MONTHLY MARKET INSIGHTS REPORT

July 2022

Single-Family Homes

The 1,380homes sold in July 2022 was the sixteenth highest sales total for the month and was a 18.6 percent decrease from the July 2022 sales total of 1,699 homes sold. Additionally, the median sales price increased 6.7 percent to a new record price for Greater Boston for the month of July of $841,500, up from the $788,750 price in July 2021.

Condominiums

With 1,089 condos sold in July, it was the a 35 percent decrease from the record-high sales volume in July 2021 with 1,452 units sold. The median sales price of condos increased 6.8 percent from $636,500 in July 2021 to $680,000 this month.

Multi-Family Homes

This month, 186 multi-family homes were sold in Greater Boston, which is a 33.8 percent decrease from the 281 multi-family homes sold in July 2021.

Greater Boston Association of REALTORS®
A division of the Greater Boston Real Estate Board

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Data thru 8/10/2022

GREATER BOSTON MARKET SUMMARY

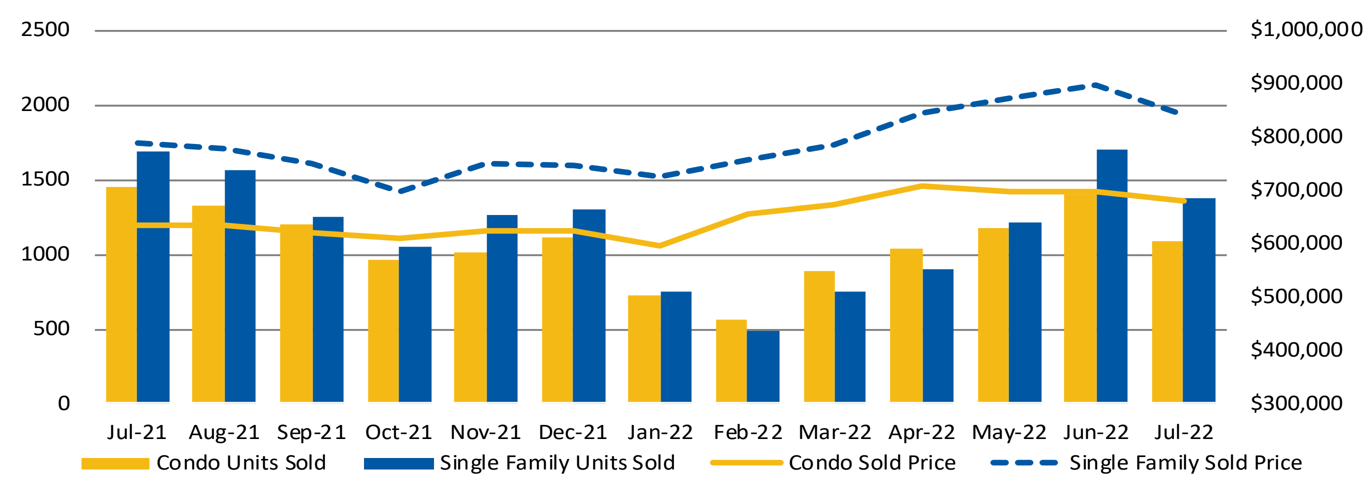
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$841,500**	$788,750	6.7%	$899,950	-6.5%	**$830,000**	$751,000	10.5%
Units Sold	**1,380**	1,696	-18.6%	1,708	-19.2%	**7,200**	8,099	-11.1%
Active Listings	**1,704**	1,502	13.4%	1,770	-3.7%	**---**	---	---
Months Supply of Inventory	**1.2**	0.9	33.3%	1.0	20.0%	**---**	---	---
New Listings	**1,338**	1,468	-8.9%	2,091	-36.0%	**10,128**	10,702	-5.4%
Pending Sales	**1,166**	1,206	-3.3%	1,427	-18.3%	**7,960**	8,868	-10.2%
Days to Off Market	**20**	18	11.1%	17	17.6%	**15**	16	-6.3%
Sold to Original Price Ratio	**105.1%**	105.6%	-0.5%	107.6%	-2.3%	**106.2%**	104.4%	1.7%
Price per Square Foot	**$405**	$385	5.2%	$417	-2.9%	**$410**	$369	11.1%

