

MONTHLY MARKET INSIGHTS REPORT

February 2023

Single-Family Homes

The 414 homes sold in February 2023 was the eighteenth highest sales volume for the month and was an 15.9 percent decrease from the 492 homes sold in February 2022. The median sales price dropped 7.6 percent from the record-high \$757,500 in February 2022 to \$700,000 this month.

Condominiums

With 427 condos sold, it was the seventeenth most active February on record in Greater Boston, and a 23.5 percent decrease in sales from the 558 units sold in February 2022. The median sales price of condos decreased to \$635,000 this month, which reflects a 3.1 percent drop from the February 2022 median sales price of \$655,000.

Multi-Family Homes

This month, there were 91 multi-family units sold in Greater Boston, which reflects a 18 percent decrease in sales volume from the 111 multifamily units sold in February 2022.



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Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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Data thru 3/10/2023

GREATER BOSTON MARKET SUMMARY

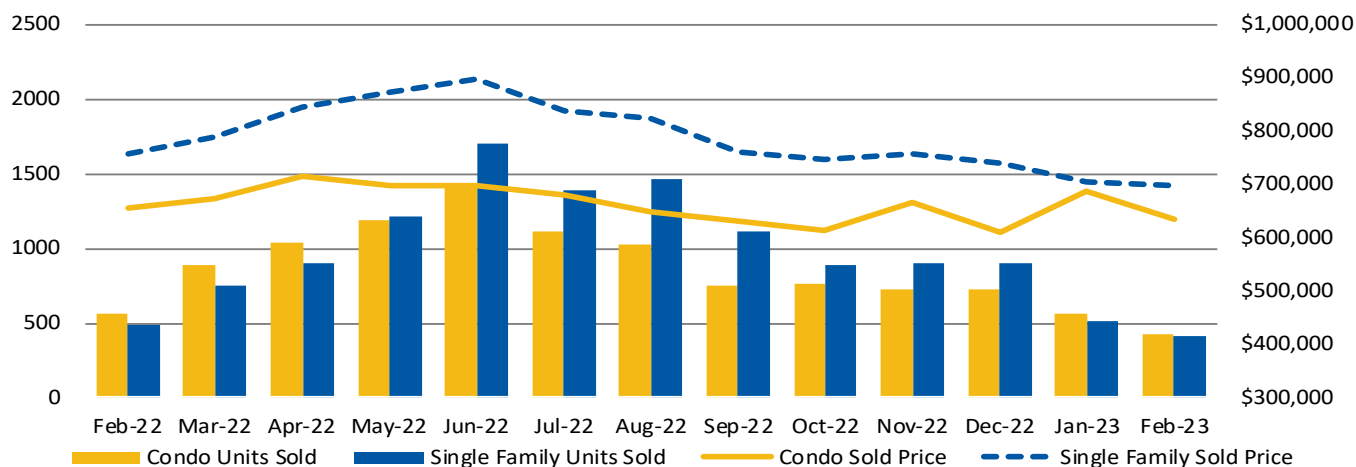
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$700,000	\$757,500	▼ -7.6%	\$705,000	▼ -0.7%	\$712,000	\$800,000	▼ -11.0%
Units Sold	414	492	▼ -15.9%	507	▼ -18.3%	1,082	12,494	▼ -91.3%
Active Listings	847	654	▲ 29.5%	929	▼ -8.8%	---	---	---
Months Supply of Inventory	2.0	1.3	▲ 53.8%	1.8	▲ 11.1%	---	---	---
New Listings	652	861	▼ -24.3%	649	▲ 0.5%	1,756	14,863	▼ -88.2%
Pending Sales	658	715	▼ -8.0%	463	▲ 42.1%	1,352	12,125	▼ -88.8%
Days to Off Market	20	14	▲ 42.9%	27	▼ -25.9%	20	17	▲ 17.6%
Sold to Original Price Ratio	96.8%	103.0%	▼ -6.0%	96.5%	▲ 0.3%	97.1%	103.5%	▼ -6.2%
Price per Square Foot	\$384	\$386	▼ -0.5%	\$367	▲ 4.6%	\$377	\$399	▼ -5.5%

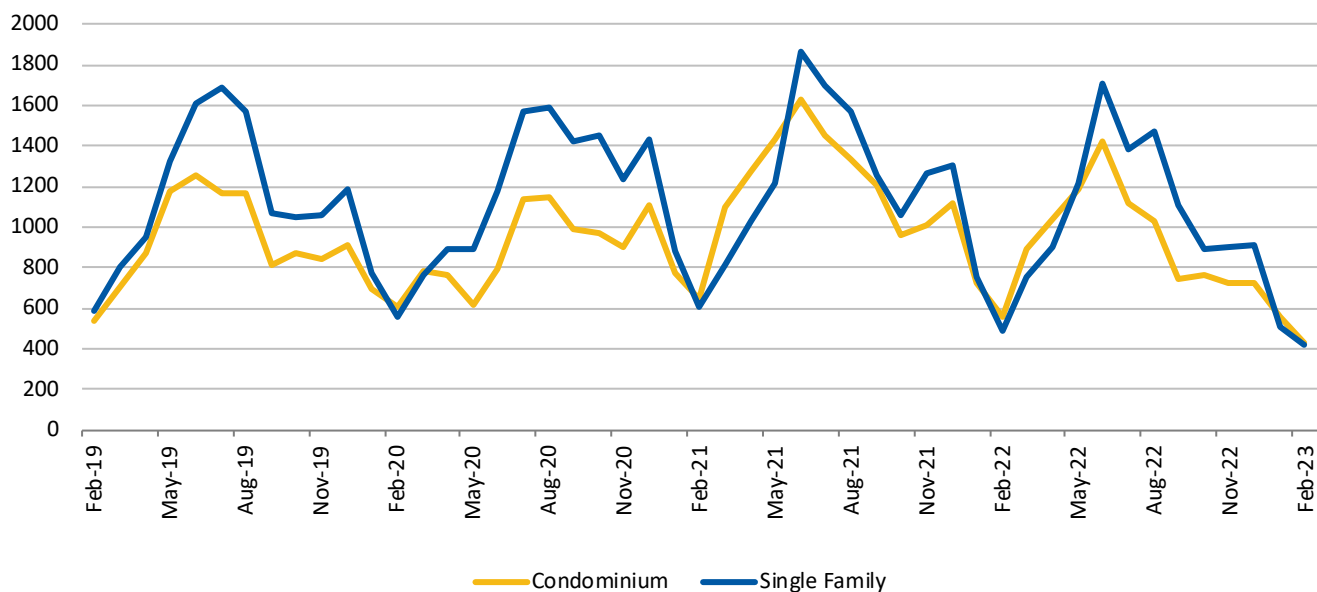
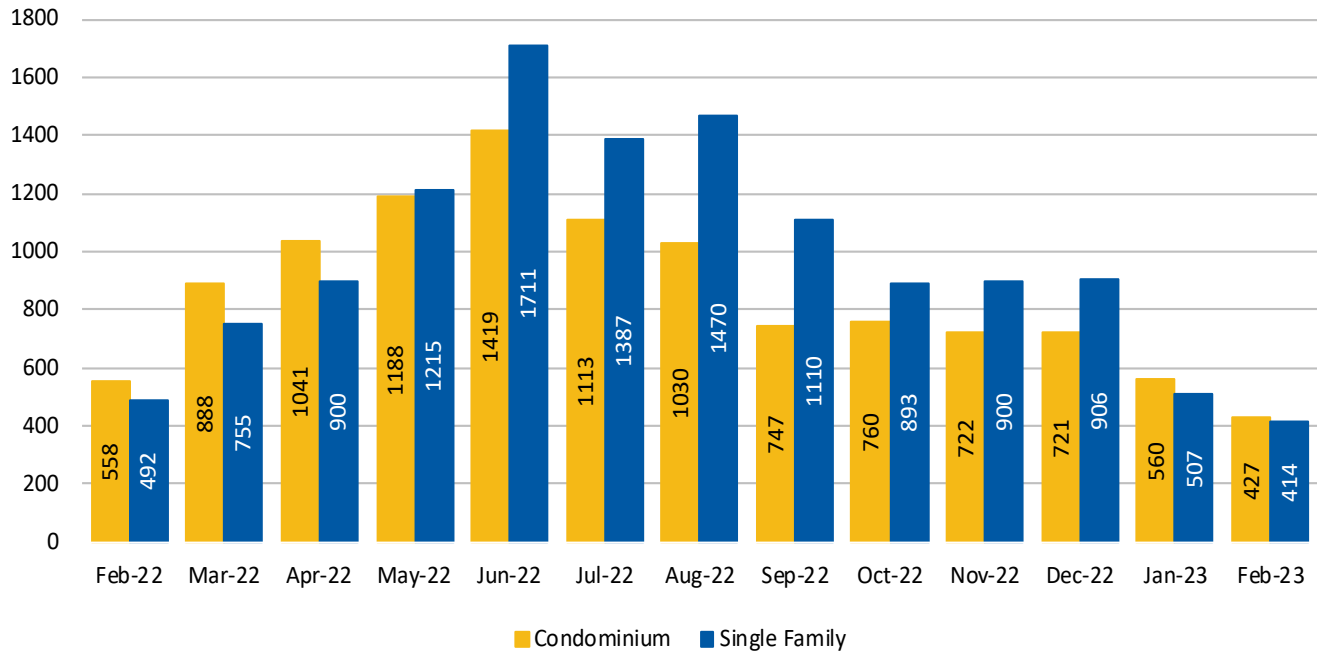
Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$635,000	\$655,000	▼ -3.1%	\$688,700	▼ -7.8%	\$666,953	\$660,000	▲ 1.1%
Units Sold	427	558	▼ -23.5%	560	▼ -23.8%	1,156	10,915	▼ -89.4%
Active Listings	1,345	1,268	▲ 6.1%	1,289	▲ 4.3%	---	---	---
Months Supply of Inventory	3.1	2.3	▲ 34.8%	2.3	▲ 34.8%	---	---	---
New Listings	858	1,151	▼ -25.5%	820	▲ 4.6%	2,182	14,568	▼ -85.0%
Pending Sales	660	860	▼ -23.3%	500	▲ 32.0%	1,429	10,642	▼ -86.6%
Days to Off Market	21	17	▲ 23.5%	29	▼ -27.6%	22	20	▲ 10.0%
Sold to Original Price Ratio	97.3%	99.3%	▼ -2.0%	97.8%	▼ -0.5%	97.7%	100.6%	▼ -2.9%
Price per Square Foot	\$531	\$542	▼ -2.0%	\$528	▲ 0.6%	\$538	\$564	▼ -4.6%



