

MONTHLY MARKET INSIGHTS REPORT

February 2022

Single-Family Homes

The 484 homes sold in February 2022 was the fourteenth highest sales volume for the month and was an 20.1 percent decrease from the 606 homes sold in February 2021. The median sales price reached a record high for the month of February at \$755,000 which was a 16.7 percent increase from the February 2021 median sales prices of \$646,800.

Condominiums

With 545 condos sold, it was the sixth most active February on record in Greater Boston, and a 15.2 percent decrease in sales from the 643 units sold in February 2021. The median sales price of condos also increased to a new record-high for the month of February at \$650,000 which reflects a 9.2 percent increase from the February 2021 median sales price of \$595,000.

Multi-Family Homes

This month, there were 111 multi-family units sold in Greater Boston, which reflects a 3.4 percent increase in sales volume from the 115 multifamily units sold in February 2021.



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Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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Data thru 3/10/2022

GREATER BOSTON MARKET SUMMARY

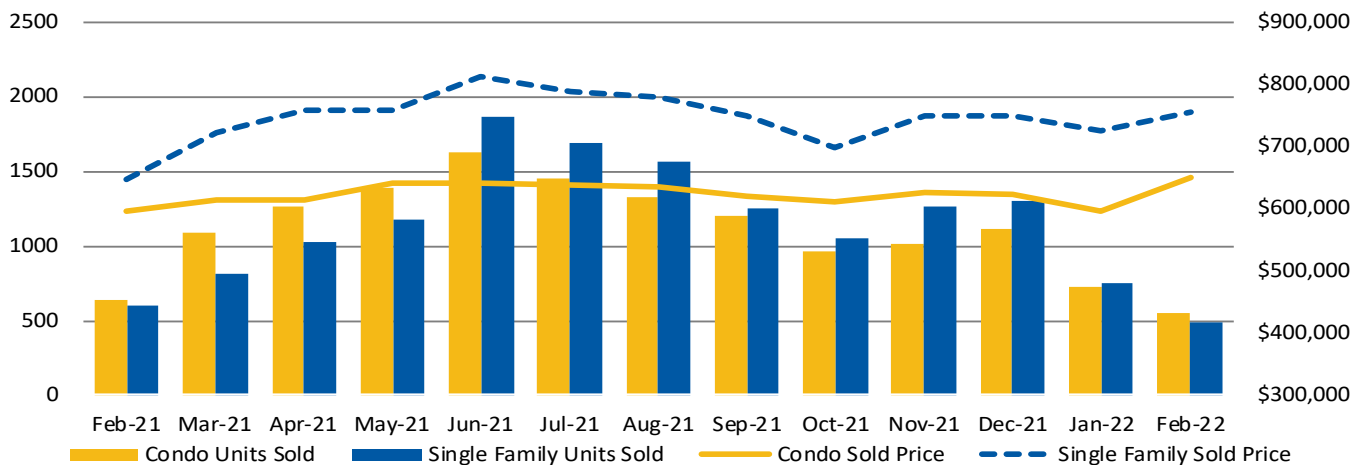
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$755,000	\$646,800	▲ 16.7%	\$725,000	▲ 4.1%	\$735,000	\$660,000	▲ 11.4%
Units Sold	485	606	▼ -20.0%	750	▼ -35.3%	1,235	1,489	▼ -17.1%
Active Listings	658	967	▼ -32.0%	606	▲ 8.6%	---	---	---
Months Supply of Inventory	1.4	1.6	▼ -12.5%	0.8	▲ 75.0%	---	---	---
New Listings	865	974	▼ -11.2%	647	▲ 33.7%	1,512	1,732	▼ -12.7%
Pending Sales	756	840	▼ -10.0%	519	▲ 45.7%	1,275	1,450	▼ -12.1%
Days to Off Market	14	17	▼ -17.6%	18	▼ -22.2%	15	18	▼ -16.7%
Sold to Original Price Ratio	103.0%	99.8%	▲ 3.2%	101.1%	▲ 1.9%	101.9%	99.7%	▲ 2.2%
Price per Square Foot	\$387	\$338	▲ 14.5%	\$367	▲ 5.4%	\$374	\$342	▲ 9.4%

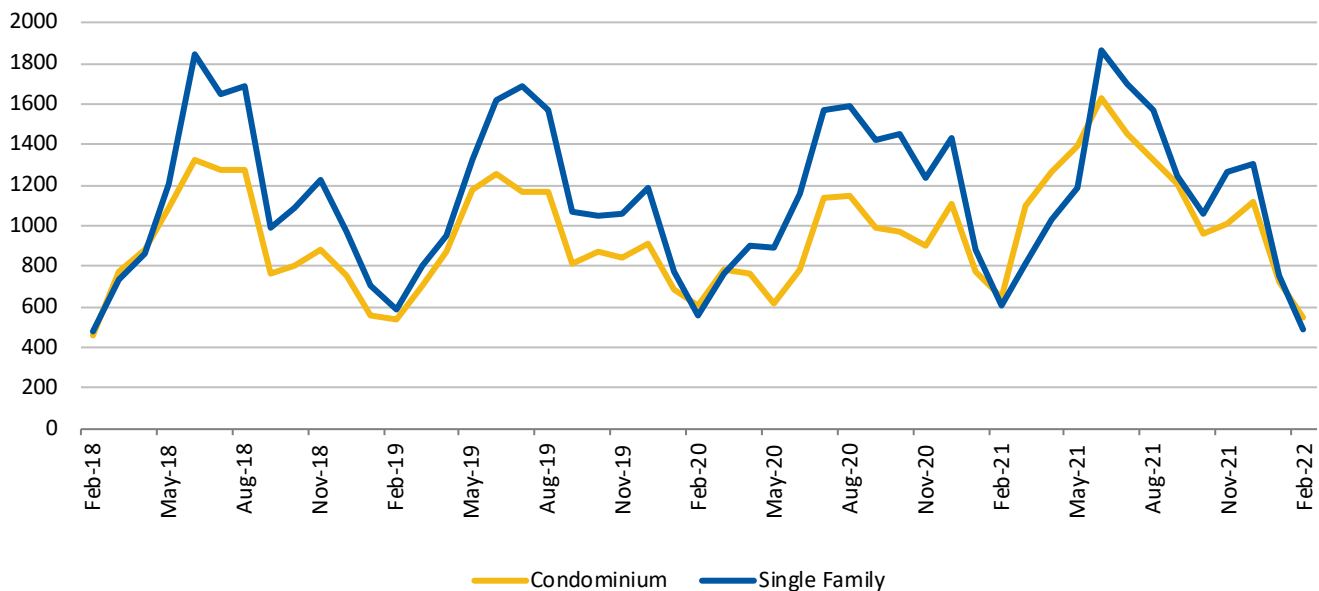
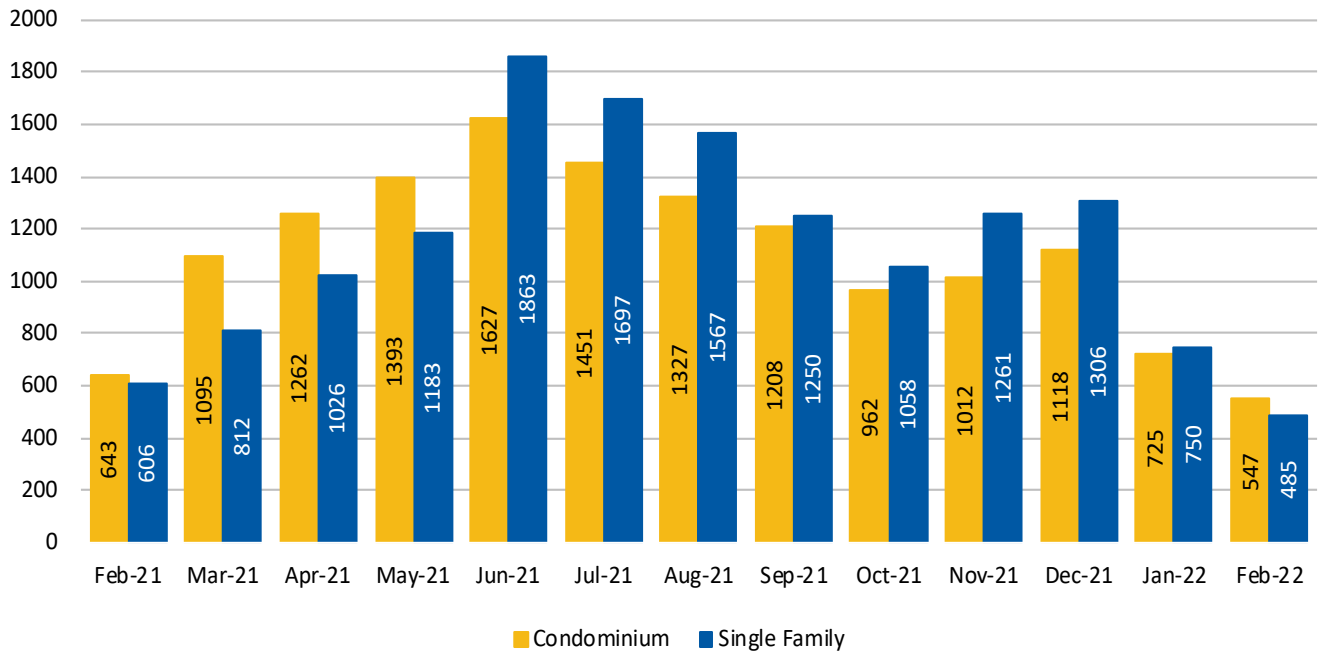
Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$650,000	\$595,000	▲ 9.2%	\$595,000	▲ 9.2%	\$626,500	\$591,000	▲ 6.0%
Units Sold	547	643	▼ -14.9%	725	▼ -24.6%	1,272	1,412	▼ -9.9%
Active Listings	1,268	2,024	▼ -37.4%	1,142	▲ 11.0%	---	---	---
Months Supply of Inventory	2.3	3.1	▼ -25.8%	1.6	▲ 43.8%	---	---	---
New Listings	1,149	1,197	▼ -4.0%	893	▲ 28.7%	2,042	2,359	▼ -13.4%
Pending Sales	892	1,016	▼ -12.2%	656	▲ 36.0%	1,548	1,803	▼ -14.1%
Days to Off Market	17	22	▼ -22.7%	23	▼ -26.1%	19	28	▼ -32.1%
Sold to Original Price Ratio	99.4%	96.9%	▲ 2.6%	98.0%	▲ 1.4%	98.6%	96.9%	▲ 1.8%
Price per Square Foot	\$540	\$484	▲ 11.6%	\$510	▲ 5.9%	\$519	\$488	▲ 6.4%



