2.6%
New Listings	842	709	- 15.8%	2,336	1,943	- 16.8%

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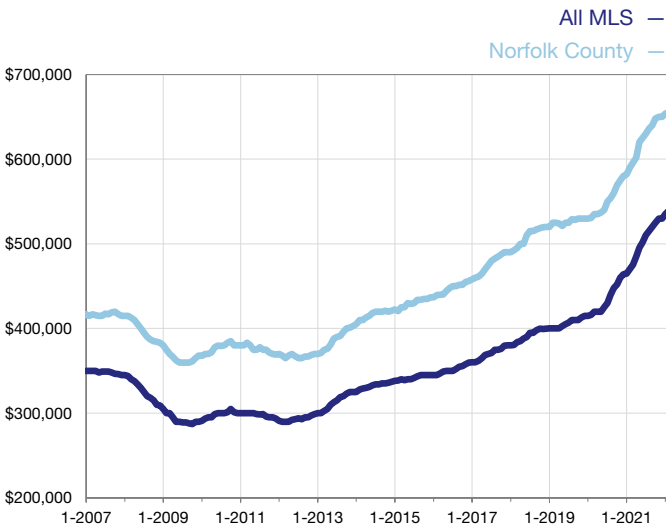
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	330	285	- 13.6%	1,049	863	- 17.7%
Closed Sales	238	172	- 27.7%	746	661	- 11.4%
Median Sales Price*	\$519,950	\$532,500	+ 2.4%	\$470,000	\$510,000	+ 8.5%
Inventory of Homes for Sale	435	207	- 52.4%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	51	35	- 31.4%	56	44	- 21.4%
Percent of Original List Price Received*	100.3%	103.8%	+ 3.5%	99.0%	101.7%	+ 2.7%
New Listings	435	316	- 27.4%	1,293	985	- 23.8%

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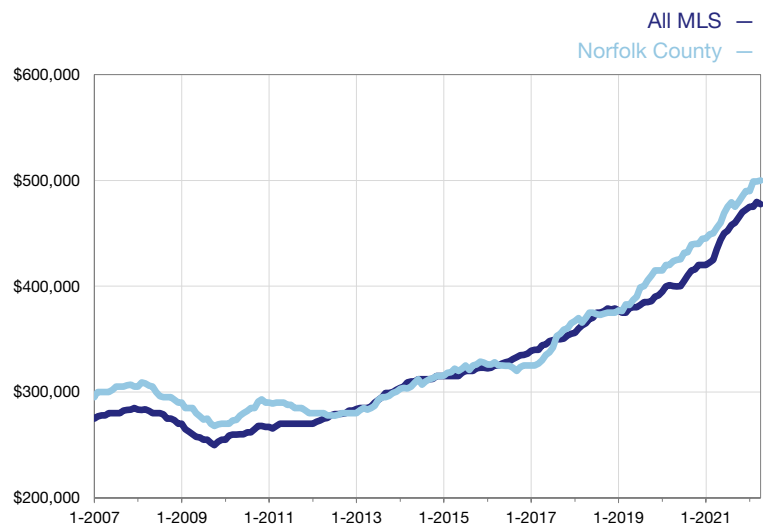
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	556	493	- 11.3%	1,811	1,514	- 16.4%
Closed Sales	421	333	- 20.9%	1,468	1,274	- 13.2%
Median Sales Price*	\$499,900	\$540,000	+ 8.0%	\$469,100	\$530,000	+ 13.0%
Inventory of Homes for Sale	498	350	- 29.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	34	0.0%	38	34	- 10.5%
Percent of Original List Price Received*	103.6%	104.4%	+ 0.8%	101.8%	102.5%	+ 0.7%
New Listings	672	552	- 17.9%	2,010	1,704	- 15.2%

