

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	697	570	- 18.2%	14,394	12,156	- 15.5%
Closed Sales	1,307	888	- 32.1%	14,543	12,431	- 14.5%
Median Sales Price*	\$749,000	<b>\$743,625</b>	- 0.7%	\$750,000	<b>\$802,000</b>	+ 6.9%
Inventory of Homes for Sale	790	837	+ 5.9%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	28	26	- 7.1%
Percent of Original List Price Received*	101.9%	97.7%	- 4.1%	103.7%	103.5%	- 0.2%
New Listings	450	323	- 28.2%	16,354	14,798	- 9.5%

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

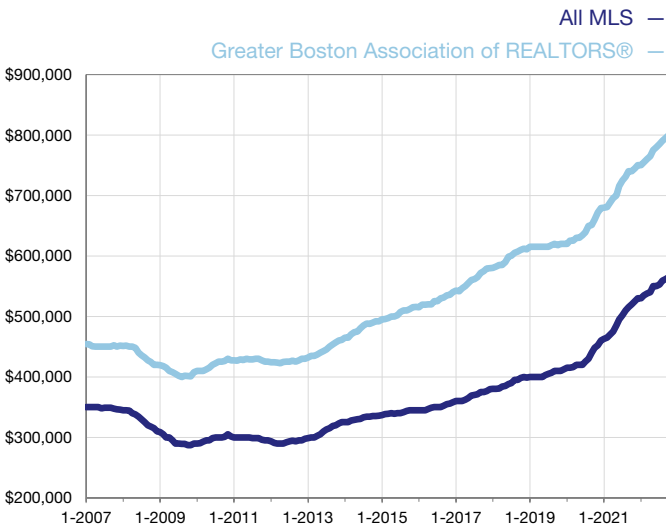
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	772	548	- 29.0%	13,778	10,688	- 22.4%
Closed Sales	1,120	706	- 37.0%	13,931	10,868	- 22.0%
Median Sales Price*	\$624,950	<b>\$610,000</b>	- 2.4%	\$625,000	<b>\$660,000</b>	+ 5.6%
Inventory of Homes for Sale	1,355	1,124	- 17.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	47	47	0.0%	46	39	- 15.2%
Percent of Original List Price Received*	98.8%	96.9%	- 1.9%	99.8%	100.6%	+ 0.8%
New Listings	470	326	- 30.6%	16,858	14,540	- 13.8%

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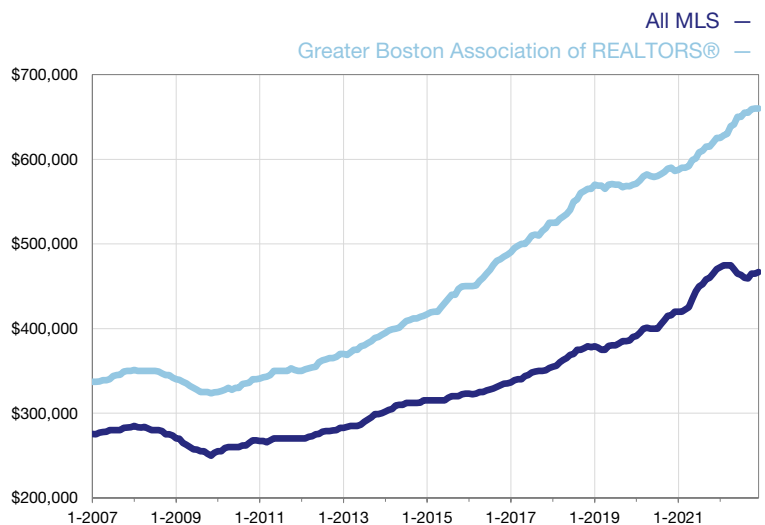
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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