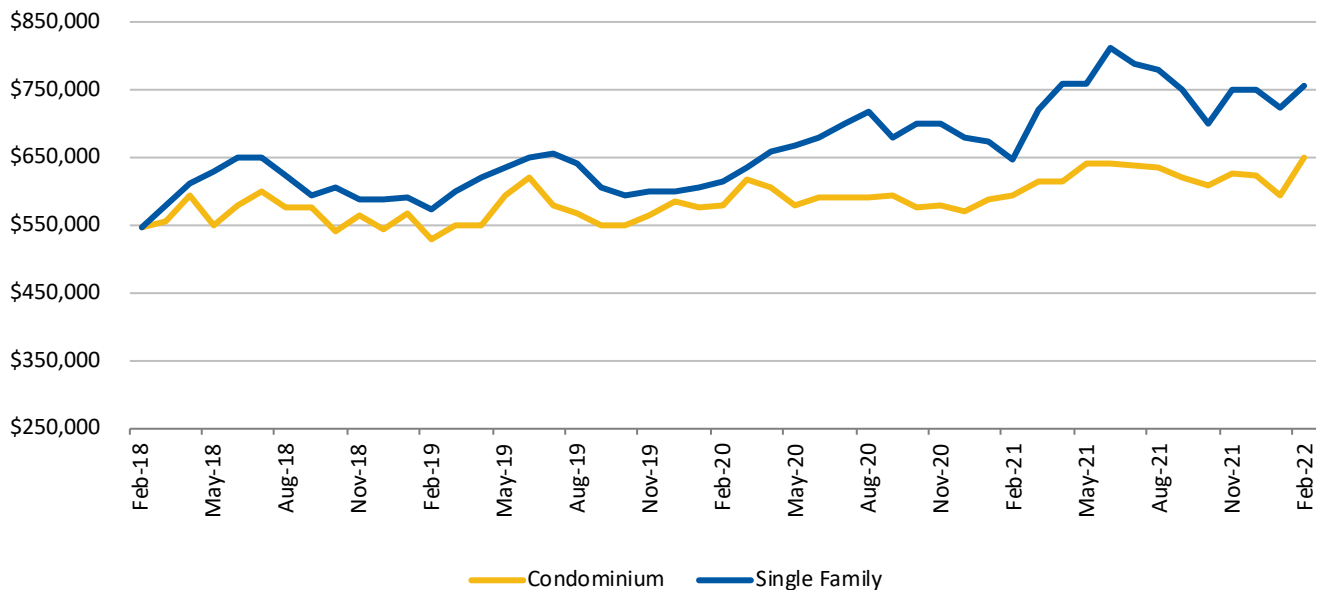
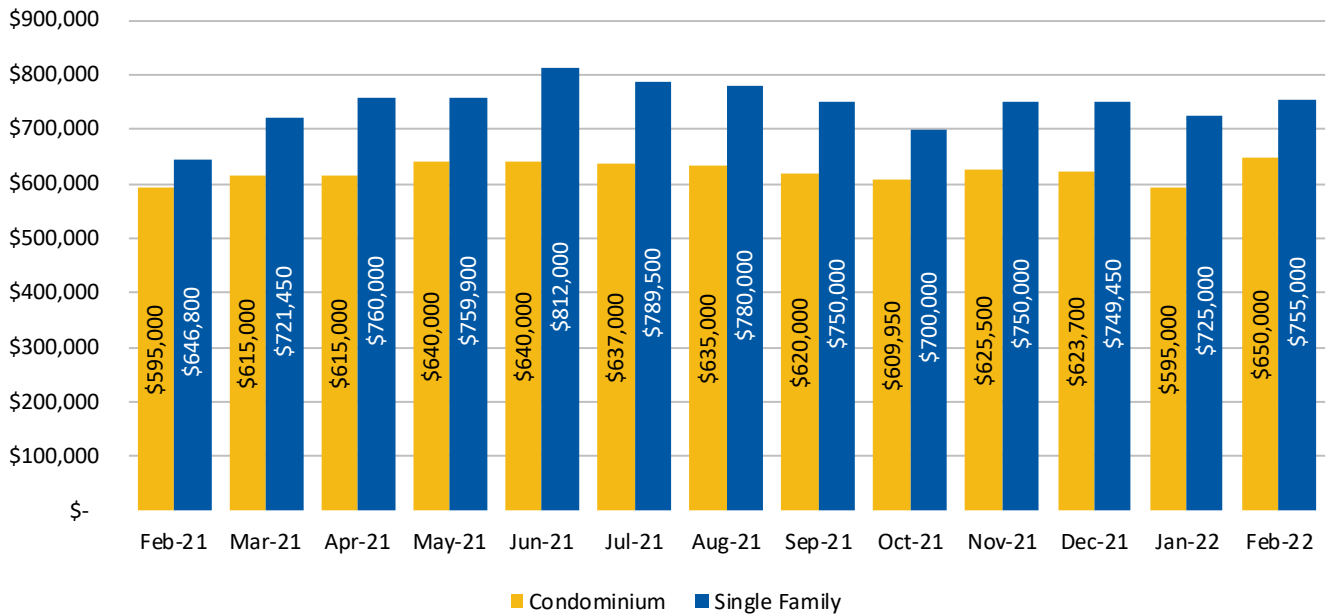
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	485	606	▼ -20.0%	750	▼ -35.3%	1,235	1,489	▼ -17.1%
CONDOMINIUMS	547	643	▼ -14.9%	725	▼ -24.6%	1,272	1,412	▼ -9.9%



MEDIAN SELLING PRICE

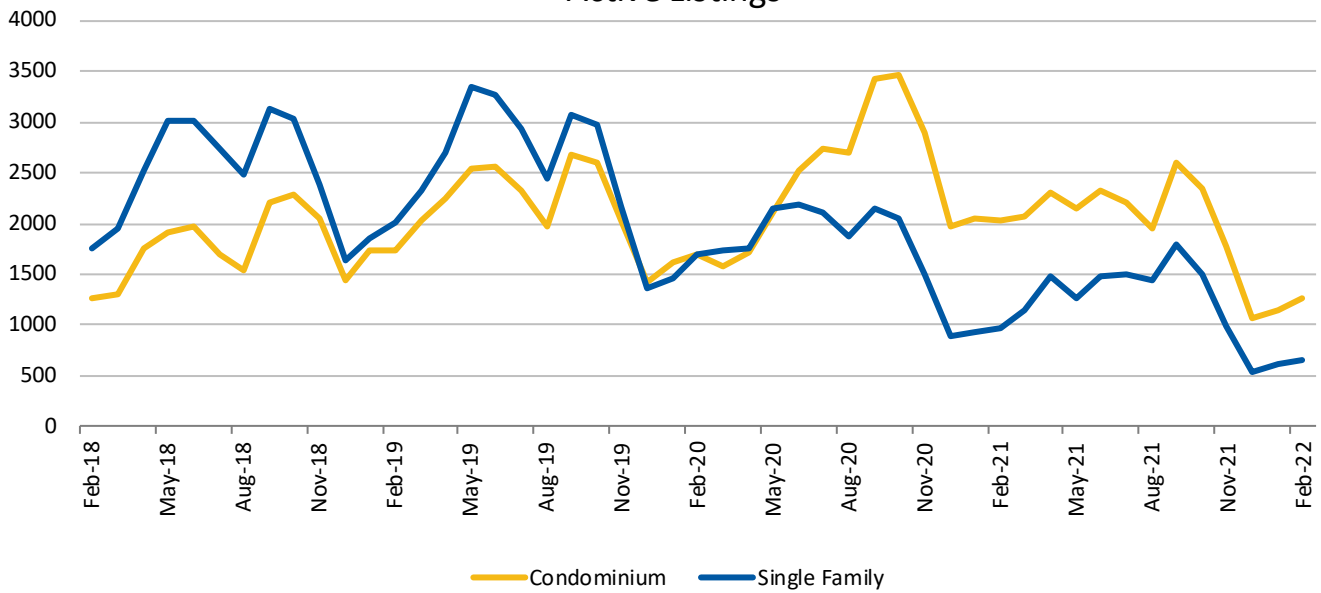
	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	\$755,000	\$646,800	▲ 16.7%	\$725,000	▲ 4.1%	\$735,000	\$660,000	▲ 11.4%
CONDOMINIUMS	\$650,000	\$595,000	▲ 9.2%	\$595,000	▲ 9.2%	\$626,500	\$591,000	▲ 6.0%