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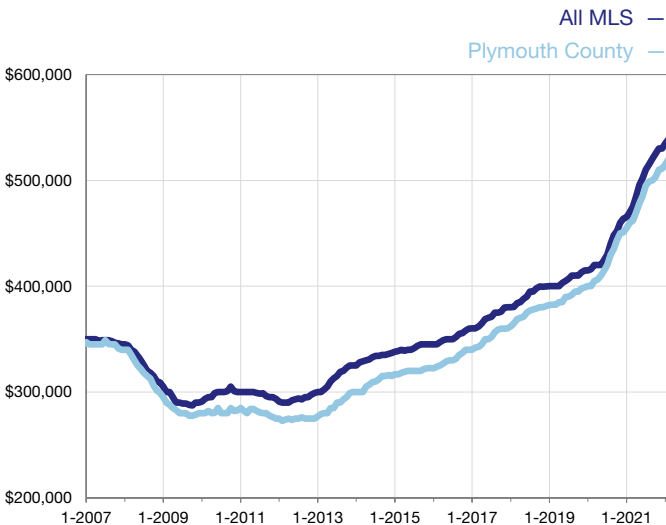
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	143	87	- 39.2%	469	334	- 28.8%
Closed Sales	122	90	- 26.2%	397	306	- 22.9%
Median Sales Price*	\$368,700	\$419,498	+ 13.8%	\$360,000	\$400,000	+ 11.1%
Inventory of Homes for Sale	166	82	- 50.6%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	41	41	0.0%	47	37	- 21.3%
Percent of Original List Price Received*	101.7%	104.4%	+ 2.7%	100.5%	103.0%	+ 2.5%
New Listings	137	100	- 27.0%	549	364	- 33.7%

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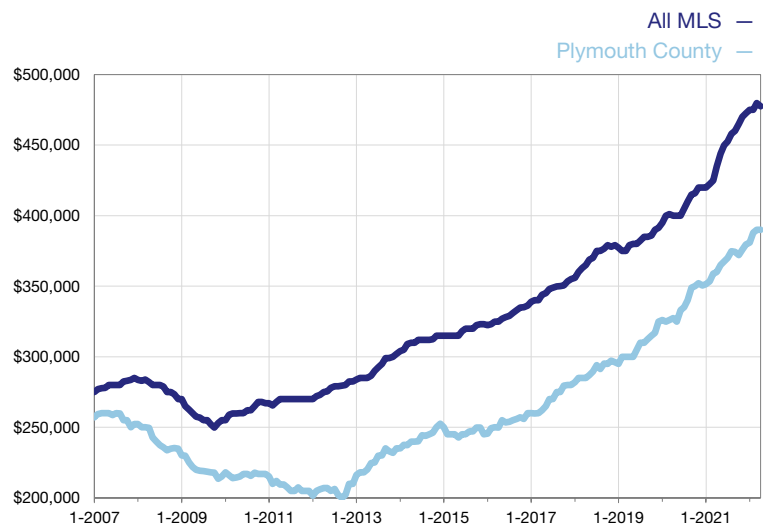
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	130	151	+ 16.2%	400	427	+ 6.7%
Closed Sales	95	91	- 4.2%	342	321	- 6.1%
Median Sales Price*	\$660,000	\$760,000	+ 15.2%	\$650,000	\$715,000	+ 10.0%
Inventory of Homes for Sale	196	143	- 27.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	46	24	- 47.8%	44	39	- 11.4%
Percent of Original List Price Received*	102.3%	104.0%	+ 1.7%	100.1%	101.5%	+ 1.4%
New Listings	193	202	+ 4.7%	506	540	+ 6.7%

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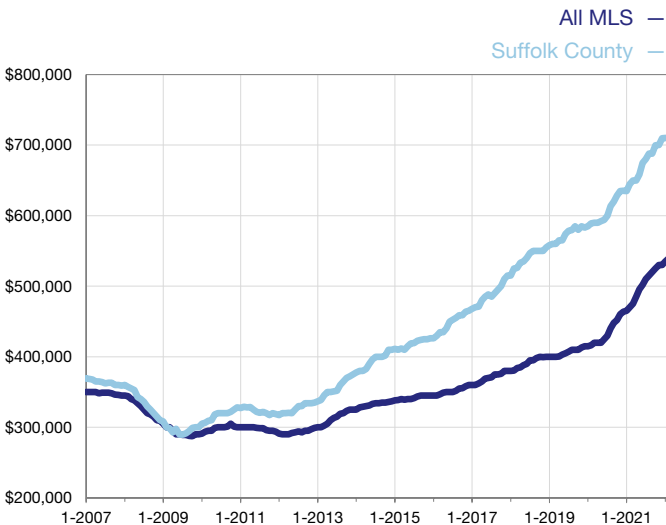
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	721	667	- 7.5%	2,385	2,180	- 8.6%
Closed Sales	597	514	- 13.9%	1,746	1,528	- 12.5%
Median Sales Price*	\$670,000	\$747,500	+ 11.6%	\$650,000	\$690,000	+ 6.2%
Inventory of Homes for Sale	1,345	935	- 30.5%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	59	42	- 28.8%	66	57	- 13.6%
Percent of Original List Price Received*	98.6%	100.5%	+ 1.9%	97.2%	98.7%	+ 1.5%
New Listings	1,024	849	- 17.1%	3,108	2,929	- 5.8%