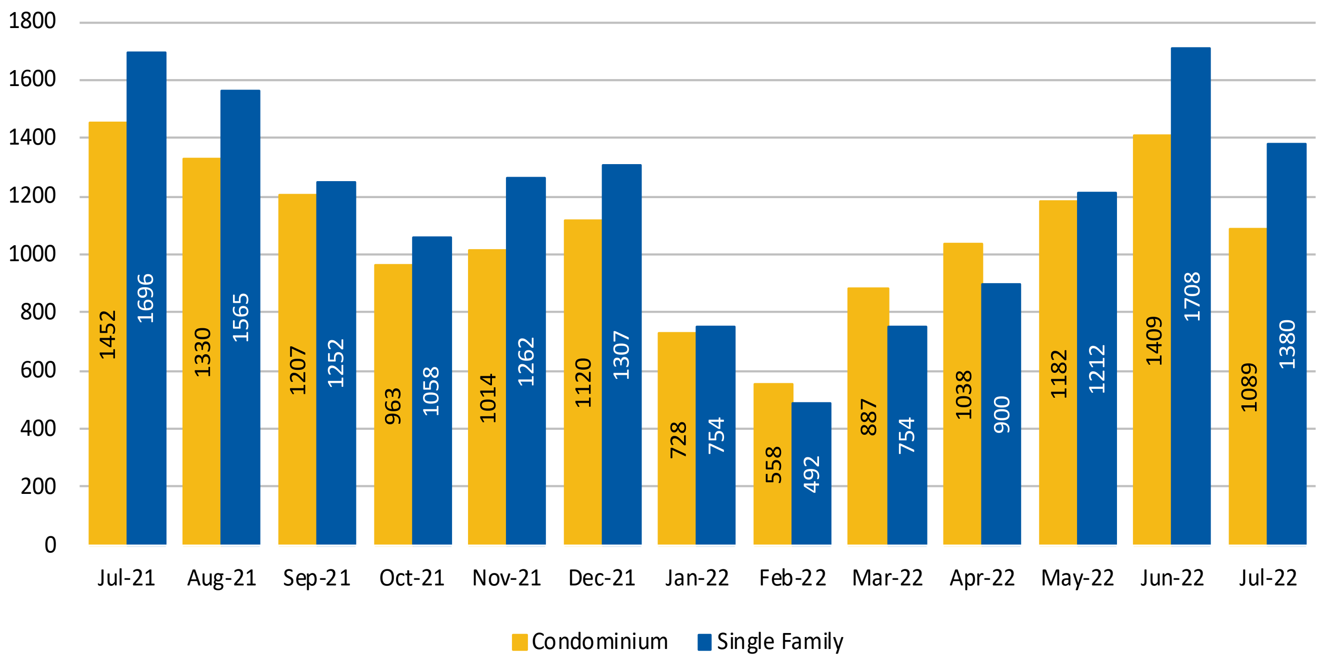
Condominiums

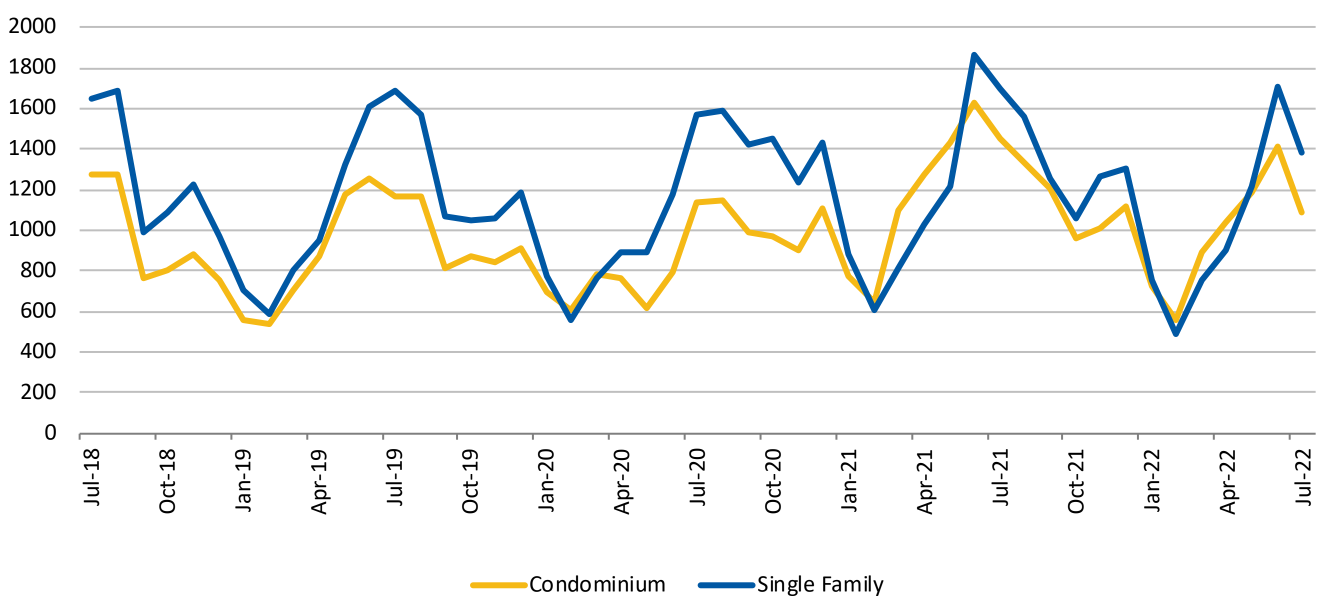
	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$680,000**	$636,500	6.8%	$700,000	-2.9%	**$680,000**	$625,000	8.8%
Units Sold	**1,089**	1,452	-25.0%	1,409	-22.7%	**6,891**	8,295	-16.9%
Active Listings	**2,056**	2,192	-6.2%	2,127	-3.3%	**---**	---	---
Months Supply of Inventory	**1.9**	1.5	26.7%	1.5	26.7%	**---**	---	---
New Listings	**1,152**	1,370	-15.9%	1,668	-30.9%	**10,051**	11,247	-10.6%
Pending Sales	**825**	1,088	-24.2%	1,067	-22.7%	**7,313**	8,888	-17.7%
Days to Off Market	**22**	22	0.0%	19	15.8%	**18**	20	-10.0%
Sold to Original Price Ratio	**101.5%**	101.0%	0.5%	103.0%	-1.5%	**101.8%**	100.0%	1.8%
Price per Square Foot	**$583**	$554	5.2%	$609	-4.3%	**$586**	$544	7.7%



UNITS SOLD

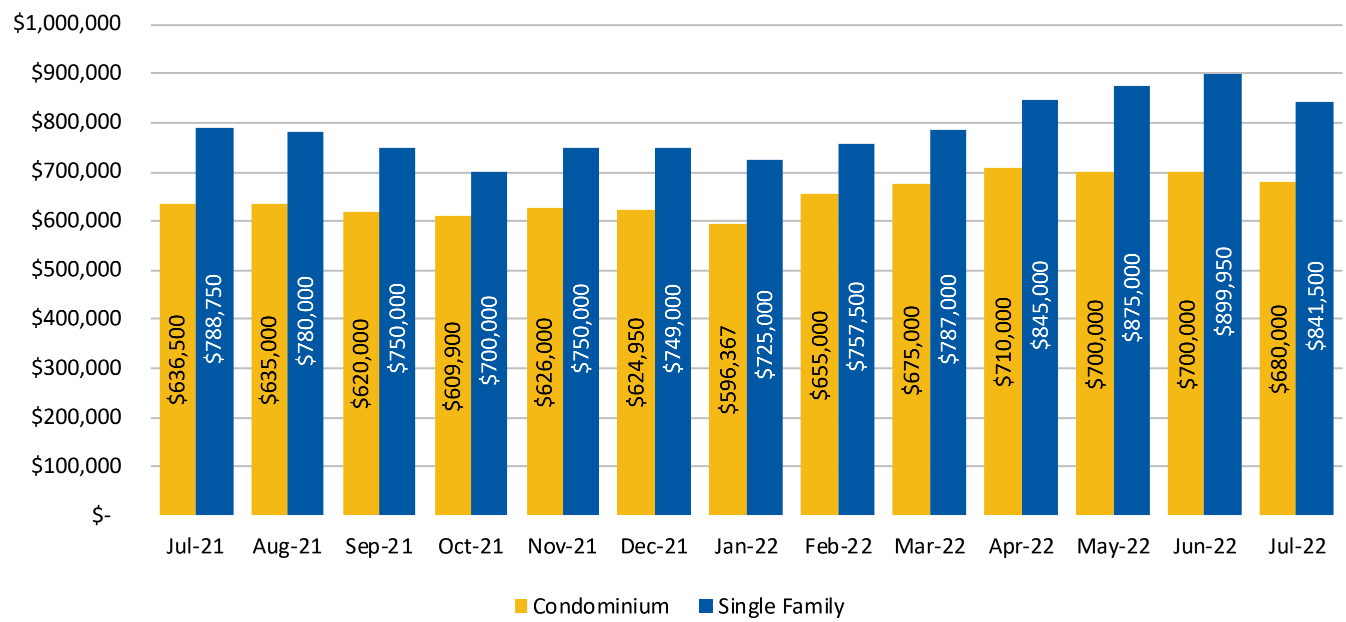
	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,380**	1,696	▼ -18.6%	1,708	▼ -19.2%	**7,200**	8,099	▼ -11.1%
CONDOMINIUMS	**1,089**	1,452	▼ -25.0%	1,409	▼ -22.7%	**6,891**	8,295	▼ -16.9%