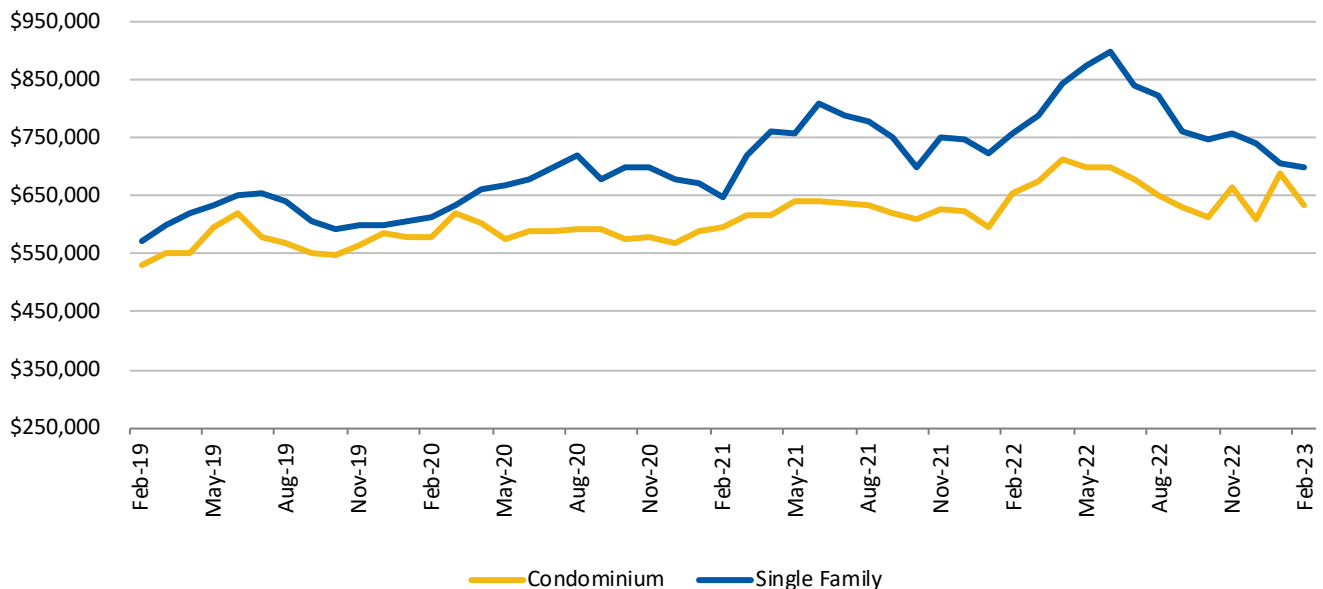
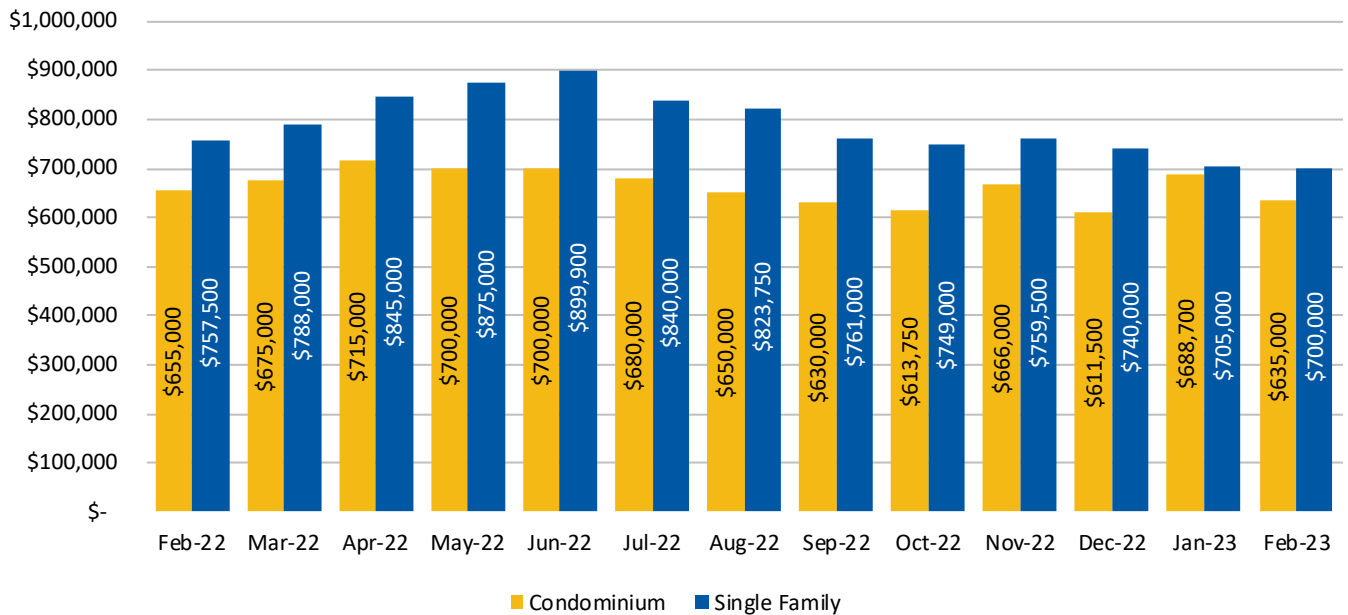
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	414	492	▼ -15.9%	507	▼ -18.3%	1,082	12,494	▼ -91.3%
CONDOMINIUMS	427	558	▼ -23.5%	560	▼ -23.8%	1,156	10,915	▼ -89.4%



MEDIAN SELLING PRICE

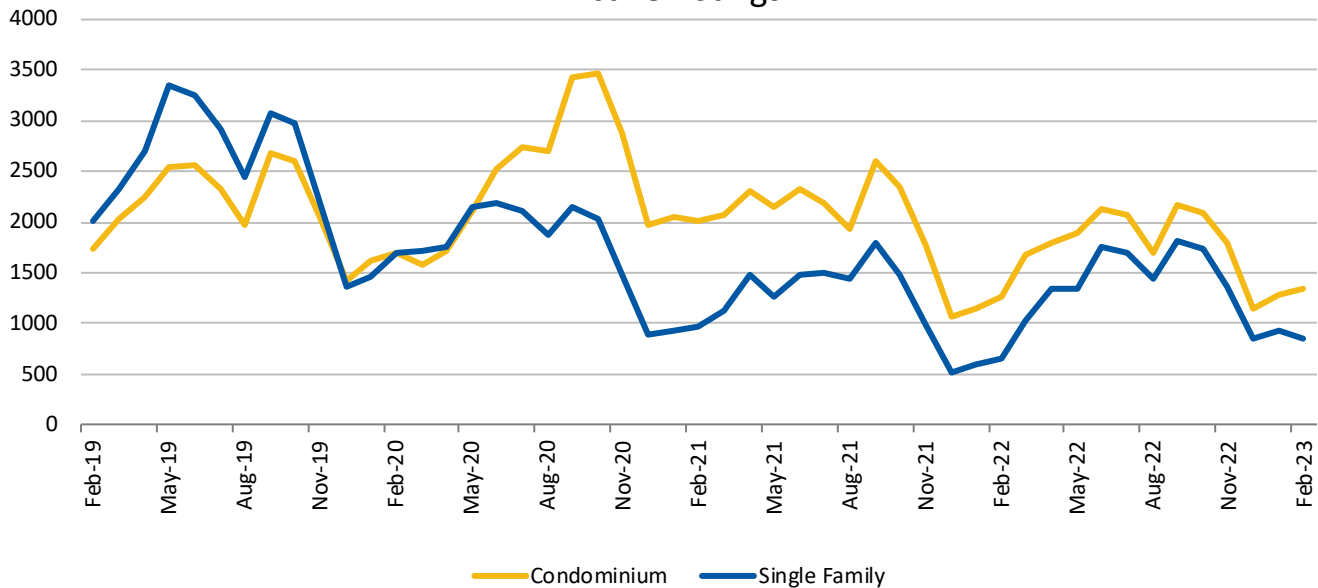
	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	\$700,000	\$757,500	▼ -7.6%	\$705,000	▼ -0.7%	\$712,000	\$800,000	▼ -11.0%
CONDOMINIUMS	\$635,000	\$655,000	▼ -3.1%	\$688,700	▼ -7.8%	\$666,953	\$660,000	▲ 1.1%