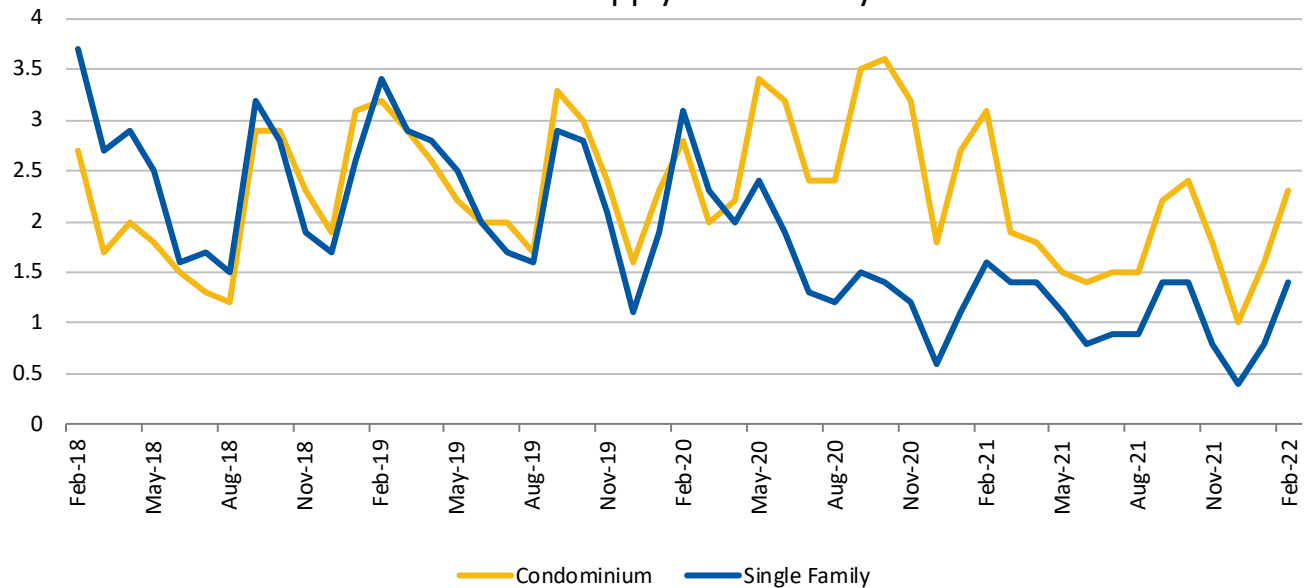
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Feb 2022	Feb 2021	Change	Jan 2022	Change
SINGLE FAMILY HOMES	Active Listings	658	967	▼ -32.0%	606	▲ 8.6%
	Months Supply of Inventory	1.4	1.6	▼ -12.5%	0.8	▲ 75.0%
CONDOMINIUMS	Active Listings	1,268	2,024	▼ -37.4%	1,142	▲ 11.0%
	Months Supply of Inventory	2.3	3.1	▼ -25.8%	1.6	▲ 43.8%

Active Listings

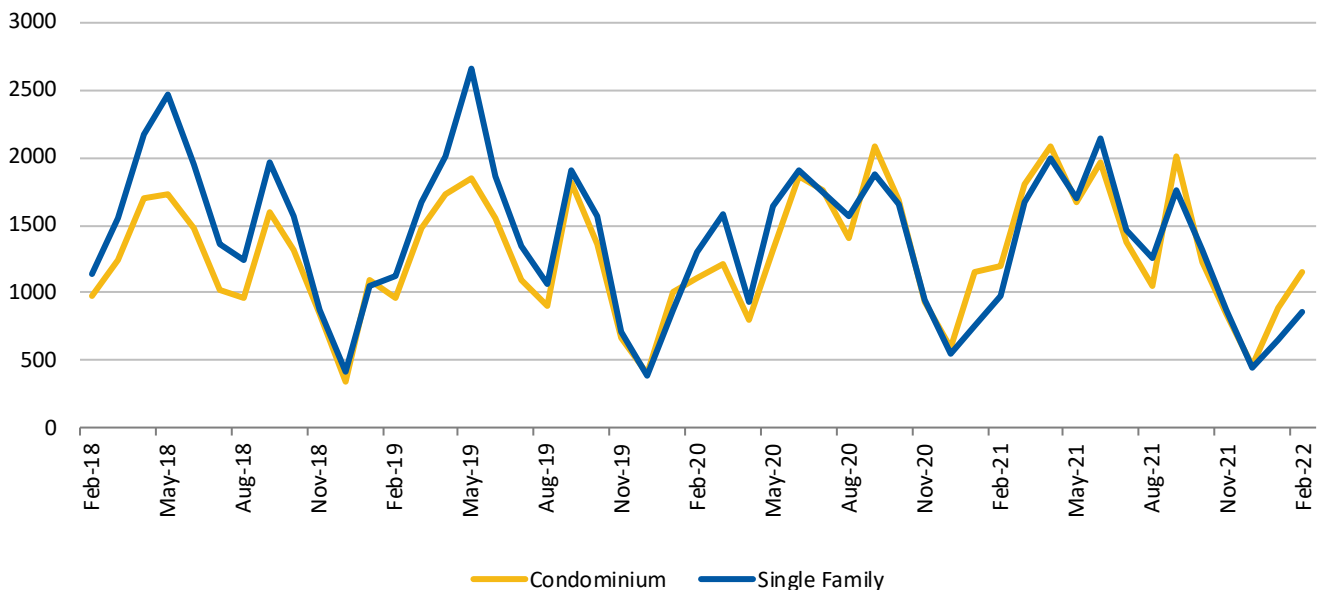
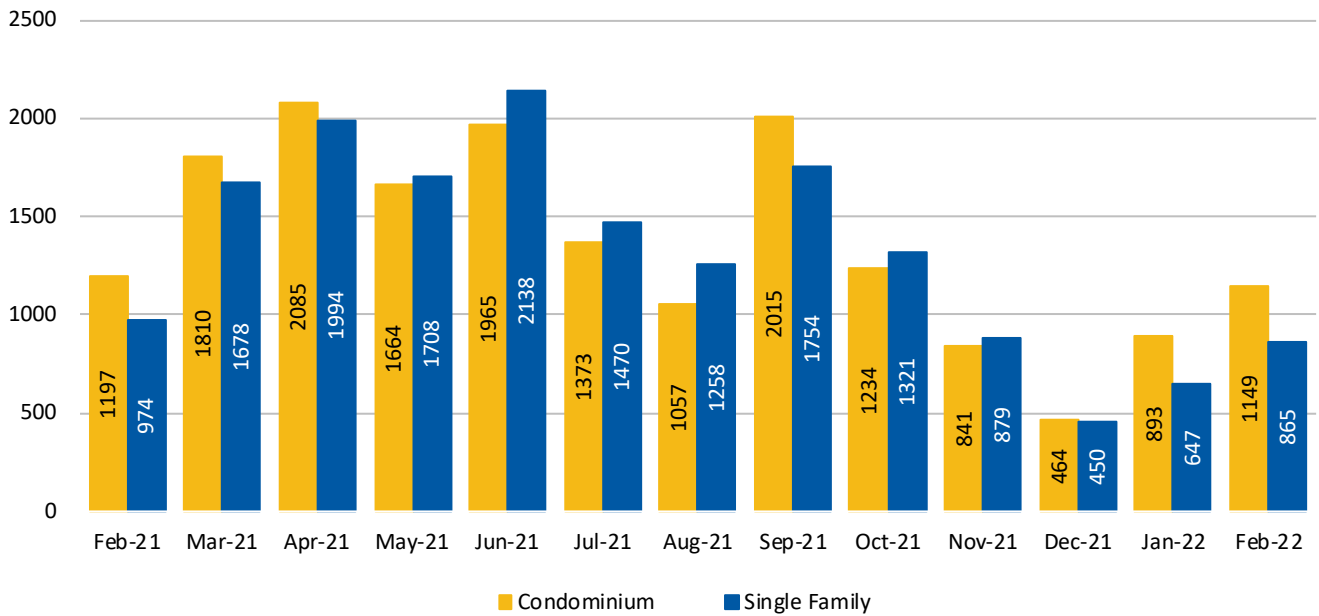