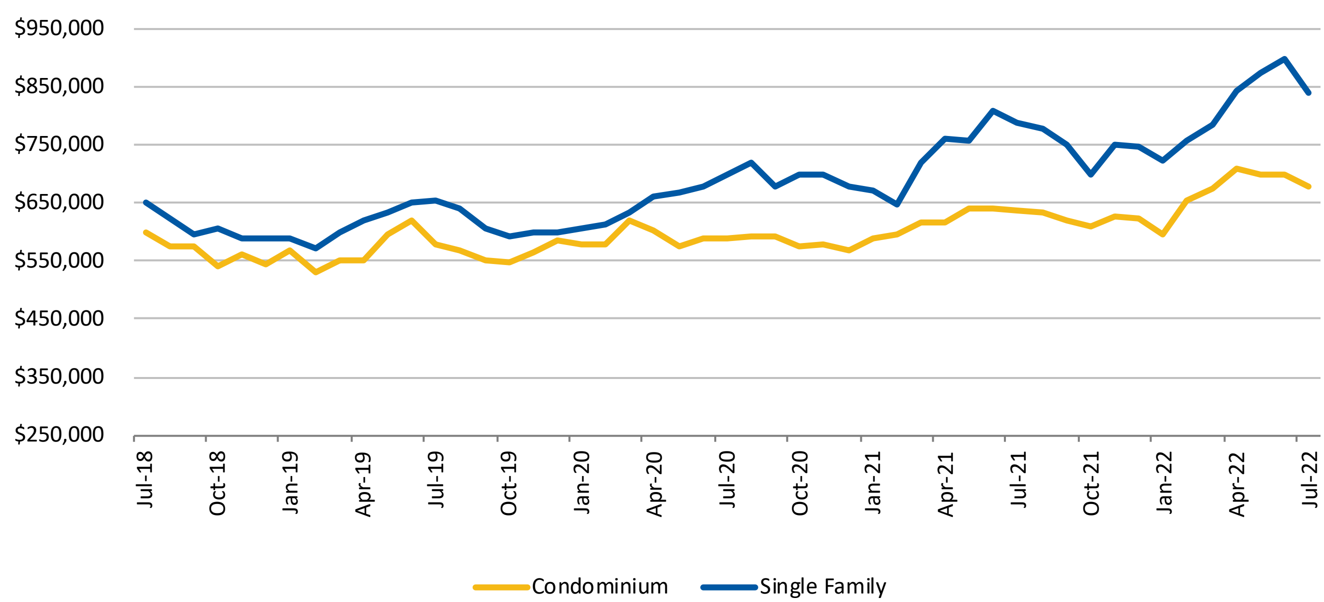




MEDIAN SELLING PRICE

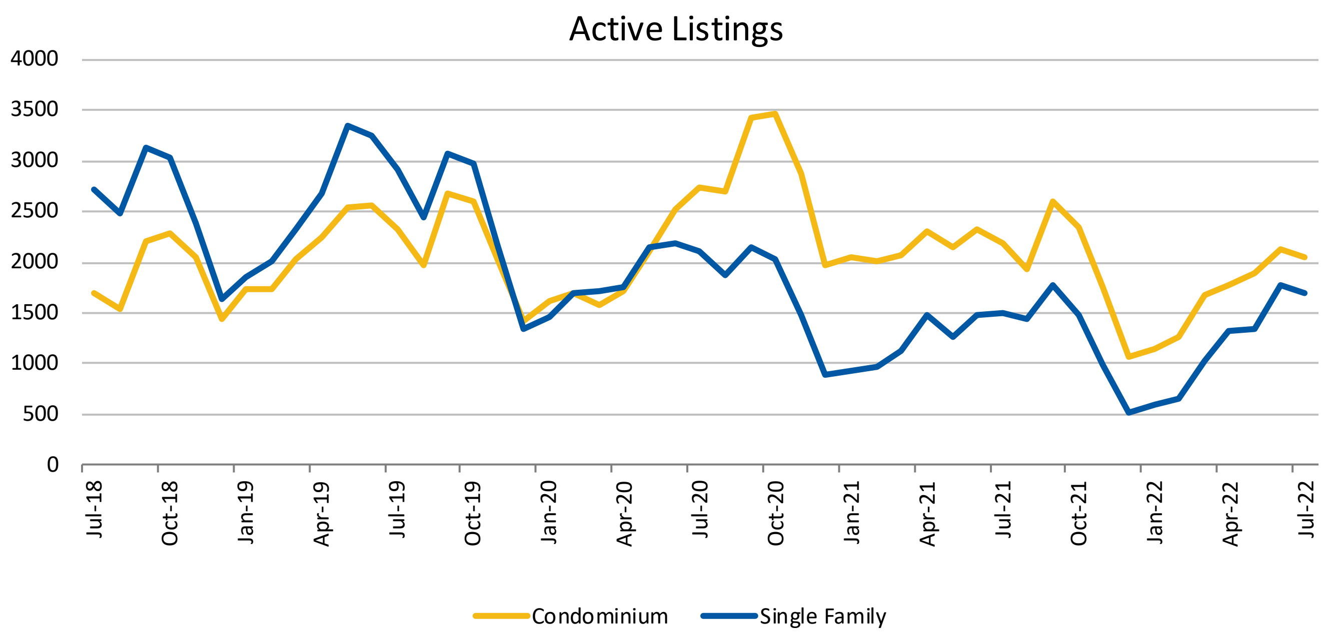
	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**$841,500**	$788,750	6.7%	$899,950	-6.5%	**$830,000**	$751,000	10.5%
CONDOMINIUMS	**$680,000**	$636,500	6.8%	$700,000	-2.9%	**$680,000**	$625,000	8.8%