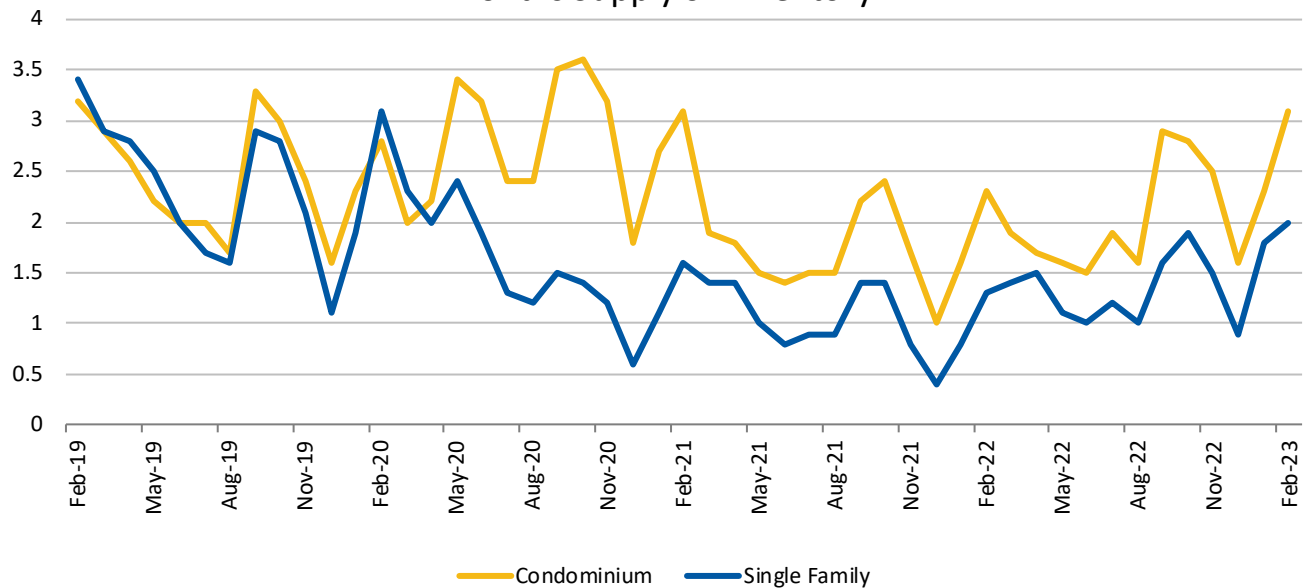
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Feb 2023	Feb 2022	Change	Jan 2023	Change
SINGLE FAMILY HOMES	Active Listings	847	654	▲ 29.5%	929	▼ -8.8%
	Months Supply of Inventory	2.0	1.3	▲ 53.8%	1.8	▲ 11.1%
CONDOMINIUMS	Active Listings	1,345	1,268	▲ 6.1%	1,289	▲ 4.3%
	Months Supply of Inventory	3.1	2.3	▲ 34.8%	2.3	▲ 34.8%

Active Listings

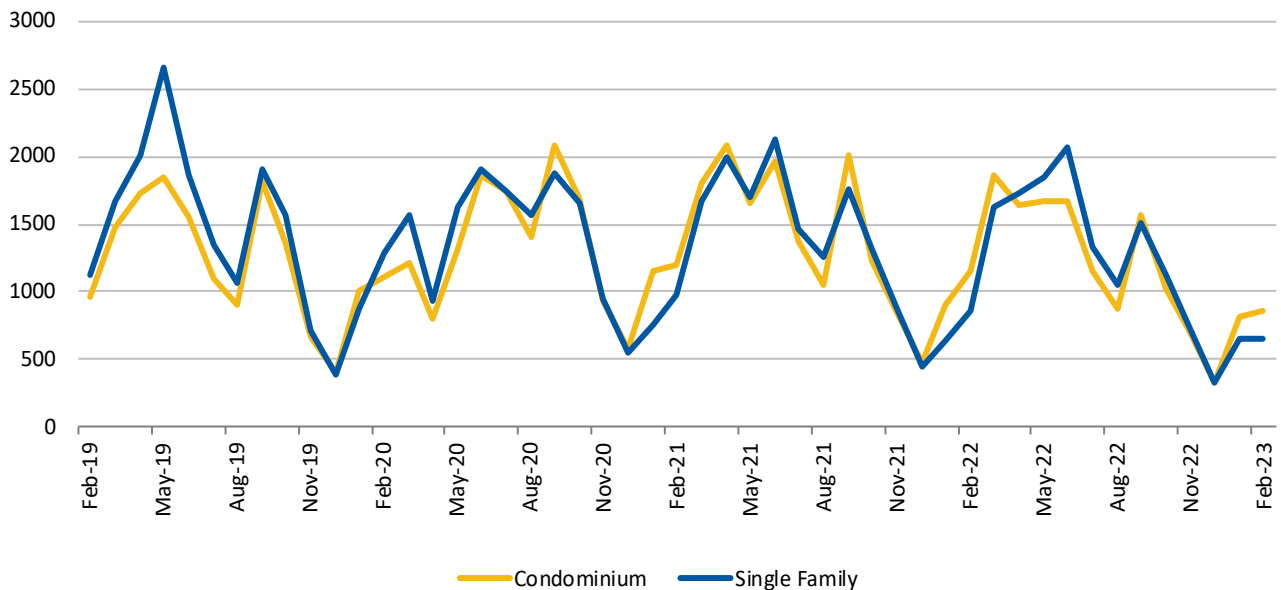
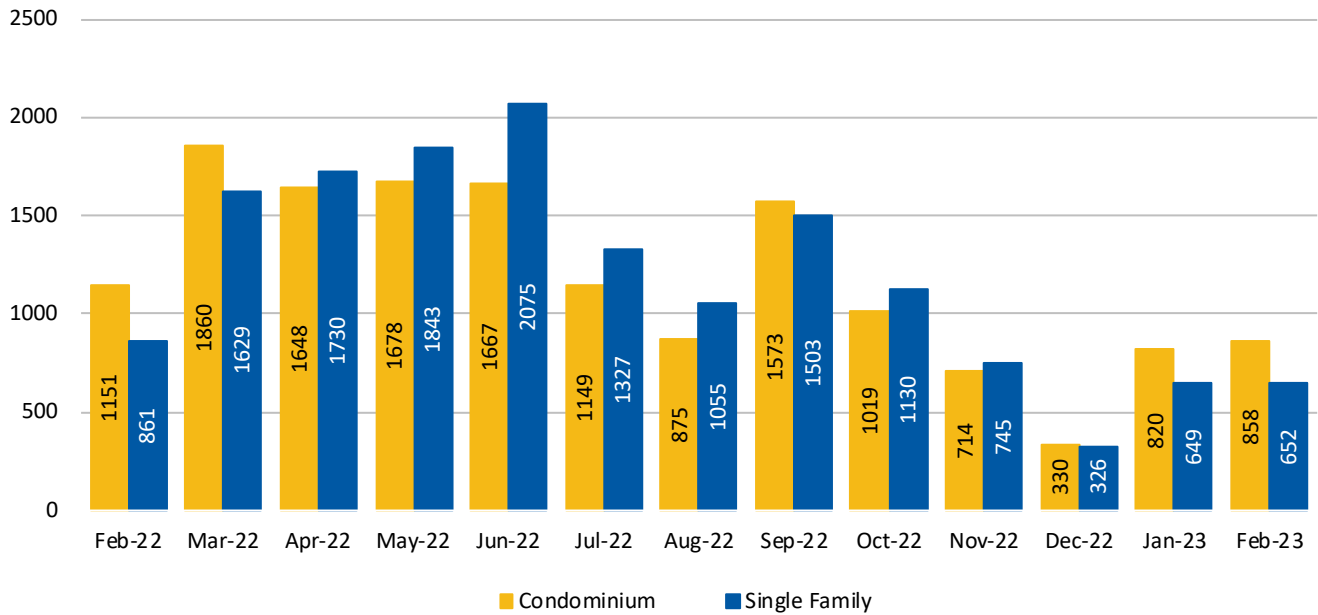