Months Supply of Inventory



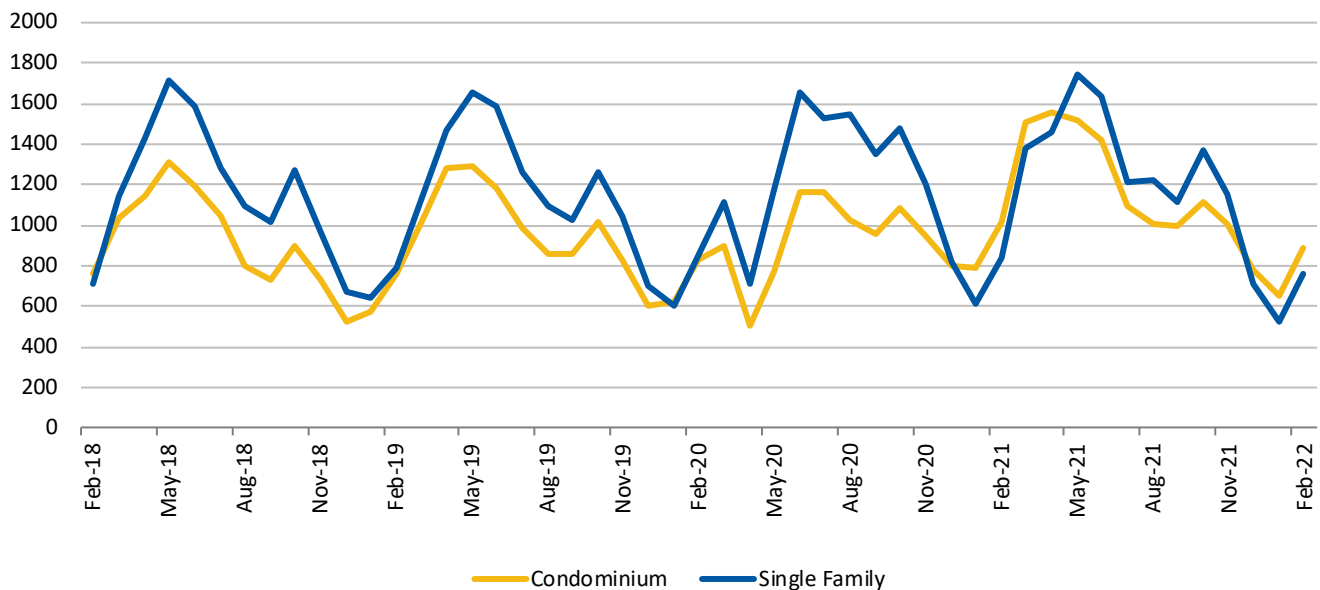
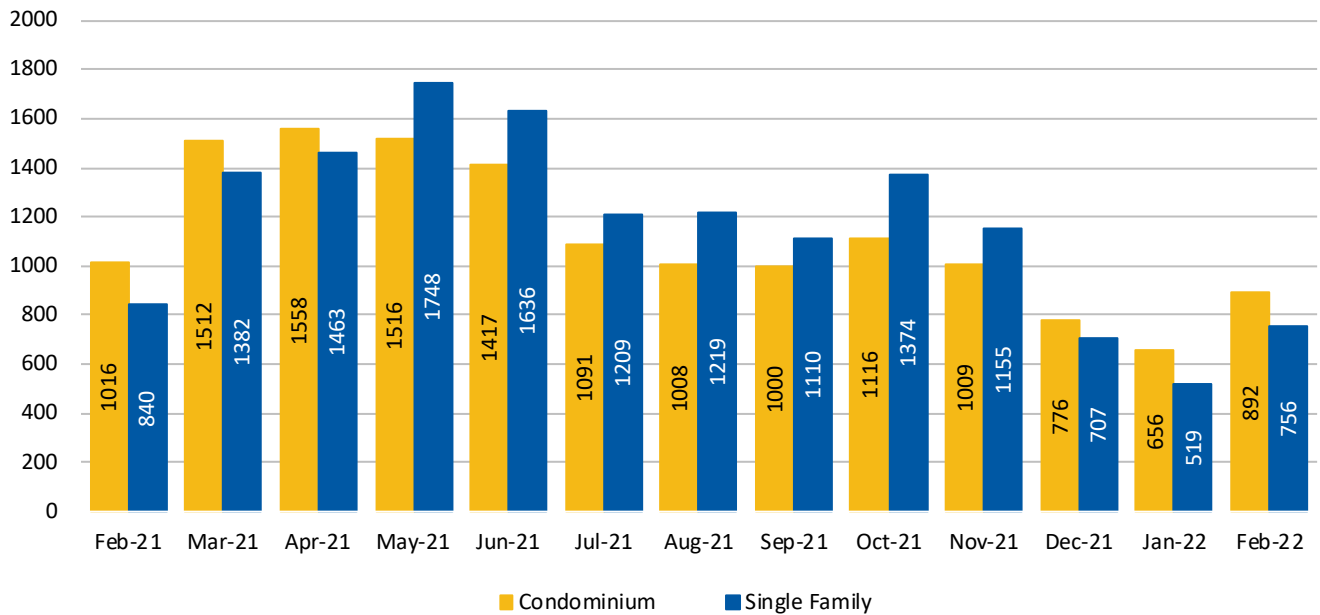
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	865	974	▼ -11.2%	647	▲ 33.7%	1,512	1,732	▼ -12.7%
CONDOMINIUMS	1,149	1,197	▼ -4.0%	893	▲ 28.7%	2,042	2,359	▼ -13.4%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	756	840	▼ -10.0%	519	▲ 45.7%	1,275	1,450	▼ -12.1%
CONDOMINIUMS	892	1,016	▼ -12.2%	656	▲ 36.0%	1,548	1,803	▼ -14.1%



CENTRAL MIDDLESEX REGION

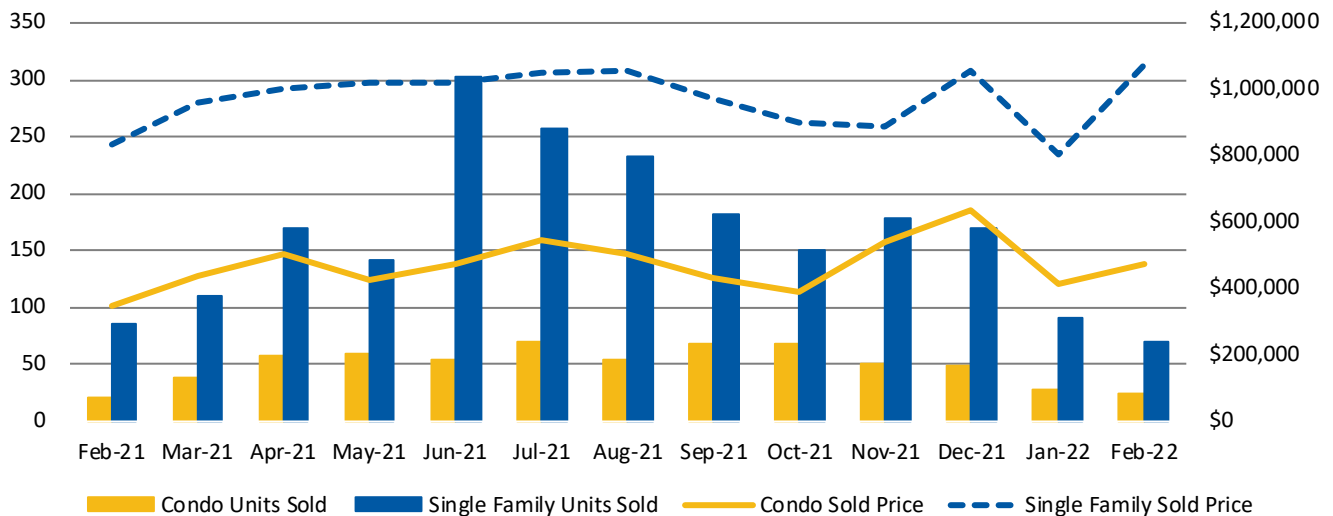
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$1,074,000	\$835,000	▲ 28.6%	\$805,000	▲ 33.4%	\$943,000	\$905,000	▲ 4.2%
Units Sold	69	86	▼ -19.8%	91	▼ -24.2%	160	196	▼ -18.4%
Active Listings	108	173	▼ -37.6%	109	▼ -0.9%	---	---	---
Months Supply of Inventory	1.6	2.0	▼ -20.0%	1.2	▲ 33.3%	---	---	---
New Listings	130	143	▼ -9.1%	113	▲ 15.0%	243	261	▼ -6.9%
Pending Sales	120	131	▼ -8.4%	66	▲ 81.8%	186	220	▼ -15.5%
Days to Off Market	15	19	▼ -21.1%	18	▼ -16.7%	16	19	▼ -15.8%
Sold to Original Price Ratio	106.6%	100.3%	▲ 6.3%	101.1%	▲ 5.4%	103.5%	100.1%	▲ 3.4%
Price per Square Foot	\$400	\$342	▲ 17.0%	\$375	▲ 6.7%	\$383	\$350	▲ 9.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$470,000	\$346,000	▲ 35.8%	\$410,500	▲ 14.5%	\$440,000	\$380,000	▲ 15.8%
Units Sold	23	20	▲ 15.0%	27	▼ -14.8%	50	61	▼ -18.0%
Active Listings	42	54	▼ -22.2%	53	▼ -20.8%	---	---	---
Months Supply of Inventory	1.8	2.7	▼ -33.3%	2.0	▼ -10.0%	---	---	---
New Listings	39	41	▼ -4.9%	44	▼ -11.4%	83	84	▼ -1.2%
Pending Sales	46	31	▲ 48.4%	30	▲ 53.3%	76	59	▲ 28.8%
Days to Off Market	14	19	▼ -26.3%	19	▼ -26.3%	16	20	▼ -20.0%
Sold to Original Price Ratio	104.8%	99.5%	▲ 5.3%	101.4%	▲ 3.4%	103.0%	98.9%	▲ 4.1%
Price per Square Foot	\$385	\$252	▲ 52.8%	\$299	▲ 28.8%	\$311	\$256	▲ 21.5%