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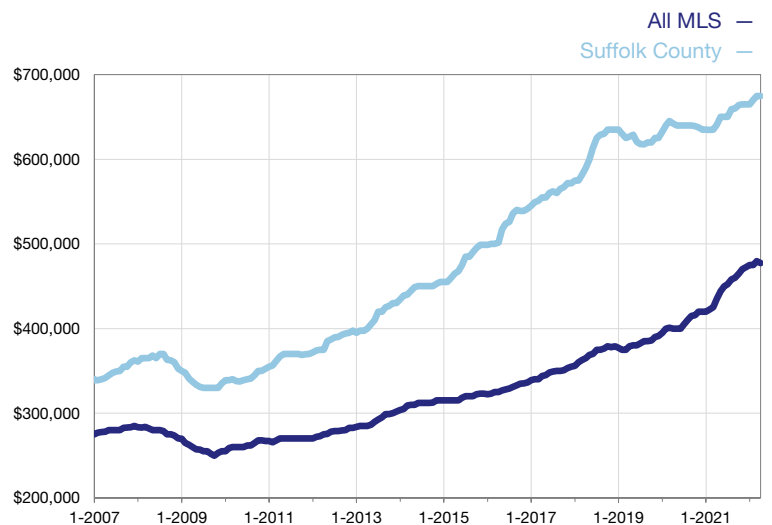
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2022

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Worcester County

Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	766	703	- 8.2%	2,366	2,164	- 8.5%
Closed Sales	535	501	- 6.4%	1,963	1,803	- 8.2%
Median Sales Price*	\$380,000	\$430,000	+ 13.2%	\$358,500	\$400,000	+ 11.6%
Inventory of Homes for Sale	750	517	- 31.1%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	38	34	- 10.5%
Percent of Original List Price Received*	104.8%	105.3%	+ 0.5%	102.2%	102.8%	+ 0.6%
New Listings	973	880	- 9.6%	2,677	2,441	- 8.8%

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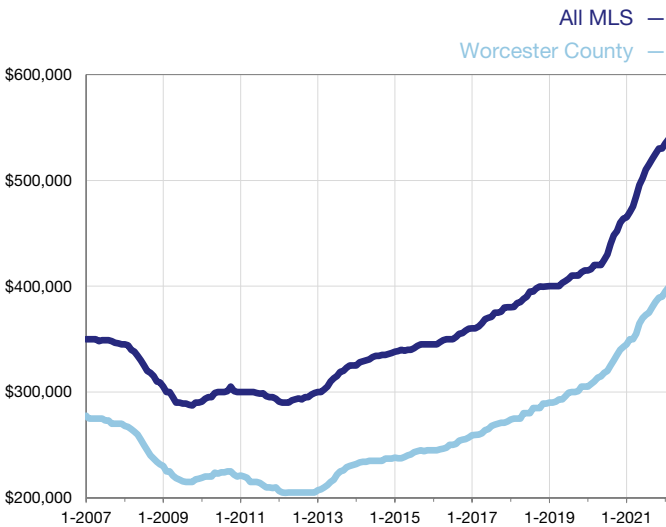
Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	196	167	- 14.8%	620	576	- 7.1%
Closed Sales	130	125	- 3.8%	463	439	- 5.2%
Median Sales Price*	\$260,000	\$320,000	+ 23.1%	\$250,000	\$310,000	+ 24.0%
Inventory of Homes for Sale	197	135	- 31.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	37	32	- 13.5%
Percent of Original List Price Received*	103.9%	106.3%	+ 2.3%	101.3%	103.8%	+ 2.5%
New Listings	247	208	- 15.8%	681	658	- 3.4%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