Months Supply of Inventory



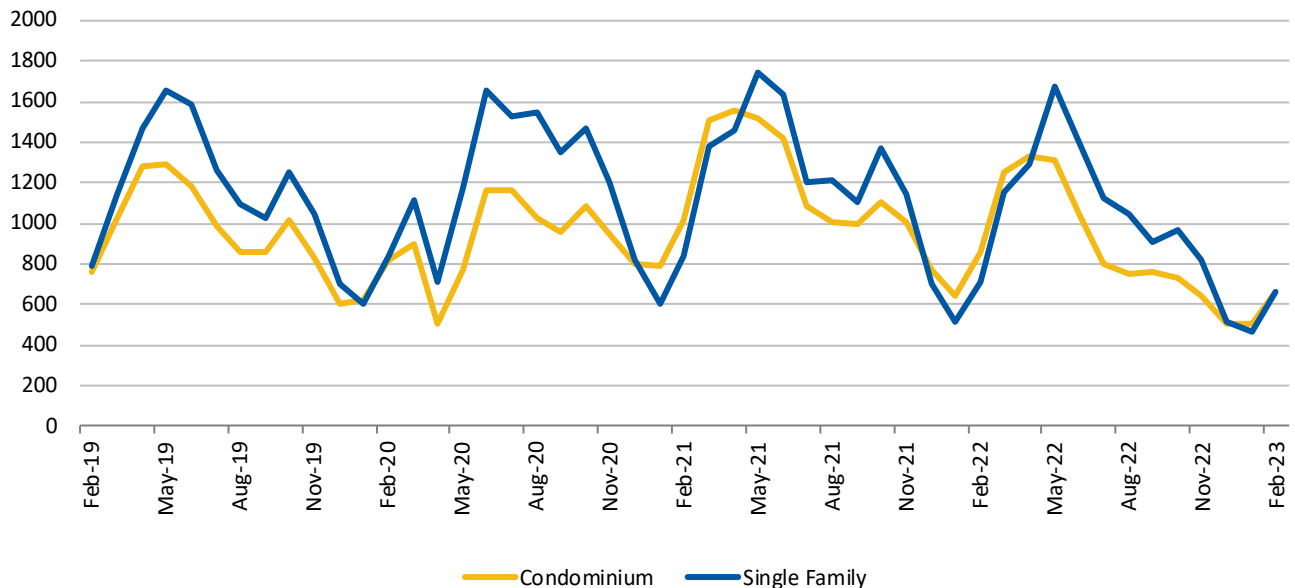
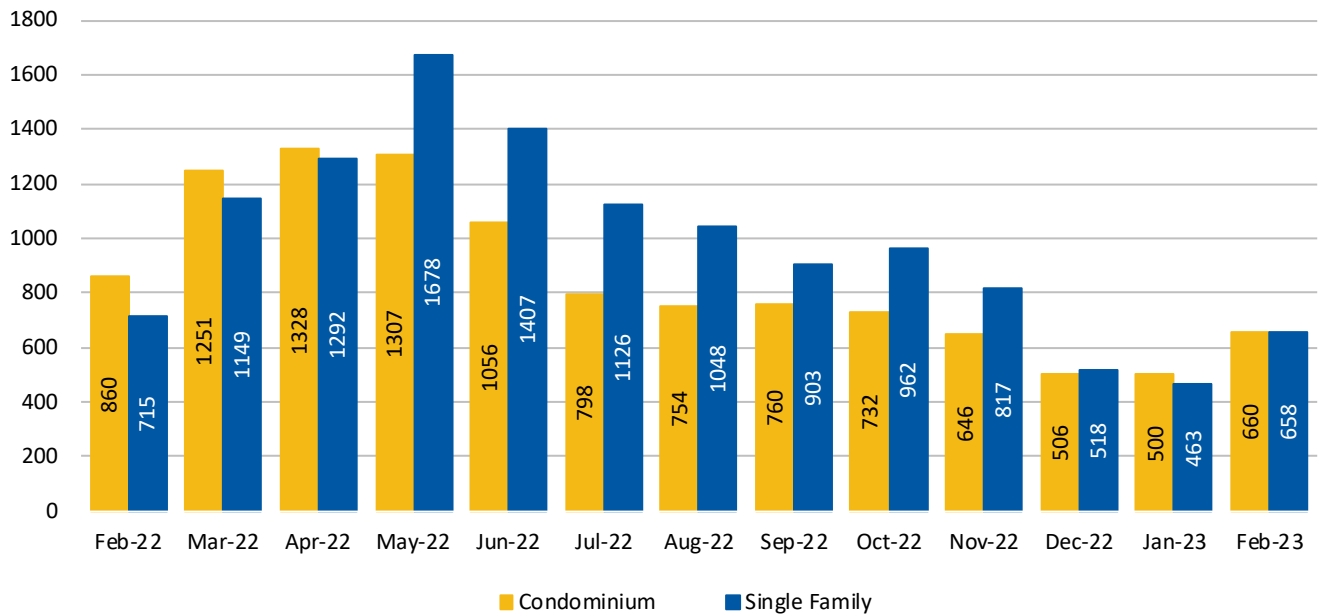
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	652	861	▼ -24.3%	649	▲ 0.5%	1,756	14,863	▼ -88.2%
CONDOMINIUMS	858	1,151	▼ -25.5%	820	▲ 4.6%	2,182	14,568	▼ -85.0%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	658	715	▼ -8.0%	463	▲ 42.1%	1,352	12,125	▼ -88.8%
CONDOMINIUMS	660	860	▼ -23.3%	500	▲ 32.0%	1,429	10,642	▼ -86.6%



CENTRAL MIDDLESEX REGION

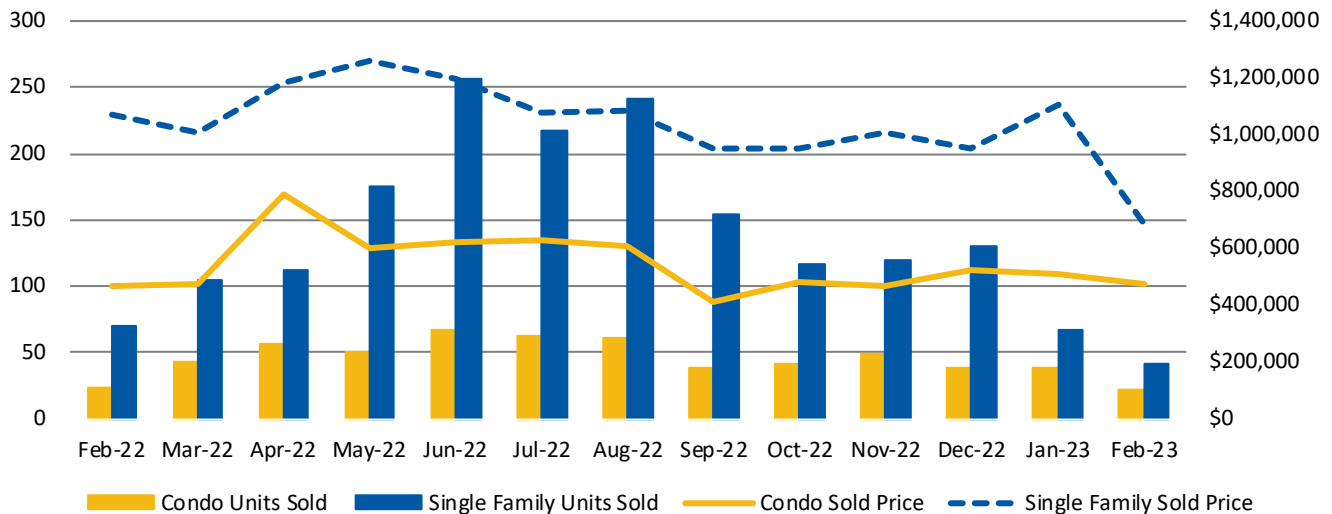
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$685,000	\$1,074,500	▼ -36.2%	\$1,105,000	▼ -38.0%	\$920,000	\$1,065,000	▼ -13.6%
Units Sold	41	70	▼ -41.4%	67	▼ -38.8%	129	1,791	▼ -92.8%
Active Listings	151	105	▲ 43.8%	158	▼ -4.4%	---	---	---
Months Supply of Inventory	3.7	1.5	▲ 146.7%	2.4	▲ 54.2%	---	---	---
New Listings	104	128	▼ -18.8%	88	▲ 18.2%	268	2,184	▼ -87.7%
Pending Sales	94	115	▼ -18.3%	48	▲ 95.8%	174	1,752	▼ -90.1%
Days to Off Market	19	15	▲ 26.7%	24	▼ -20.8%	20	17	▲ 17.6%
Sold to Original Price Ratio	96.1%	106.5%	▼ -9.8%	96.3%	▼ -0.2%	96.8%	105.2%	▼ -8.0%
Price per Square Foot	\$390	\$396	▼ -1.5%	\$378	▲ 3.2%	\$399	\$406	▼ -1.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$472,500	\$470,000	▲ 0.5%	\$511,106	▼ -7.6%	\$485,000	\$560,000	▼ -13.4%
Units Sold	22	23	▼ -4.3%	38	▼ -42.1%	69	558	▼ -87.6%
Active Listings	62	46	▲ 34.8%	60	▲ 3.3%	---	---	---
Months Supply of Inventory	2.8	2.0	▲ 40.0%	1.6	▲ 75.0%	---	---	---
New Listings	52	39	▲ 33.3%	45	▲ 15.6%	131	684	▼ -80.8%
Pending Sales	47	43	▲ 9.3%	25	▲ 88.0%	84	563	▼ -85.1%
Days to Off Market	16	14	▲ 14.3%	12	▲ 33.3%	16	17	▼ -5.9%
Sold to Original Price Ratio	99.9%	104.8%	▼ -4.7%	98.5%	▲ 1.4%	99.6%	104.2%	▼ -4.4%
Price per Square Foot	\$330	\$385	▼ -14.3%	\$349	▼ -5.4%	\$343	\$330	▲ 3.9%