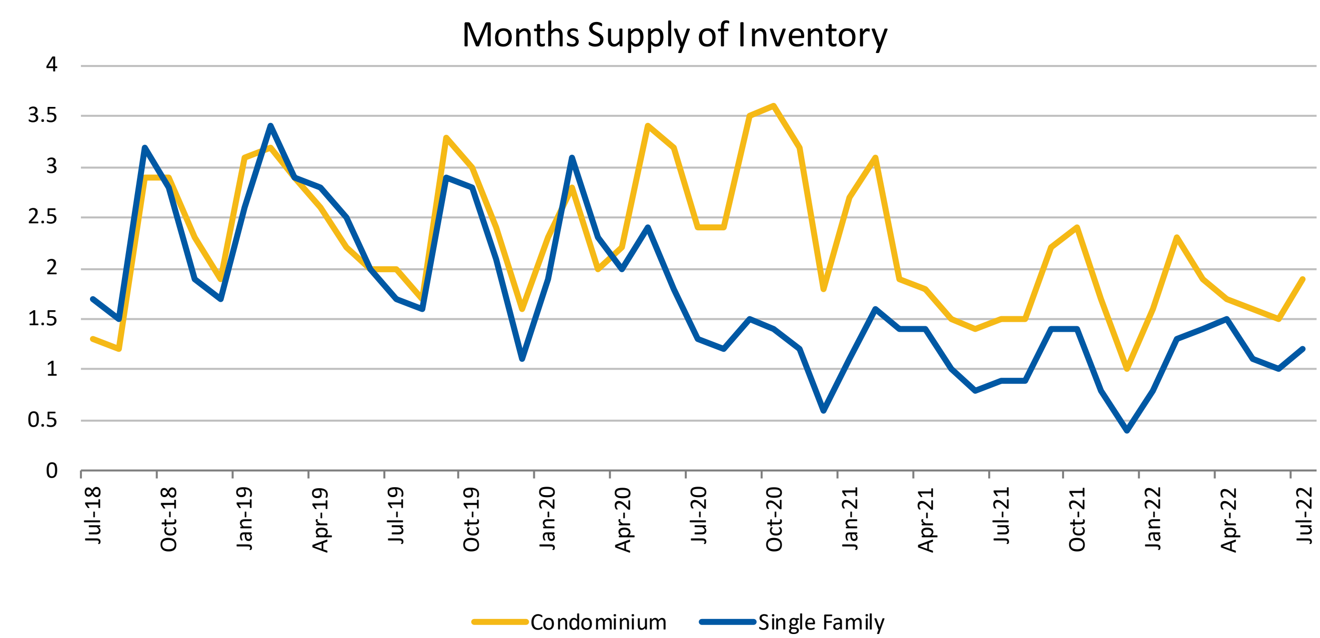




ACTIVE LISTINGS

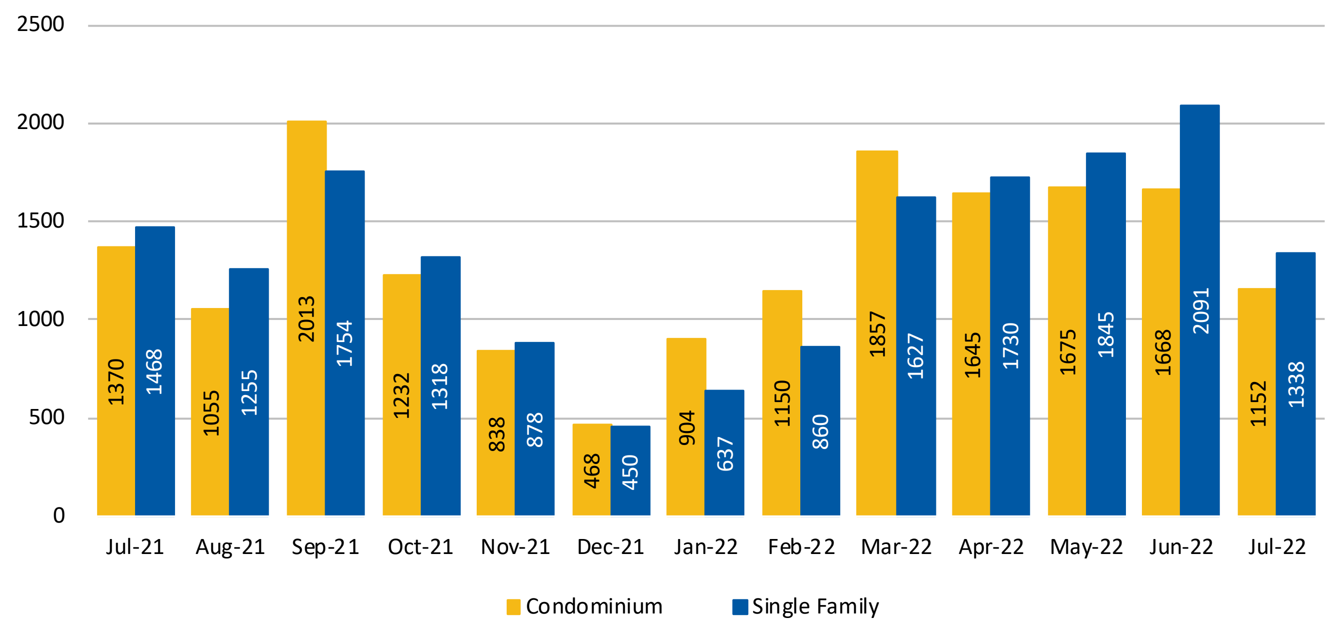
		Year over Year			Month over Month	
		Jul 2022	**Jul 2021**	**Change**	**Jun 2022**	**Change**
SINGLE FAMILY HOMES	**Active Listings**	**1,704**	1,502	13.4%	1,770	-3.7%
	Months Supply of Inventory	**1.2**	0.9	33.3%	1.0	20.0%
CONDOMINIUMS	**Active Listings**	**2,056**	2,192	-6.2%	2,127	-3.3%
	Months Supply of Inventory	**1.9**	1.5	26.7%	1.5	26.7%