EASTERN MIDDLESEX REGION

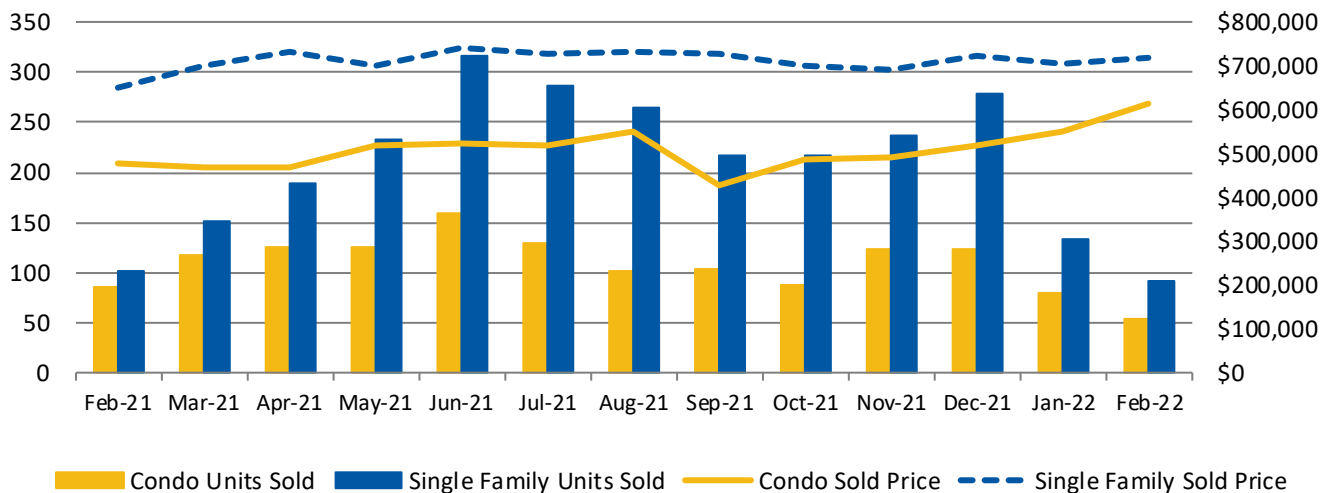
Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$717,500	\$650,000	▲ 10.4%	\$707,000	▲ 1.5%	\$710,000	\$622,000	▲ 14.1%
Units Sold	92	102	▼ -9.8%	133	▼ -30.8%	225	265	▼ -15.1%
Active Listings	89	134	▼ -33.6%	68	▲ 30.9%	---	---	---
Months Supply of Inventory	1.0	1.3	▼ -23.1%	0.5	▲ 100.0%	---	---	---
New Listings	148	166	▼ -10.8%	95	▲ 55.8%	243	300	▼ -19.0%
Pending Sales	119	142	▼ -16.2%	91	▲ 30.8%	210	251	▼ -16.3%
Days to Off Market	14	14	▬ 0.0%	18	▼ -22.2%	15	18	▼ -16.7%
Sold to Original Price Ratio	102.3%	100.4%	▲ 1.9%	102.6%	▼ -0.3%	102.5%	100.4%	▲ 2.1%
Price per Square Foot	\$386	\$359	▲ 7.5%	\$385	▲ 0.3%	\$385	\$359	▲ 7.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$615,000	\$480,000	▲ 28.1%	\$550,000	▲ 11.8%	\$583,950	\$495,950	▲ 17.7%
Units Sold	53	85	▼ -37.6%	79	▼ -32.9%	132	172	▼ -23.3%
Active Listings	70	152	▼ -53.9%	74	▼ -5.4%	---	---	---
Months Supply of Inventory	1.3	1.8	▼ -27.8%	0.9	▲ 44.4%	---	---	---
New Listings	99	125	▼ -20.8%	88	▲ 12.5%	187	231	▼ -19.0%
Pending Sales	95	111	▼ -14.4%	69	▲ 37.7%	164	196	▼ -16.3%
Days to Off Market	15	21	▼ -28.6%	17	▼ -11.8%	16	22	▼ -27.3%
Sold to Original Price Ratio	102.0%	98.9%	▲ 3.1%	100.4%	▲ 1.6%	101.0%	98.4%	▲ 2.6%
Price per Square Foot	\$418	\$387	▲ 8.0%	\$417	▲ 0.2%	\$417	\$394	▲ 5.8%



METRO BOSTON REGION

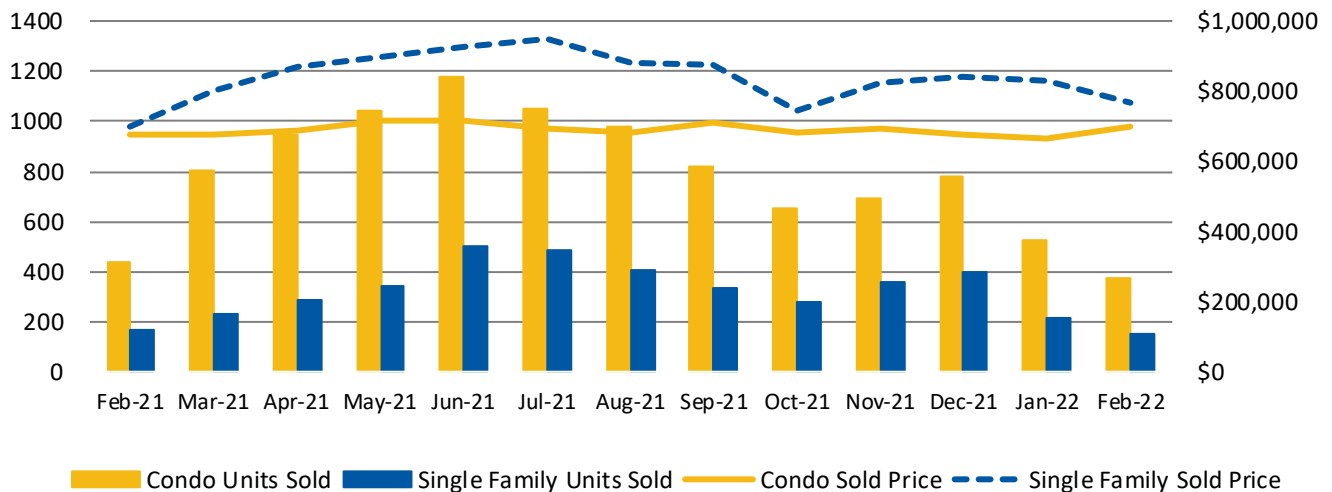
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$770,000	\$700,000	▲ 10.0%	\$830,000	▼ -7.2%	\$810,000	\$772,500	▲ 4.9%
Units Sold	147	165	▼ -10.9%	212	▼ -30.7%	359	420	▼ -14.5%
Active Listings	220	345	▼ -36.2%	222	▼ -0.9%	---	---	---
Months Supply of Inventory	1.5	2.1	▼ -28.6%	1.0	▲ 50.0%	---	---	---
New Listings	231	307	▼ -24.8%	183	▲ 26.2%	414	513	▼ -19.3%
Pending Sales	214	225	▼ -4.9%	142	▲ 50.7%	356	384	▼ -7.3%
Days to Off Market	15	18	▼ -16.7%	19	▼ -21.1%	17	20	▼ -15.0%
Sold to Original Price Ratio	101.7%	98.9%	▲ 2.8%	99.4%	▲ 2.3%	100.3%	98.2%	▲ 2.1%
Price per Square Foot	\$439	\$408	▲ 7.6%	\$442	▼ -0.7%	\$441	\$419	▲ 5.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$700,000	\$675,000	▲ 3.7%	\$668,000	▲ 4.8%	\$680,000	\$659,450	▲ 3.1%
Units Sold	376	439	▼ -14.4%	527	▼ -28.7%	903	974	▼ -7.3%
Active Listings	1,045	1,582	▼ -33.9%	907	▲ 15.2%	---	---	---
Months Supply of Inventory	2.8	3.6	▼ -22.2%	1.7	▲ 64.7%	---	---	---
New Listings	880	859	▲ 2.4%	653	▲ 34.8%	1,533	1,706	▼ -10.1%
Pending Sales	637	748	▼ -14.8%	462	▲ 37.9%	1,099	1,300	▼ -15.5%
Days to Off Market	18	23	▼ -21.7%	28	▼ -35.7%	20	36	▼ -44.4%
Sold to Original Price Ratio	97.5%	96.0%	▲ 1.6%	97.0%	▲ 0.5%	97.2%	96.0%	▲ 1.3%
Price per Square Foot	\$644	\$627	▲ 2.7%	\$602	▲ 7.0%	\$625	\$610	▲ 2.5%