EASTERN MIDDLESEX REGION

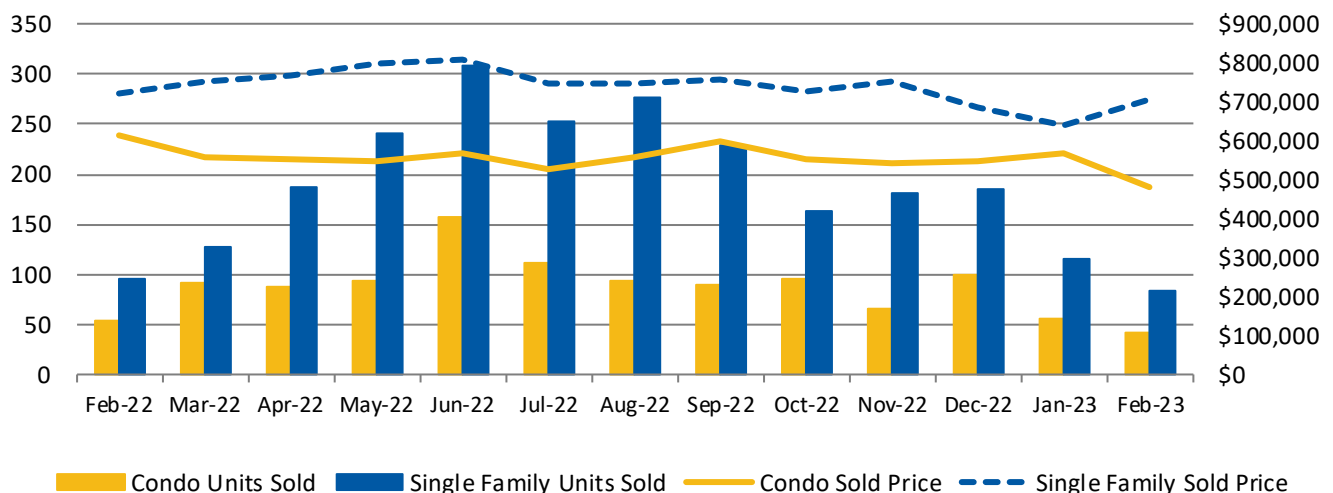
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$705,000	\$720,000	▼ -2.1%	\$641,500	▲ 9.9%	\$675,000	\$760,000	▼ -11.2%
Units Sold	83	95	▼ -12.6%	116	▼ -28.4%	228	2,379	▼ -90.4%
Active Listings	112	90	▲ 24.4%	123	▼ -8.9%	---	---	---
Months Supply of Inventory	1.3	0.9	▲ 44.4%	1.1	▲ 18.2%	---	---	---
New Listings	110	148	▼ -25.7%	118	▼ -6.8%	292	2,749	▼ -89.4%
Pending Sales	114	111	▲ 2.7%	110	▲ 3.6%	262	2,329	▼ -88.8%
Days to Off Market	18	13	▲ 38.5%	22	▼ -18.2%	19	17	▲ 11.8%
Sold to Original Price Ratio	98.7%	102.1%	▼ -3.3%	96.8%	▲ 2.0%	98.0%	104.0%	▼ -5.8%
Price per Square Foot	\$379	\$383	▼ -1.0%	\$364	▲ 4.1%	\$367	\$403	▼ -8.9%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$480,000	\$615,000	▼ -22.0%	\$570,000	▼ -15.8%	\$535,500	\$560,000	▼ -4.4%
Units Sold	42	53	▼ -20.8%	55	▼ -23.6%	106	1,116	▼ -90.5%
Active Listings	76	67	▲ 13.4%	79	▼ -3.8%	---	---	---
Months Supply of Inventory	1.8	1.3	▲ 38.5%	1.4	▲ 28.6%	---	---	---
New Listings	73	98	▼ -25.5%	74	▼ -1.4%	194	1,289	▼ -84.9%
Pending Sales	68	94	▼ -27.7%	58	▲ 17.2%	159	1,077	▼ -85.2%
Days to Off Market	20	15	▲ 33.3%	21	▼ -4.8%	20	18	▲ 11.1%
Sold to Original Price Ratio	100.1%	101.9%	▼ -1.8%	98.3%	▲ 1.8%	99.1%	101.8%	▼ -2.7%
Price per Square Foot	\$412	\$418	▼ -1.4%	\$426	▼ -3.3%	\$419	\$436	▼ -3.9%



METRO BOSTON REGION

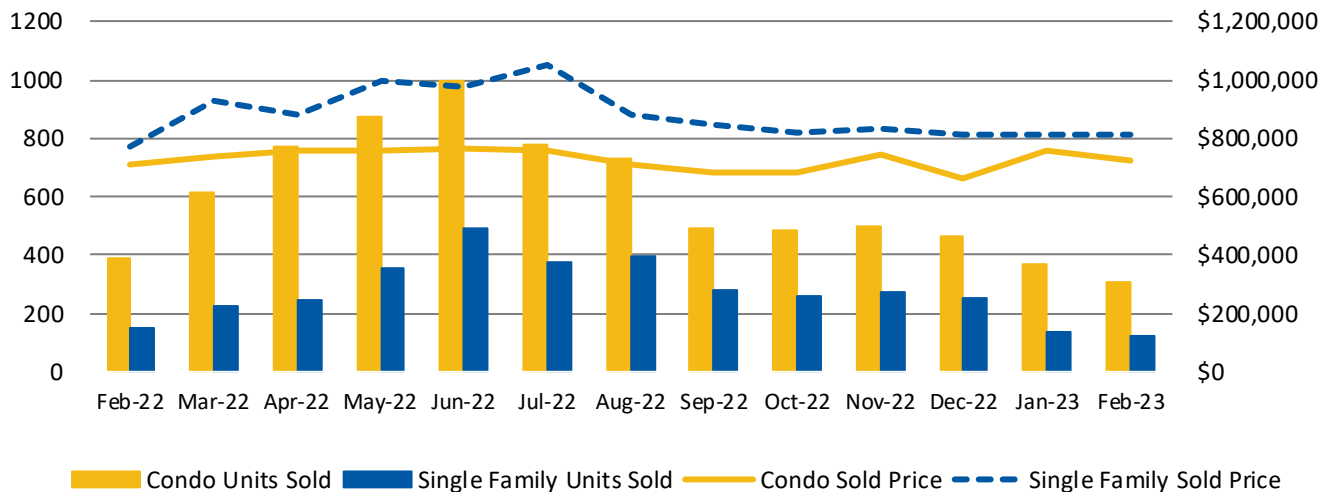
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett,
Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$810,000	\$770,000	▲ 5.2%	\$811,000	▼ -0.1%	\$820,000	\$900,000	▼ -8.9%
Units Sold	121	148	▼ -18.2%	133	▼ -9.0%	303	3,509	▼ -91.4%
Active Listings	303	216	▲ 40.3%	320	▼ -5.3%	---	---	---
Months Supply of Inventory	2.5	1.5	▲ 66.7%	2.4	▲ 4.2%	---	---	---
New Listings	198	230	▼ -13.9%	206	▼ -3.9%	559	4,453	▼ -87.4%
Pending Sales	191	200	▼ -4.5%	126	▲ 51.6%	391	3,403	▼ -88.5%
Days to Off Market	21	14	▲ 50.0%	27	▼ -22.2%	21	18	▲ 16.7%
Sold to Original Price Ratio	95.6%	101.7%	▼ -6.0%	95.9%	▼ -0.3%	96.4%	102.3%	▼ -5.8%
Price per Square Foot	\$450	\$441	▲ 2.0%	\$457	▼ -1.5%	\$454	\$485	▼ -6.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$725,000	\$710,000	▲ 2.1%	\$754,900	▼ -4.0%	\$745,000	\$729,000	▲ 2.2%
Units Sold	305	387	▼ -21.2%	366	▼ -16.7%	801	7,626	▼ -89.5%
Active Listings	1,063	1,041	▲ 2.1%	1,012	▲ 5.0%	---	---	---
Months Supply of Inventory	3.5	2.7	▲ 29.6%	2.8	▲ 25.0%	---	---	---
New Listings	623	878	▼ -29.0%	596	▲ 4.5%	1,592	10,808	▼ -85.3%
Pending Sales	449	613	▼ -26.8%	346	▲ 29.8%	988	7,476	▼ -86.8%
Days to Off Market	23	18	▲ 27.8%	35	▼ -34.3%	26	21	▲ 23.8%
Sold to Original Price Ratio	96.5%	97.5%	▼ -1.0%	96.7%	▼ -0.2%	96.8%	99.6%	▼ -2.8%
Price per Square Foot	\$644	\$646	▼ -0.3%	\$682	▼ -5.6%	\$661	\$685	▼ -3.5%