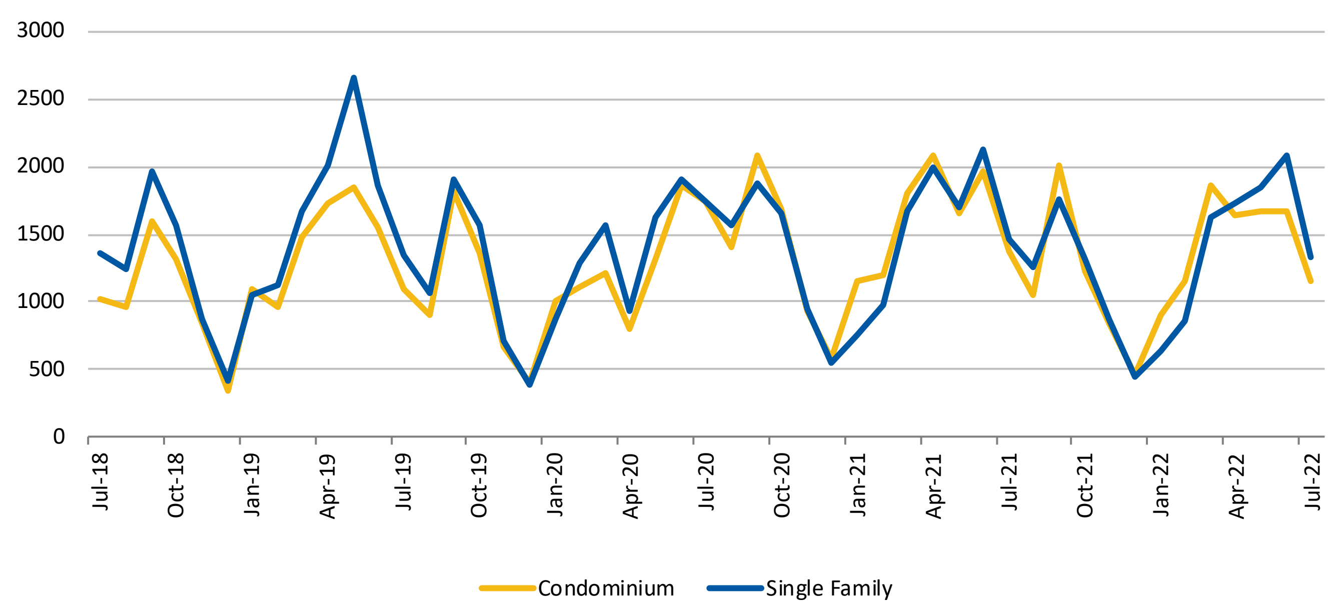




NEW LISTINGS

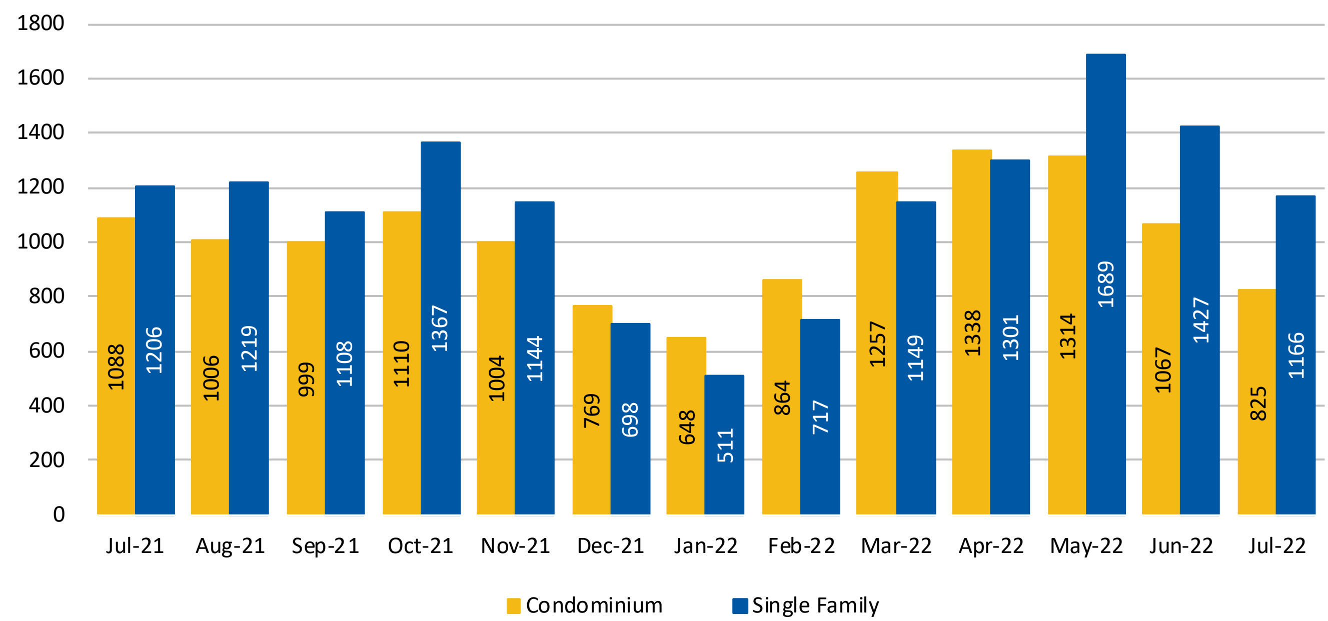
	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,338**	1,468	-8.9%	2,091	-36.0%	**10,128**	10,702	-5.4%
CONDOMINIUMS	**1,152**	1,370	-15.9%	1,668	-30.9%	**10,051**	11,247	-10.6%