METRO WEST REGION

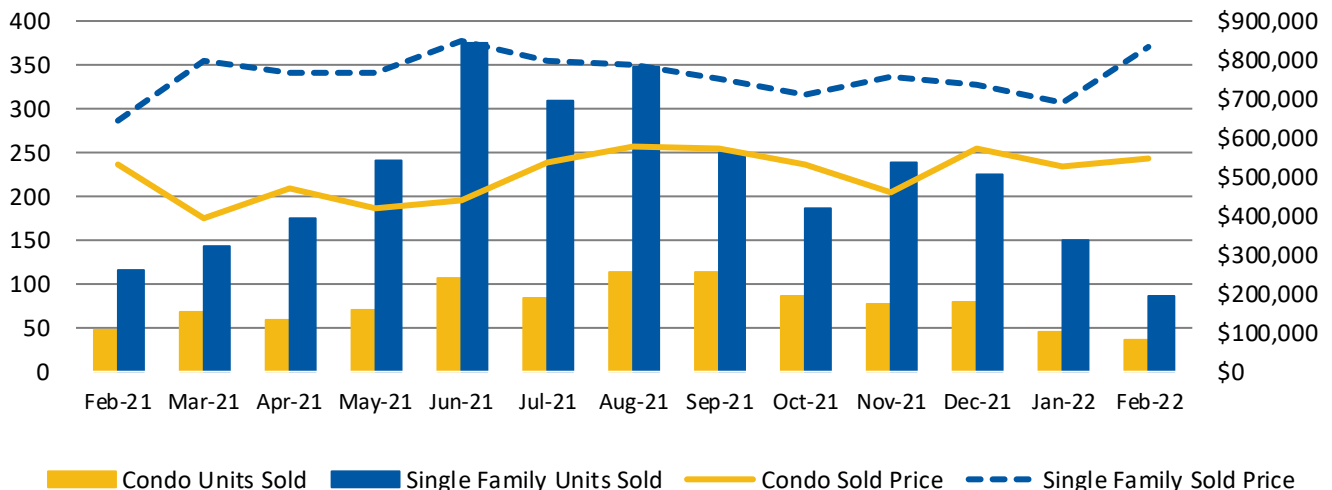
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$835,000	\$643,500	▲ 29.8%	\$692,500	▲ 20.6%	\$715,000	\$672,500	▲ 6.3%
Units Sold	87	116	▼ -25.0%	150	▼ -42.0%	237	290	▼ -18.3%
Active Listings	114	169	▼ -32.5%	90	▲ 26.7%	---	---	---
Months Supply of Inventory	1.3	1.5	▼ -13.3%	0.6	▲ 116.7%	---	---	---
New Listings	205	181	▲ 13.3%	127	▲ 61.4%	332	324	▲ 2.5%
Pending Sales	170	150	▲ 13.3%	107	▲ 58.9%	277	275	▲ 0.7%
Days to Off Market	12	16	▼ -25.0%	16	▼ -25.0%	14	17	▼ -17.6%
Sold to Original Price Ratio	104.0%	98.9%	▲ 5.2%	101.5%	▲ 2.5%	102.4%	99.5%	▲ 2.9%
Price per Square Foot	\$362	\$323	▲ 12.1%	\$342	▲ 5.8%	\$350	\$318	▲ 10.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$550,000	\$532,800	▲ 3.2%	\$527,500	▲ 4.3%	\$540,000	\$505,500	▲ 6.8%
Units Sold	37	48	▼ -22.9%	46	▼ -19.6%	83	95	▼ -12.6%
Active Listings	62	124	▼ -50.0%	55	▲ 12.7%	---	---	---
Months Supply of Inventory	1.7	2.6	▼ -34.6%	1.2	▲ 41.7%	---	---	---
New Listings	67	85	▼ -21.2%	50	▲ 34.0%	117	152	▼ -23.0%
Pending Sales	58	59	▼ -1.7%	38	▲ 52.6%	96	109	▼ -11.9%
Days to Off Market	14	19	▼ -26.3%	16	▼ -12.5%	14	21	▼ -33.3%
Sold to Original Price Ratio	103.8%	99.4%	▲ 4.4%	101.5%	▲ 2.3%	102.5%	99.4%	▲ 3.1%
Price per Square Foot	\$330	\$281	▲ 17.4%	\$332	▼ -0.6%	\$330	\$301	▲ 9.6%



SOUTHERN NORFOLK REGION

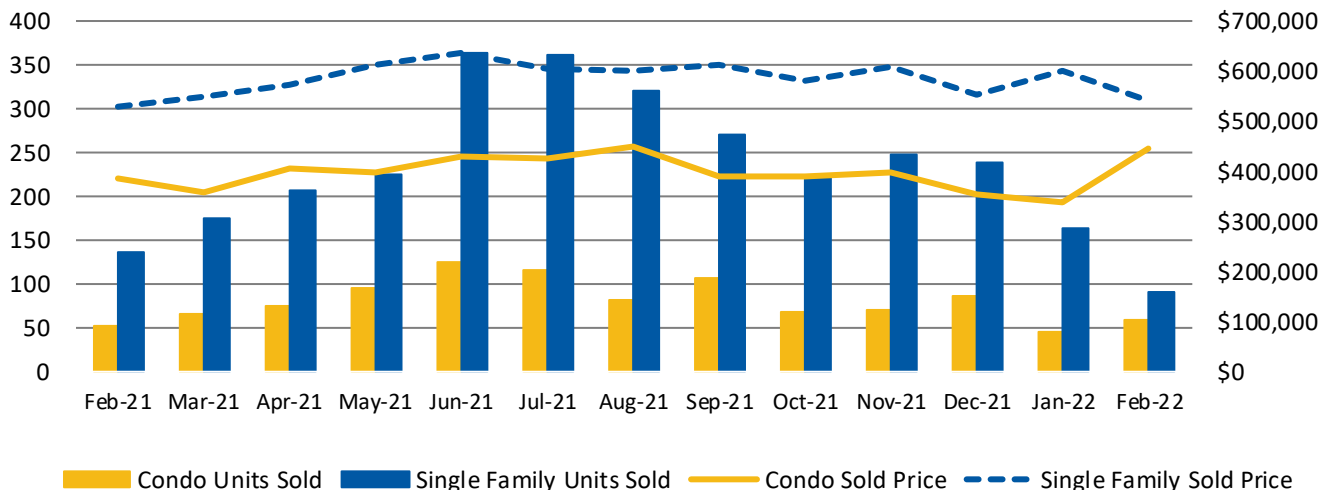
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$543,250	\$528,000	▲ 2.9%	\$601,500	▼ -9.7%	\$592,000	\$539,950	▲ 9.6%
Units Sold	90	137	▼ -34.3%	164	▼ -45.1%	254	318	▼ -20.1%
Active Listings	127	146	▼ -13.0%	117	▲ 8.5%	---	---	---
Months Supply of Inventory	1.4	1.1	▲ 27.3%	0.7	▲ 100.0%	---	---	---
New Listings	151	177	▼ -14.7%	129	▲ 17.1%	280	334	▼ -16.2%
Pending Sales	133	192	▼ -30.7%	113	▲ 17.7%	246	320	▼ -23.1%
Days to Off Market	17	18	▼ -5.6%	19	▼ -10.5%	18	19	▼ -5.3%
Sold to Original Price Ratio	102.3%	101.1%	▲ 1.2%	101.7%	▲ 0.6%	101.9%	100.8%	▲ 1.1%
Price per Square Foot	\$314	\$274	▲ 14.6%	\$312	▲ 0.6%	\$312	\$275	▲ 13.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$444,700	\$385,000	▲ 15.5%	\$340,000	▲ 30.8%	\$410,000	\$375,000	▲ 9.3%
Units Sold	58	51	▲ 13.7%	46	▲ 26.1%	104	110	▼ -5.5%
Active Listings	49	112	▼ -56.3%	53	▼ -7.5%	---	---	---
Months Supply of Inventory	0.8	2.2	▼ -63.6%	1.2	▼ -33.3%	---	---	---
New Listings	64	87	▼ -26.4%	58	▲ 10.3%	122	186	▼ -34.4%
Pending Sales	56	67	▼ -16.4%	57	▼ -1.8%	113	139	▼ -18.7%
Days to Off Market	17	18	▼ -5.6%	17	■ 0.0%	17	18	▼ -5.6%
Sold to Original Price Ratio	103.9%	98.6%	▲ 5.4%	100.0%	▲ 3.9%	102.2%	98.8%	▲ 3.4%
Price per Square Foot	\$300	\$282	▲ 6.4%	\$286	▲ 4.9%	\$293	\$273	▲ 7.3%