METRO WEST REGION

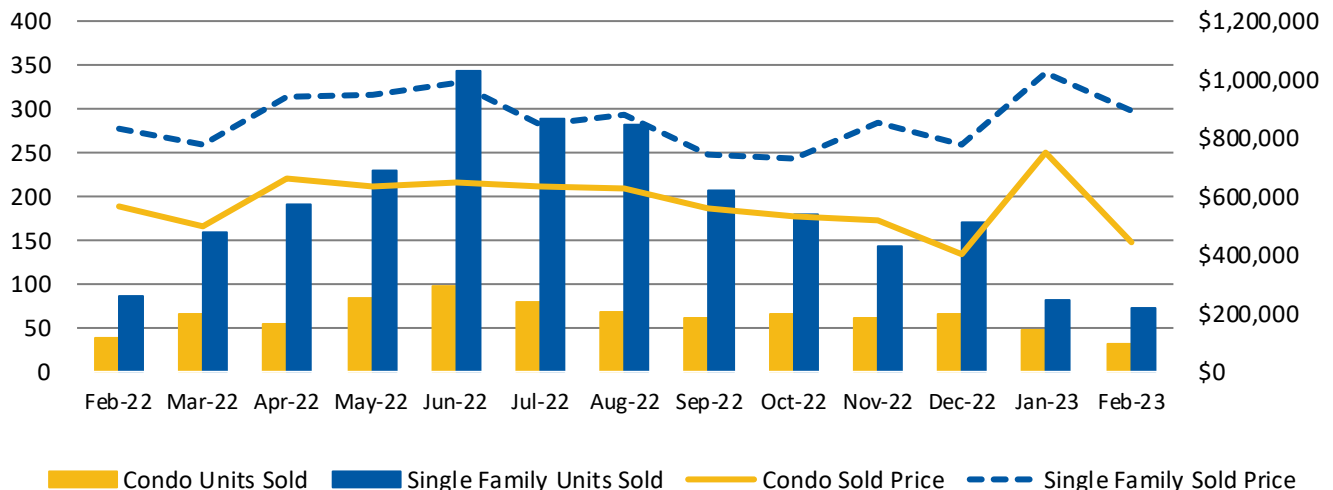
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$894,500	\$835,000	▲ 7.1%	\$1,025,000	▼ -12.7%	\$913,000	\$850,000	▲ 7.4%
Units Sold	72	87	▼ -17.2%	81	▼ -11.1%	174	2,432	▼ -92.8%
Active Listings	144	114	▲ 26.3%	158	▼ -8.9%	---	---	---
Months Supply of Inventory	2.0	1.3	▲ 53.8%	2.0	■ 0.0%	---	---	---
New Listings	125	204	▼ -38.7%	109	▲ 14.7%	326	2,803	▼ -88.4%
Pending Sales	131	164	▼ -20.1%	72	▲ 81.9%	251	2,339	▼ -89.3%
Days to Off Market	18	12	▲ 50.0%	53	▼ -66.0%	20	15	▲ 33.3%
Sold to Original Price Ratio	95.7%	104.1%	▼ -8.1%	96.2%	▼ -0.5%	96.3%	104.2%	▼ -7.6%
Price per Square Foot	\$406	\$362	▲ 12.2%	\$357	▲ 13.7%	\$374	\$369	▲ 1.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$442,000	\$564,950	▼ -21.8%	\$752,000	▼ -41.2%	\$575,000	\$575,000	■ 0.0%
Units Sold	32	38	▼ -15.8%	47	▼ -31.9%	88	784	▼ -88.8%
Active Listings	65	62	▲ 4.8%	61	▲ 6.6%	---	---	---
Months Supply of Inventory	2.0	1.6	▲ 25.0%	1.3	▲ 53.8%	---	---	---
New Listings	51	68	▼ -25.0%	47	▲ 8.5%	119	887	▼ -86.6%
Pending Sales	46	58	▼ -20.7%	37	▲ 24.3%	94	751	▼ -87.5%
Days to Off Market	15	14	▲ 7.1%	28	▼ -46.4%	19	18	▲ 5.6%
Sold to Original Price Ratio	97.7%	104.0%	▼ -6.1%	101.4%	▼ -3.6%	100.2%	102.6%	▼ -2.3%
Price per Square Foot	\$348	\$331	▲ 5.1%	\$348	■ 0.0%	\$349	\$332	▲ 5.1%



SOUTHERN NORFOLK REGION

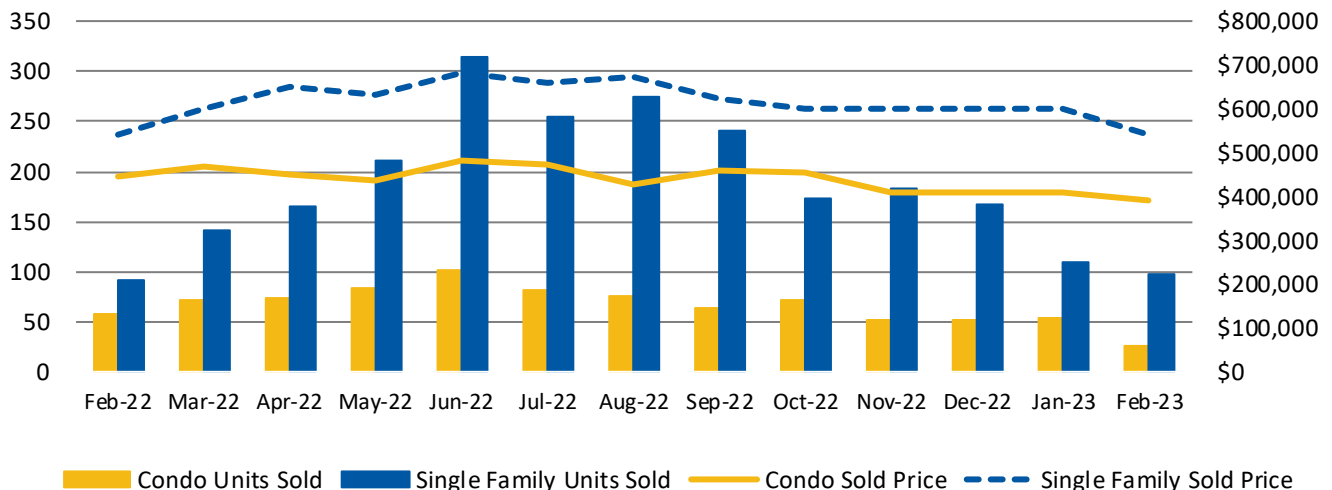
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood,
Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$540,000	\$543,250	▼ -0.6%	\$599,950	▼ -10.0%	\$580,450	\$630,000	▼ -7.9%
Units Sold	97	92	▲ 5.4%	110	▼ -11.8%	248	2,383	▼ -89.6%
Active Listings	137	129	▲ 6.2%	170	▼ -19.4%	---	---	---
Months Supply of Inventory	1.4	1.4	■ 0.0%	1.5	▼ -6.7%	---	---	---
New Listings	115	151	▼ -23.8%	128	▼ -10.2%	311	2,674	▼ -88.4%
Pending Sales	128	125	▲ 2.4%	107	▲ 19.6%	274	2,302	▼ -88.1%
Days to Off Market	21	17	▲ 23.5%	29	▼ -27.6%	22	19	▲ 15.8%
Sold to Original Price Ratio	97.9%	102.4%	▼ -4.4%	97.5%	▲ 0.4%	97.9%	102.8%	▼ -4.8%
Price per Square Foot	\$314	\$314	■ 0.0%	\$310	▲ 1.3%	\$313	\$328	▼ -4.6%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$392,500	\$444,400	▼ -11.7%	\$411,250	▼ -4.6%	\$397,500	\$447,500	▼ -11.2%
Units Sold	26	57	▼ -54.4%	54	▼ -51.9%	92	831	▼ -88.9%
Active Listings	79	52	▲ 51.9%	77	▲ 2.6%	---	---	---
Months Supply of Inventory	3.0	0.9	▲ 233.3%	1.4	▲ 114.3%	---	---	---
New Listings	59	68	▼ -13.2%	58	▲ 1.7%	146	900	▼ -83.8%
Pending Sales	50	52	▼ -3.8%	34	▲ 47.1%	104	775	▼ -86.6%
Days to Off Market	19	16	▲ 18.8%	26	▼ -26.9%	21	17	▲ 23.5%
Sold to Original Price Ratio	99.6%	103.6%	▼ -3.9%	101.3%	▼ -1.7%	100.5%	103.4%	▼ -2.8%
Price per Square Foot	\$327	\$296	▲ 10.5%	\$337	▼ -3.0%	\$331	\$317	▲ 4.4%