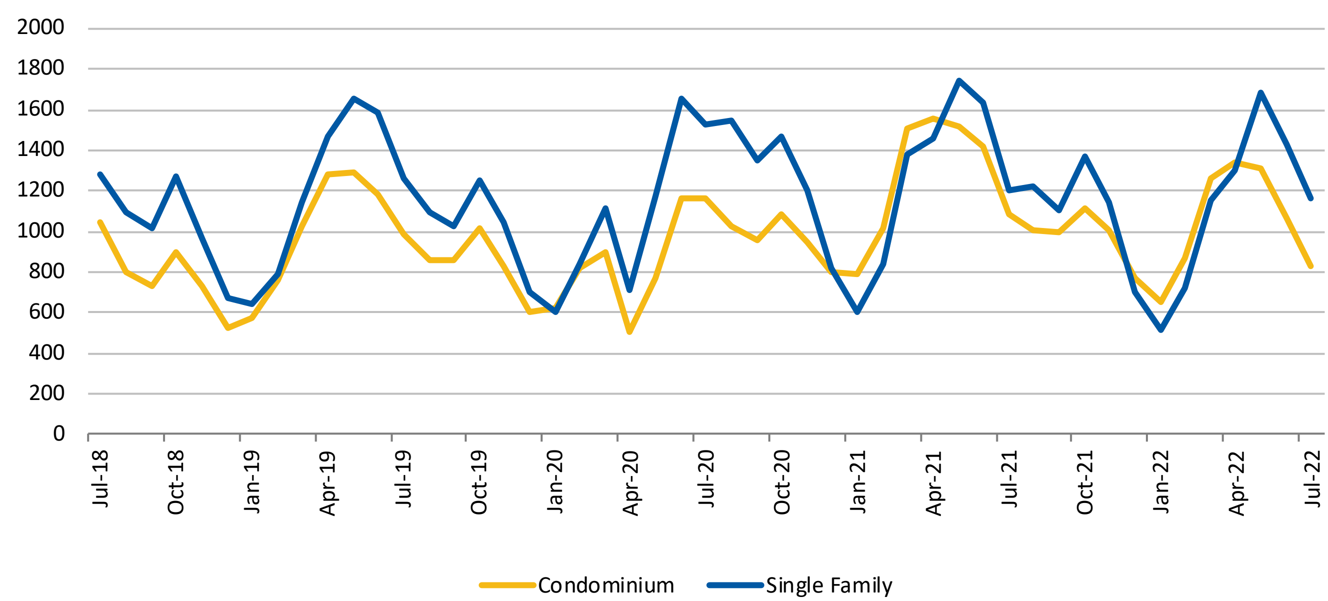




PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,166**	1,206	-3.3%	1,427	-18.3%	**7,960**	8,868	-10.2%
CONDOMINIUMS	**825**	1,088	-24.2%	1,067	-22.7%	**7,313**	8,888	-17.7%





CENTRAL MIDDLESEX REGION

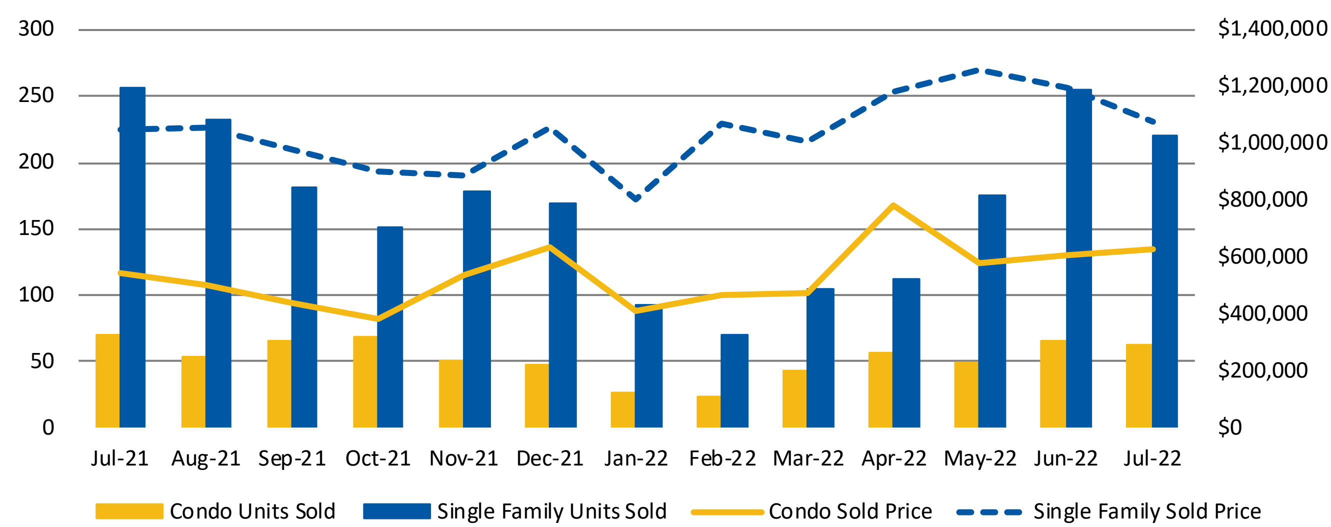
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	**Jul 2021**	**Change**	**Jun 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$1,077,500**	$1,050,000	2.6%	$1,200,000	-10.2%	**$1,127,500**	$1,003,000	12.4%
Units Sold	**220**	257	-14.4%	255	-13.7%	**1,030**	1,180	-12.7%
Active Listings	**295**	216	36.6%	288	2.4%	**---**	---	---
Months Supply of Inventory	**1.3**	0.8	62.5%	1.1	18.2%	**---**	---	---
New Listings	**216**	193	11.9%	340	-36.5%	**1,567**	1,542	1.6%
Pending Sales	**180**	173	4.0%	228	-21.1%	**1,201**	1,319	-8.9%
Days to Off Market	**19**	17	11.8%	16	18.8%	**15**	16	-6.3%
Sold to Original Price Ratio	**107.5%**	106.0%	1.4%	109.5%	-1.8%	**108.4%**	105.0%	3.2%
Price per Square Foot	**$410**	$374	9.6%	$420	-2.4%	**$416**	$364	14.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	**Jul 2021**	**Change**	**Jun 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$632,000**	$542,550	16.5%	$610,000	3.6%	**$600,500**	$470,000	27.8%
Units Sold	**63**	70	-10.0%	65	-3.1%	**326**	341	-4.4%
Active Listings	**91**	86	5.8%	88	3.4%	**---**	---	---
Months Supply of Inventory	**1.4**	1.2	16.7%	1.4	0.0%	**---**	---	---
New Listings	**67**	73	-8.2%	76	-11.8%	**450**	455	-1.1%
Pending Sales	**59**	47	25.5%	61	-3.3%	**368**	366	0.5%
Days to Off Market	**18**	15	20.0%	14	28.6%	**15**	16	-6.3%
Sold to Original Price Ratio	**106.3%**	104.8%	1.4%	106.8%	-0.5%	**106.0%**	102.7%	3.2%
Price per Square Foot	**$332**	$318	4.4%	$340	-2.4%	**$334**	$289	15.6%