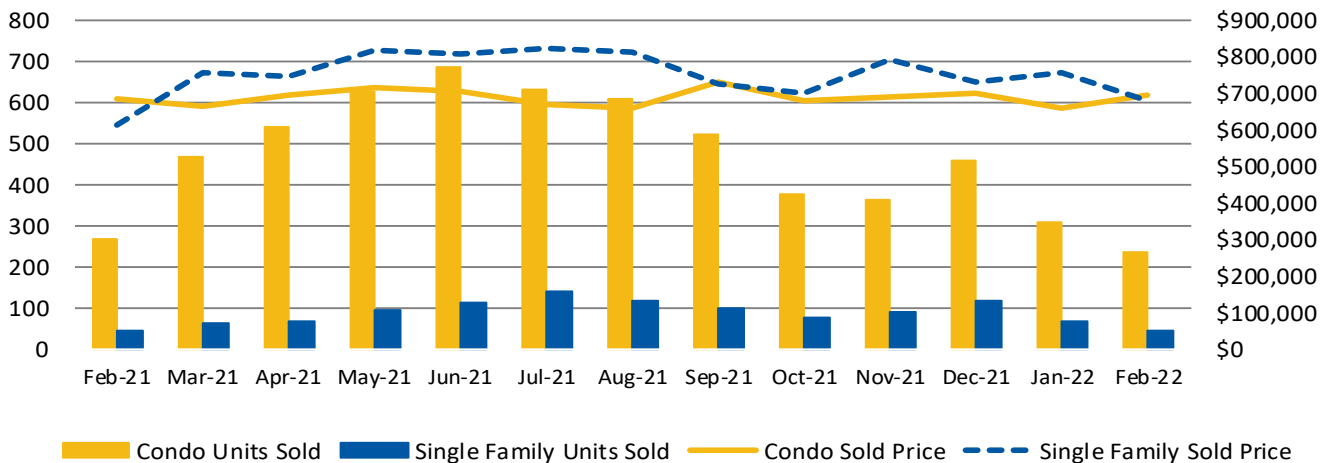
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$680,500	\$612,925	▲ 11.0%	\$760,500	▼ -10.5%	\$712,450	\$667,500	▲ 6.7%
Units Sold	46	45	▲ 2.2%	68	▼ -32.4%	114	122	▼ -6.6%
Active Listings	77	106	▼ -27.4%	88	▼ -12.5%	---	---	---
Months Supply of Inventory	1.7	2.4	▼ -29.2%	1.3	▲ 30.8%	---	---	---
New Listings	61	73	▼ -16.4%	59	▲ 3.4%	120	121	▼ -0.8%
Pending Sales	54	58	▼ -6.9%	53	▲ 1.9%	107	102	▲ 4.9%
Days to Off Market	20	20	▬ 0.0%	21	▼ -4.8%	21	23	▼ -8.7%
Sold to Original Price Ratio	100.1%	97.8%	▲ 2.4%	98.0%	▲ 2.1%	98.8%	97.7%	▲ 1.1%
Price per Square Foot	\$408	\$351	▲ 16.2%	\$436	▼ -6.4%	\$414	\$403	▲ 2.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$694,500	\$687,000	▲ 1.1%	\$659,500	▲ 5.3%	\$675,000	\$667,500	▲ 1.1%
Units Sold	236	266	▼ -11.3%	308	▼ -23.4%	544	590	▼ -7.8%
Active Listings	780	1,110	▼ -29.7%	677	▲ 15.2%	---	---	---
Months Supply of Inventory	3.3	4.2	▼ -21.4%	2.2	▲ 50.0%	---	---	---
New Listings	609	528	▲ 15.3%	452	▲ 34.7%	1,061	1,065	▼ -0.4%
Pending Sales	424	428	▼ -0.9%	306	▲ 38.6%	730	764	▼ -4.5%
Days to Off Market	19	28	▼ -32.1%	33	▼ -42.4%	21	45	▼ -53.3%
Sold to Original Price Ratio	97.0%	95.2%	▲ 1.9%	96.3%	▲ 0.7%	96.6%	95.3%	▲ 1.4%
Price per Square Foot	\$701	\$677	▲ 3.5%	\$660	▲ 6.2%	\$672	\$682	▼ -1.5%



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 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$853,750	\$795,500	▲ 7.3%	\$889,000	▼ -4.0%	\$867,000	\$755,000	▲ 14.8%
Units Sold	76	78	▼ -2.6%	93	▼ -18.3%	169	204	▼ -17.2%
Active Listings	121	156	▼ -22.4%	140	▼ -13.6%	---	---	---
Months Supply of Inventory	1.6	2.0	▼ -20.0%	1.5	▲ 6.7%	---	---	---
New Listings	135	113	▲ 19.5%	120	▲ 12.5%	255	236	▲ 8.1%
Pending Sales	128	101	▲ 26.7%	70	▲ 82.9%	198	182	▲ 8.8%
Days to Off Market	18	21	▼ -14.3%	20	▼ -10.0%	19	21	▼ -9.5%
Sold to Original Price Ratio	98.7%	97.4%	▲ 1.3%	99.4%	▼ -0.7%	99.1%	97.1%	▲ 2.1%
Price per Square Foot	\$326	\$314	▲ 3.8%	\$358	▼ -8.9%	\$346	\$314	▲ 10.2%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$1,105,000	\$1,057,500	▲ 4.5%	\$1,100,000	▲ 0.5%	\$1,100,000	#####	▲ 3.3%
Units Sold	26	32	▼ -18.8%	39	▼ -33.3%	65	75	▼ -13.3%
Active Listings	83	78	▲ 6.4%	82	▲ 1.2%	---	---	---
Months Supply of Inventory	3.2	2.4	▲ 33.3%	2.1	▲ 52.4%	---	---	---
New Listings	62	46	▲ 34.8%	48	▲ 29.2%	110	84	▲ 31.0%
Pending Sales	46	35	▲ 31.4%	32	▲ 43.8%	78	65	▲ 20.0%
Days to Off Market	18	22	▼ -18.2%	35	▼ -48.6%	22	29	▼ -24.1%
Sold to Original Price Ratio	98.3%	94.4%	▲ 4.1%	98.6%	▼ -0.3%	98.5%	93.0%	▲ 5.9%
Price per Square Foot	\$358	\$357	▲ 0.3%	\$318	▲ 12.6%	\$343	\$326	▲ 5.2%