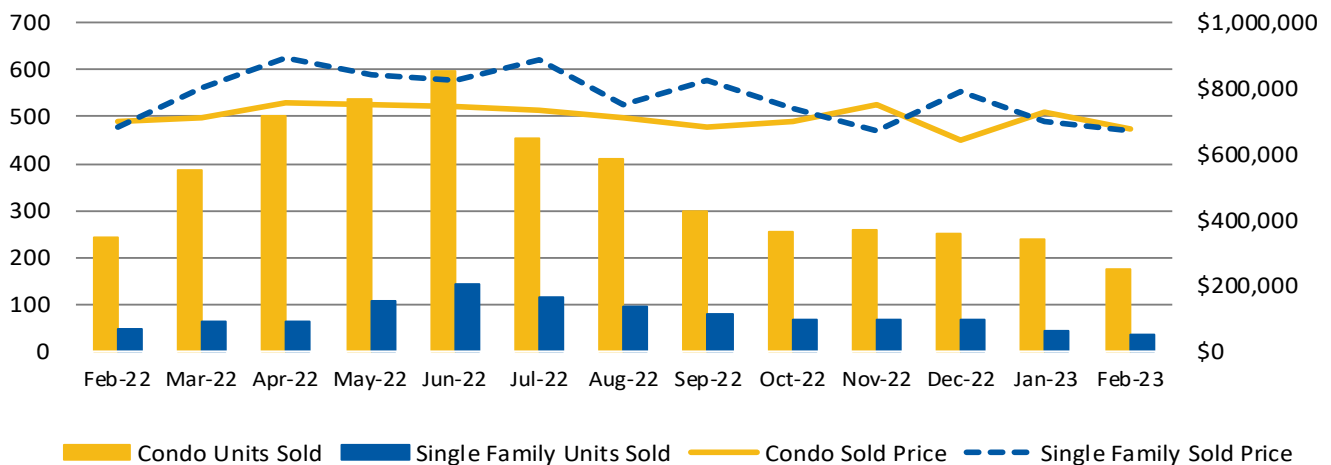
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$670,000	\$682,000	▼ -1.8%	\$697,500	▼ -3.9%	\$700,000	\$792,000	▼ -11.6%
Units Sold	36	47	▼ -23.4%	44	▼ -18.2%	95	991	▼ -90.4%
Active Listings	95	78	▲ 21.8%	111	▼ -14.4%	---	---	---
Months Supply of Inventory	2.6	1.7	▲ 52.9%	2.5	▲ 4.0%	---	---	---
New Listings	60	61	▼ -1.6%	63	▼ -4.8%	159	1,283	▼ -87.6%
Pending Sales	63	48	▲ 31.3%	41	▲ 53.7%	122	959	▼ -87.3%
Days to Off Market	24	21	▲ 14.3%	27	▼ -11.1%	24	20	▲ 20.0%
Sold to Original Price Ratio	94.6%	100.2%	▼ -5.6%	93.2%	▲ 1.5%	94.7%	100.8%	▼ -6.1%
Price per Square Foot	\$422	\$409	▲ 3.2%	\$458	▼ -7.9%	\$447	\$476	▼ -6.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$675,000	\$699,000	▼ -3.4%	\$729,000	▼ -7.4%	\$704,950	\$724,000	▼ -2.6%
Units Sold	173	243	▼ -28.8%	239	▼ -27.6%	484	4,497	▼ -89.2%
Active Listings	730	777	▼ -6.0%	687	▲ 6.3%	---	---	---
Months Supply of Inventory	4.2	3.2	▲ 31.3%	2.9	▲ 44.8%	---	---	---
New Listings	392	606	▼ -35.3%	357	▲ 9.8%	982	6,740	▼ -85.4%
Pending Sales	268	411	▼ -34.8%	196	▲ 36.7%	583	4,466	▼ -86.9%
Days to Off Market	26	19	▲ 36.8%	44	▼ -40.9%	28	21	▲ 33.3%
Sold to Original Price Ratio	96.4%	96.9%	▼ -0.5%	97.5%	▼ -1.1%	97.1%	98.8%	▼ -1.7%
Price per Square Foot	\$704	\$705	▼ -0.1%	\$898	▼ -21.6%	\$764	\$757	▲ 0.9%



MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

2 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$900,000	\$853,750	▲ 5.4%	\$800,000	▲ 12.5%	\$857,500	\$875,000	▼ -2.0%
Units Sold	66	76	▼ -13.2%	66	▬ 0.0%	144	1,453	▼ -90.1%
Active Listings	123	114	▲ 7.9%	134	▼ -8.2%	---	---	---
Months Supply of Inventory	1.9	1.5	▲ 26.7%	2.0	▼ -5.0%	---	---	---
New Listings	86	132	▼ -34.8%	97	▼ -11.3%	219	1,937	▼ -88.7%
Pending Sales	86	119	▼ -27.7%	59	▲ 45.8%	164	1,399	▼ -88.3%
Days to Off Market	21	17	▲ 23.5%	24	▼ -12.5%	22	20	▲ 10.0%
Sold to Original Price Ratio	95.8%	98.7%	▼ -2.9%	95.4%	▲ 0.4%	96.0%	100.6%	▼ -4.6%
Price per Square Foot	\$348	\$326	▲ 6.7%	\$337	▲ 3.3%	\$339	\$355	▼ -4.5%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$985,000	\$1,105,000	▼ -10.9%	\$960,000	▲ 2.6%	\$985,000	\$1,129,000	▼ -12.8%
Units Sold	17	26	▼ -34.6%	22	▼ -22.7%	47	493	▼ -90.5%
Active Listings	71	84	▼ -15.5%	78	▼ -9.0%	---	---	---
Months Supply of Inventory	4.2	3.2	▲ 31.3%	3.5	▲ 20.0%	---	---	---
New Listings	38	63	▼ -39.7%	43	▼ -11.6%	93	795	▼ -88.3%
Pending Sales	35	44	▼ -20.5%	24	▲ 45.8%	69	466	▼ -85.2%
Days to Off Market	28	17	▲ 64.7%	59	▼ -52.5%	35	22	▲ 59.1%
Sold to Original Price Ratio	95.6%	98.3%	▼ -2.7%	92.3%	▲ 3.6%	93.2%	97.2%	▼ -4.1%
Price per Square Foot	\$262	\$358	▼ -26.8%	\$272	▼ -3.7%	\$280	\$342	▼ -18.1%

4 Family Homes

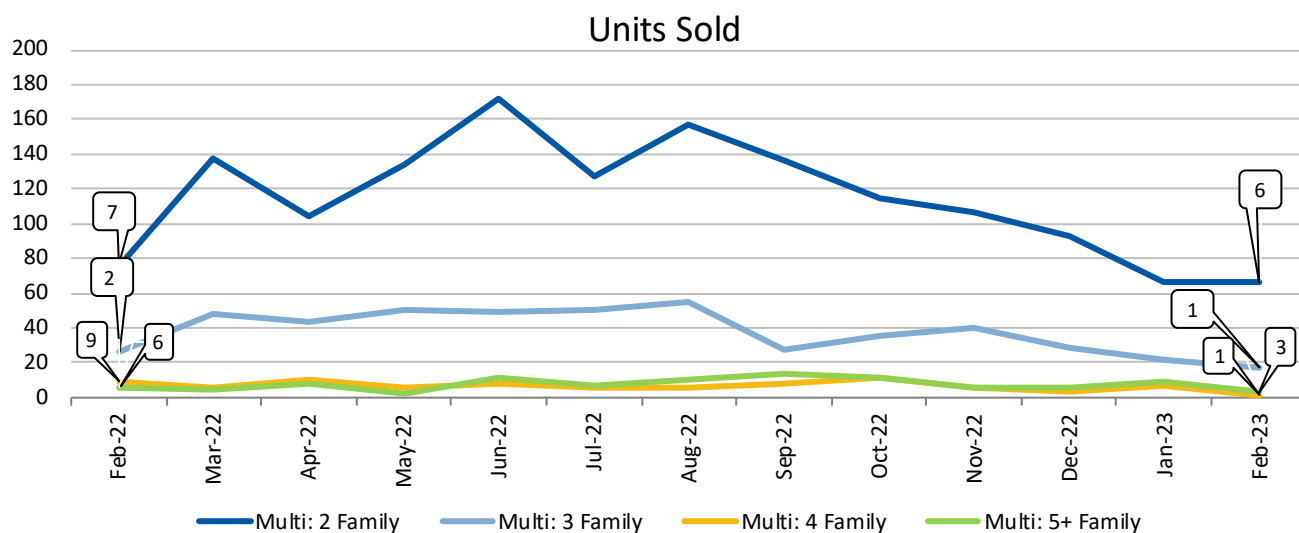
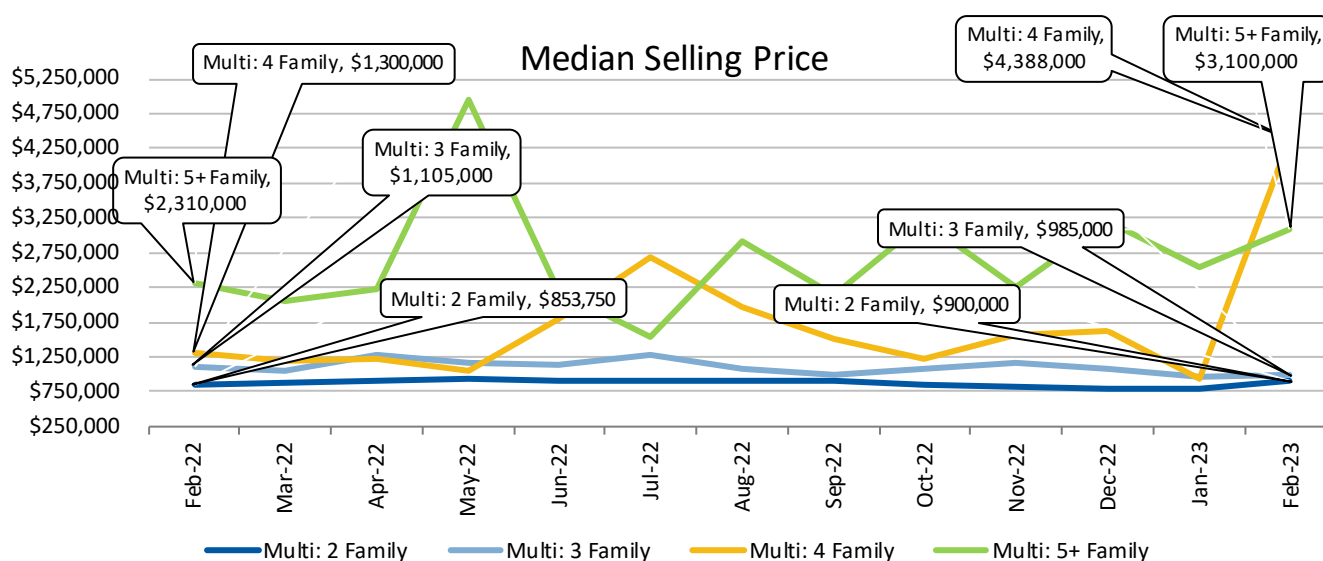
	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$1,000,000	\$1,205,000	▼ -17.0%	\$4,388,000	▼ -77.2%	\$1,150,000	\$1,480,000	▼ -22.3%
Units Sold	5	5	▬ 0.0%	1	▲ 400.0%	7	83	▼ -91.6%
Active Listings	22	23	▼ -4.3%	19	▲ 15.8%	---	---	---
Months Supply of Inventory	4.4	4.6	▼ -4.3%	19.0	▼ -76.8%	---	---	---
New Listings	13	12	▲ 8.3%	7	▲ 85.7%	25	167	▼ -85.0%
Pending Sales	4	9	▼ -55.6%	4	▬ 0.0%	11	77	▼ -85.7%
Days to Off Market	23	22	▲ 4.5%	39	▼ -41.0%	24	27	▼ -11.1%
Sold to Original Price Ratio	94.0%	98.8%	▼ -4.9%	91.4%	▲ 2.8%	93.8%	95.8%	▼ -2.1%
Price per Square Foot	\$225	\$298	▼ -24.5%	\$713	▼ -68.4%	\$239	\$364	▼ -34.3%