EASTERN MIDDLESEX REGION

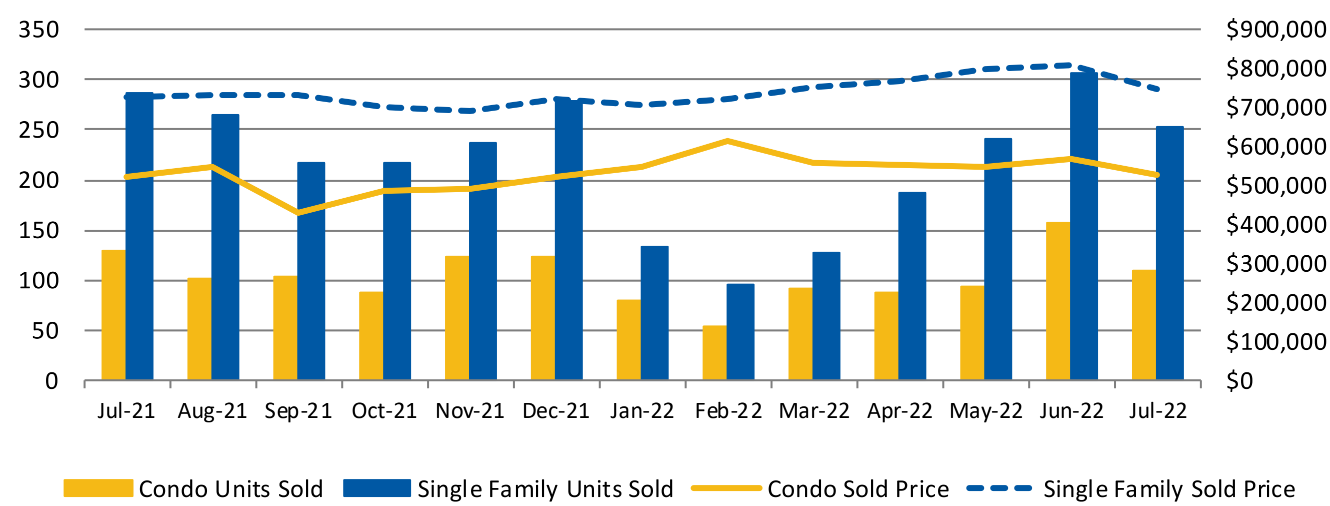
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$750,000**	$728,000	3.0%	$810,000	-7.4%	**$775,000**	$710,000	9.2%
Units Sold	**252**	287	-12.2%	307	-17.9%	**1,341**	1,451	-7.6%
Active Listings	**288**	244	18.0%	281	2.5%	**---**	---	---
Months Supply of Inventory	**1.1**	0.9	22.2%	0.9	22.2%	**---**	---	---
New Listings	**258**	272	-5.1%	406	-36.5%	**1,817**	1,839	-1.2%
Pending Sales	**223**	206	8.3%	262	-14.9%	**1,459**	1,556	-6.2%
Days to Off Market	**20**	19	5.3%	15	33.3%	**14**	15	-6.7%
Sold to Original Price Ratio	**106.5%**	107.0%	-0.5%	108.0%	-1.4%	**107.3%**	105.6%	1.6%
Price per Square Foot	**$403**	$395	2.0%	$411	-1.9%	**$414**	$383	8.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$528,000**	$520,000	1.5%	$565,900	-6.7%	**$560,000**	$500,000	12.0%
Units Sold	**109**	130	-16.2%	158	-31.0%	**670**	839	-20.1%
Active Listings	**113**	130	-13.1%	102	10.8%	**---**	---	---
Months Supply of Inventory	**1.0**	1.0	0.0%	0.6	66.7%	**---**	---	---
New Listings	**106**	124	-14.5%	143	-25.9%	**856**	964	-11.2%
Pending Sales	**78**	99	-21.2%	132	-40.9%	**721**	838	-14.0%
Days to Off Market	**20**	19	5.3%	19	5.3%	**16**	**19**	-15.8%
Sold to Original Price Ratio	**102.3%**	102.4%	-0.1%	102.9%	-0.6%	**103.0%**	101.2%	1.8%
Price per Square Foot	**$445**	$387	15.0%	$456	-2.4%	**$440**	$410	7.3%