4 Family Homes

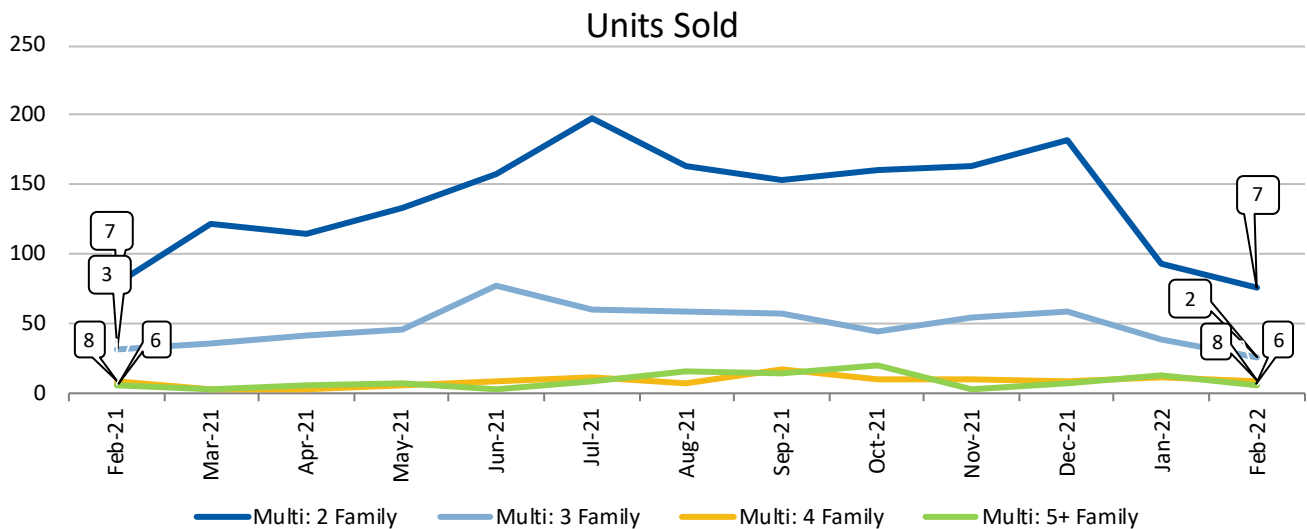
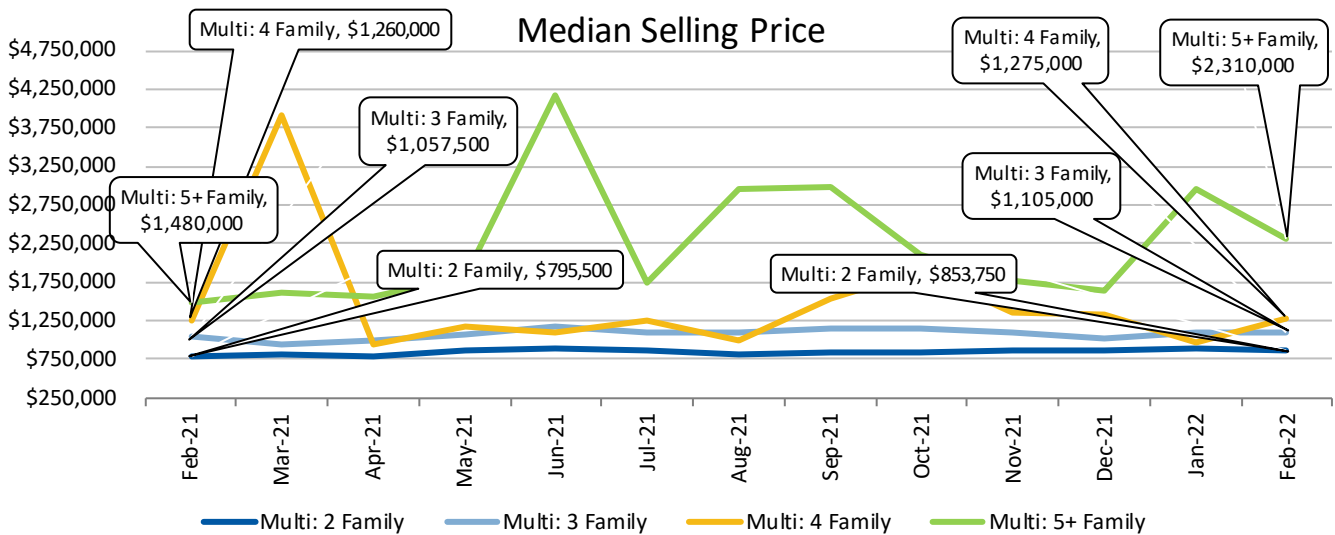
	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$1,205,000	\$3,917,500	▼ -69.2%	\$1,275,000	▼ -5.5%	\$1,250,000	\$1,502,500	▼ -16.8%
Units Sold	5	2	▲ 150.0%	8	▼ -37.5%	13	10	▲ 30.0%
Active Listings	25	12	▲ 108.3%	26	▼ -3.8%	---	---	---
Months Supply of Inventory	5.0	6.0	▼ -16.7%	3.3	▲ 51.5%	---	---	---
New Listings	13	7	▲ 85.7%	13	▬ 0.0%	26	12	▲ 116.7%
Pending Sales	9	5	▲ 80.0%	6	▲ 50.0%	15	8	▲ 87.5%
Days to Off Market	22	38	▼ -42.1%	92	▼ -76.1%	29	30	▼ -3.3%
Sold to Original Price Ratio	98.8%	97.0%	▲ 1.9%	100.8%	▼ -2.0%	100.0%	98.6%	▲ 1.4%
Price per Square Foot	\$298	\$690	▼ -56.8%	\$298	▬ 0.0%	\$298	\$368	▼ -19.0%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

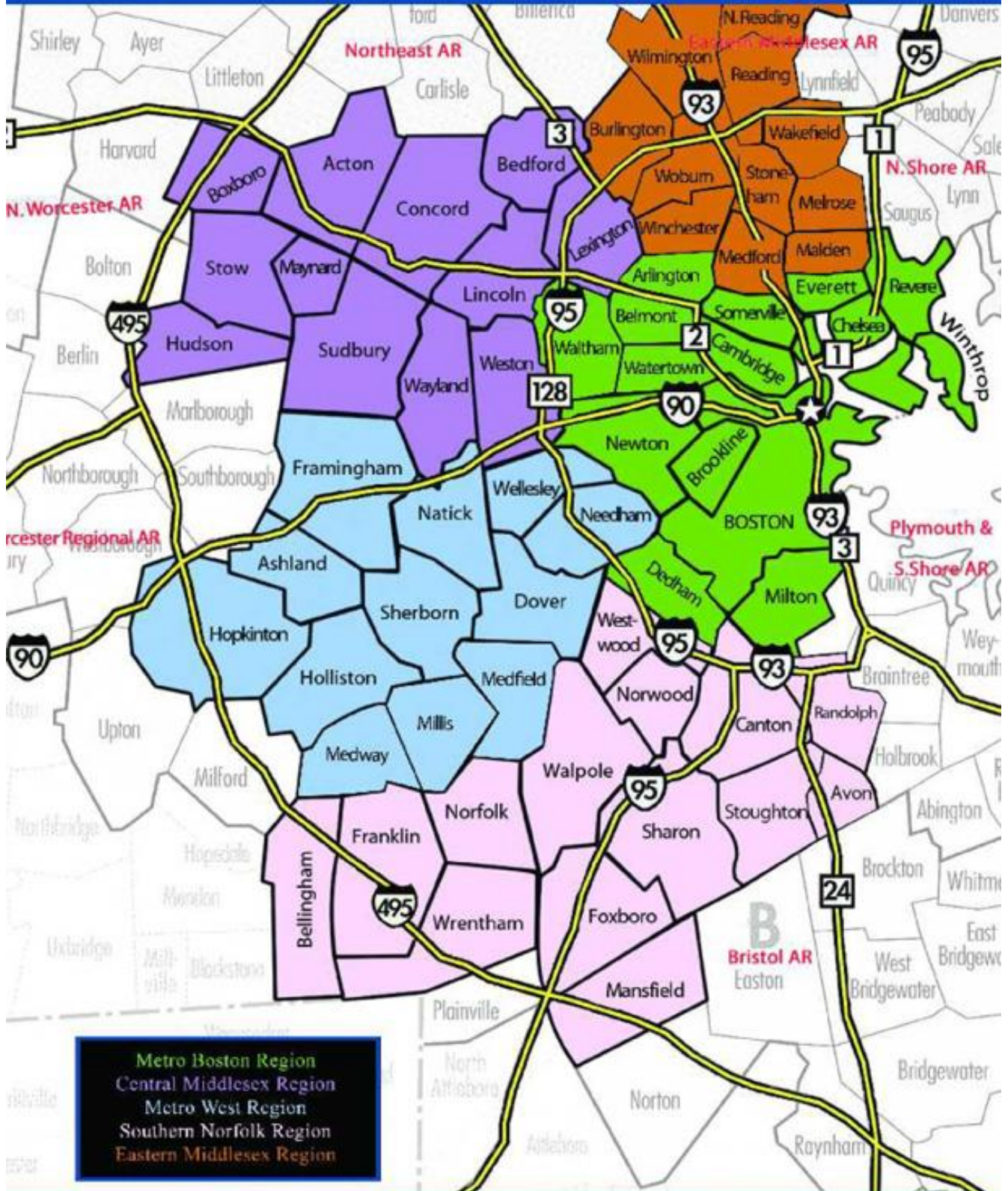
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2022	Feb 2021	Change	Jan 2022	Change	2022	2021	Change
Median Selling Price	\$2,050,000	\$1,605,000	▲ 27.7%	\$2,310,000	▼ -11.3%	\$2,250,000	\$1,495,000	▲ 50.5%
Units Sold	4	3	▲ 33.3%	6	▼ -33.3%	10	9	▲ 11.1%
Active Listings	43	38	▲ 13.2%	51	▼ -15.7%	---	---	---
Months Supply of Inventory	10.8	12.7	▼ -15.0%	8.5	▲ 27.1%	---	---	---
New Listings	15	11	▲ 36.4%	14	▲ 7.1%	29	25	▲ 16.0%
Pending Sales	8	5	▲ 60.0%	5	▲ 60.0%	13	7	▲ 85.7%
Days to Off Market	44	46	▼ -4.3%	15	▲ 193.3%	30	42	▼ -28.6%
Sold to Original Price Ratio	89.0%	95.0%	▼ -6.3%	95.8%	▼ -7.1%	93.1%	91.2%	▲ 2.1%
Price per Square Foot	\$370	\$319	▲ 16.0%	\$448	▼ -17.4%	\$418	\$319	▲ 31.0%



GBAR JURISDICTIONAL AREA

Greater Boston Association of REALTORS® Regional Map



GLOSSARY

Days to Off Market is the Average 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 average 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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Market trends and analysis based on data from the MLS Property Information Network, Inc. through the end of each month. Due to timing of data entry into the MLS, data shown may be different than previously reported.

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.