MULTI-FAMILY MARKET SUMMARY

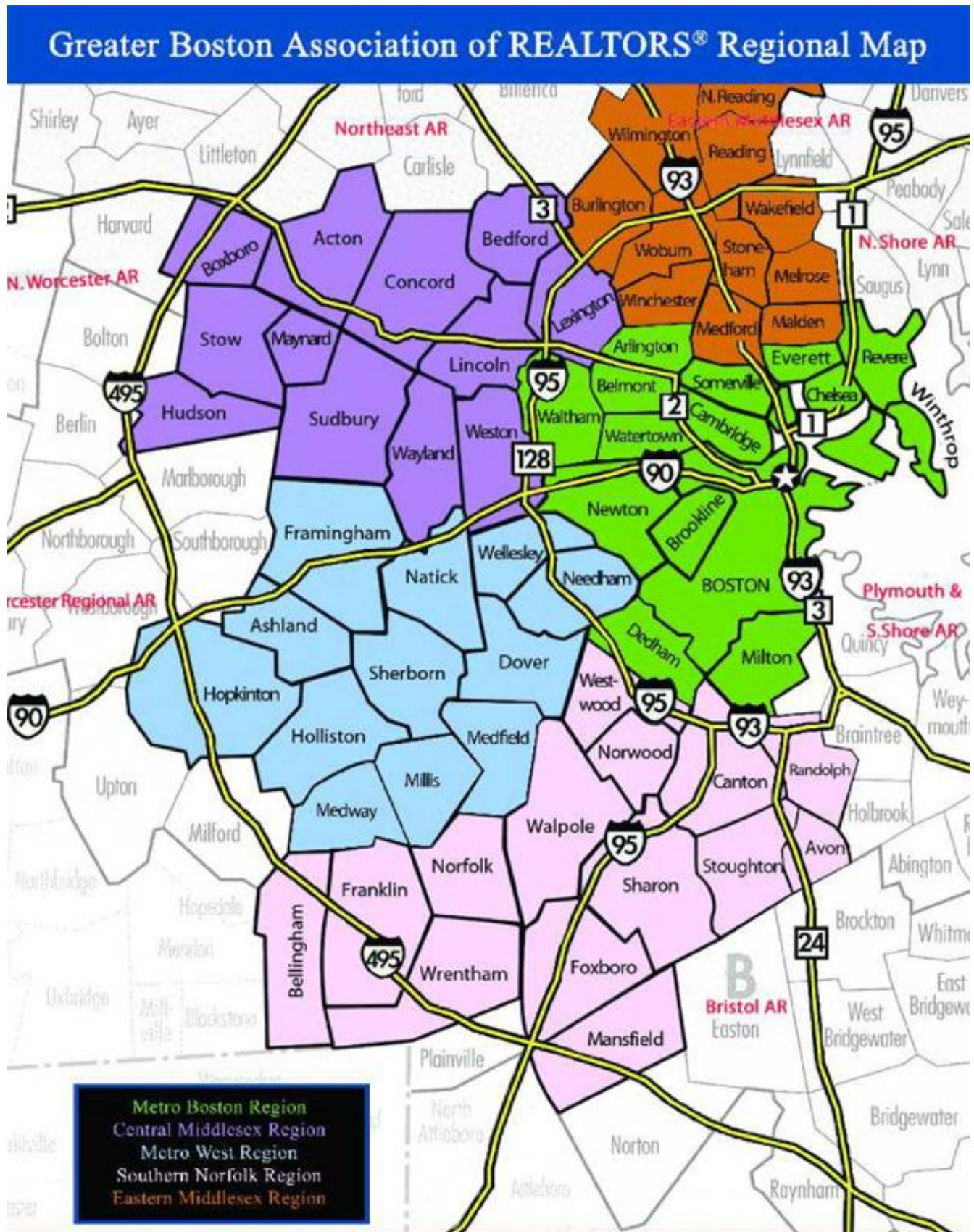
Includes all 64 towns within the GBAR jurisdictional area

5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2023	Feb 2022	Change	Jan 2023	Change	2023	2022	Change
Median Selling Price	\$1,610,000	\$2,050,000	▼ -21.5%	\$3,100,000	▼ -48.1%	\$2,200,000	\$2,445,000	▼ -10.0%
Units Sold	3	4	▼ -25.0%	3	0.0%	7	93	▼ -92.5%
Active Listings	46	43	▲ 7.0%	42	▲ 9.5%	---	---	---
Months Supply of Inventory	15.3	10.8	▲ 41.7%	14.0	▲ 9.3%	---	---	---
New Listings	18	15	▲ 20.0%	14	▲ 28.6%	43	238	▼ -81.9%
Pending Sales	6	7	▼ -14.3%	3	▲ 100.0%	11	95	▼ -88.4%
Days to Off Market	49	30	▲ 63.3%	28	▲ 75.0%	28	38	▼ -26.3%
Sold to Original Price Ratio	92.9%	89.0%	▲ 4.4%	93.5%	▼ -0.6%	91.1%	94.6%	▼ -3.7%
Price per Square Foot	\$305	\$370	▼ -17.6%	\$515	▼ -40.8%	\$390	\$428	▼ -8.9%



GBAR JURISDICTIONAL AREA



GLOSSARY

Days to Off Market is the Median number of days between when a property is listed and the off market date when an offer is accepted.

Active Listings is the number of Active properties available for sale at the end of the month.

Median Selling Price is the mid-point where the price for half of the sales are higher and half are lower. Median is preferred to average as it better accounts for outliers at the high or low end of the price range.

Months Supply of Inventory (MSI), also known as Absorption, is the number of months it would take to sell through the units available for sale at the current monthly sales rate. The National Association of REALTORS® describes a balanced market as between 5 and 7 months supply of inventory (MSI).

New Listings is the number of properties listed in a given month or time period.

Pending Sales is the number of properties newly under contract in a given month or time period.

Price per Square Foot is the median of the sold price divided by the square feet of the property.

Sale Price to Original Price Ratio is the average of the Sales Price divided by the Original List Price, and expressed as a percentage.

Units Sold is the number of properties which actually Sold within a given month or time period.

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The Monthly Insights report provides monthly summaries of the overall market served by the Greater Boston Association of REALTORS®. As market conditions vary within smaller geographic areas, the Association also provides to its members an online, interactive dashboard which delivers timely, relevant data with many more metrics and filtering capabilities. Contact your Association representative for details.