METRO BOSTON REGION

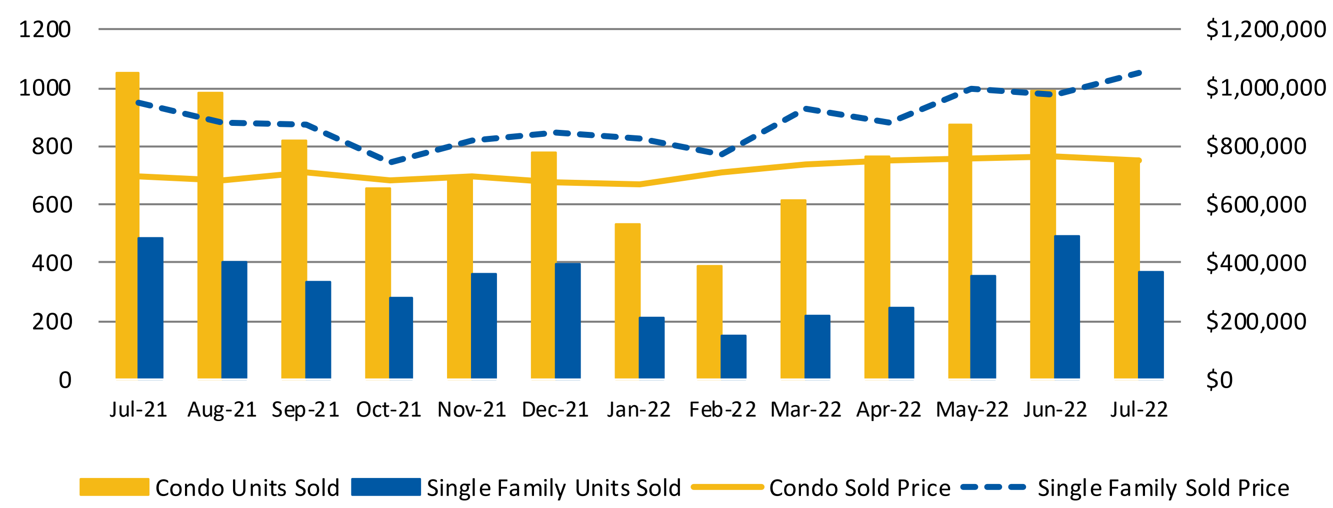
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$1,050,000**	$950,000	10.5%	$975,000	7.7%	**$939,500**	$880,000	6.8%
Units Sold	**371**	481	-22.9%	489	-24.1%	**2,044**	2,276	-10.2%
Active Listings	**526**	491	7.1%	595	-11.6%	**---**	---	---
Months Supply of Inventory	**1.4**	1.0	40.0%	1.2	16.7%	**---**	---	---
New Listings	**377**	418	-9.8%	588	-35.9%	**2,991**	3,118	-4.1%
Pending Sales	**332**	339	-2.1%	391	-15.1%	**2,254**	2,443	-7.7%
Days to Off Market	**21**	19	10.5%	18	16.7%	**16**	16	0.0%
Sold to Original Price Ratio	**103.0%**	103.9%	-0.9%	106.3%	-3.1%	**104.9%**	103.0%	1.8%
Price per Square Foot	**$506**	$482	5.0%	$517	-2.1%	**$502**	$464	8.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$753,275**	$695,000	8.4%	$764,000	-1.4%	**$747,000**	$695,000	7.5%
Units Sold	**759**	1,050	-27.7%	991	-23.4%	**4,923**	6,035	-18.4%
Active Listings	**1,676**	1,742	-3.8%	1,760	-4.8%	**---**	---	---
Months Supply of Inventory	**2.2**	1.7	29.4%	1.8	22.2%	**---**	---	---
New Listings	**854**	977	-12.6%	1,260	-32.2%	**7,600**	8,360	-9.1%
Pending Sales	**574**	775	-25.9%	741	-22.5%	**5,261**	6,425	-18.1%
Days to Off Market	**26**	23	13.0%	21	23.8%	**19**	21	-9.5%
Sold to Original Price Ratio	**100.5%**	100.4%	0.1%	102.3%	-1.8%	**100.8%**	99.4%	1.4%
Price per Square Foot	**$708**	$665	6.5%	$718	-1.4%	**$697**	$654	6.6%



METRO WEST REGION

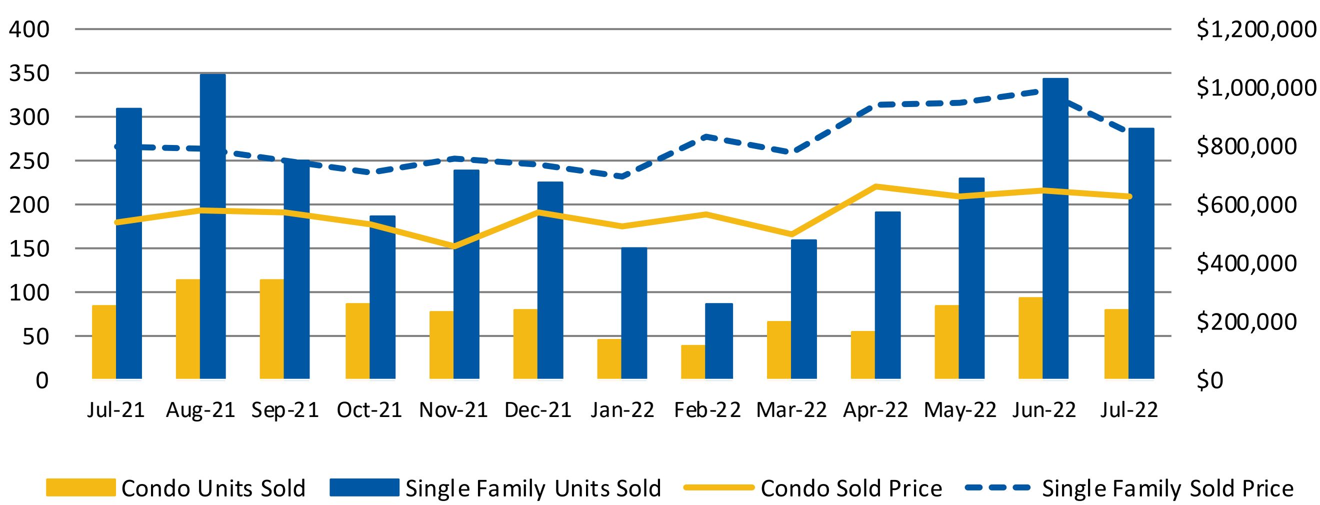
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	$850,000	$800,000	6.3%	$990,000	-14.1%	$886,000	$775,000	14.3%
Units Sold	286	309	-7.4%	343	-16.6%	1,445	1,534	-5.8%
Active Listings	282	259	8.9%	284	-0.7%	---	---	---
Months Supply of Inventory	1.0	0.8	25.0%	0.8	25.0%	---	---	---
New Listings	234	274	-14.6%	378	-38.1%	1,942	2,064	-5.9%
Pending Sales	197	238	-17.2%	275	-28.4%	1,584	1,749	-9.4%
Days to Off Market	19	18	5.6%	15	26.7%	13	14	-7.1%
Sold to Original Price Ratio	104.8%	107.0%	-2.1%	108.7%	-3.6%	106.8%	104.8%	1.9%
Price per Square Foot	$361	$354	2.0%	$381	-5.2%	$378	$342	10.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	$631,000	$539,000	17.1%	$650,000	-2.9%	$599,950	$455,000	31.9%
Units Sold	79	85	-7.1%	93	-15.1%	458	487	-6.0%
Active Listings	89	127	-29.9%	86	3.5%	---	---	---
Months Supply of Inventory	1.1	1.5	-26.7%	0.9	22.2%	---	---	---
New Listings	61	101	-39.6%	98	-37.8%	553	708	-21.9%
Pending Sales	50	85	-41.2%	64	-21.9%	462	597	-22.6%
Days to Off Market	20	19	5.3%	14	42.9%	15	18	-16.7%
Sold to Original Price Ratio	104.9%	102.7%	2.1%	105.0%	-0.1%	104.5%	101.7%	2.8%
Price per Square Foot	$342	$315	8.6%	$342	0.0%	$339	$305	11.1%



SOUTHERN NORFOLK REGION

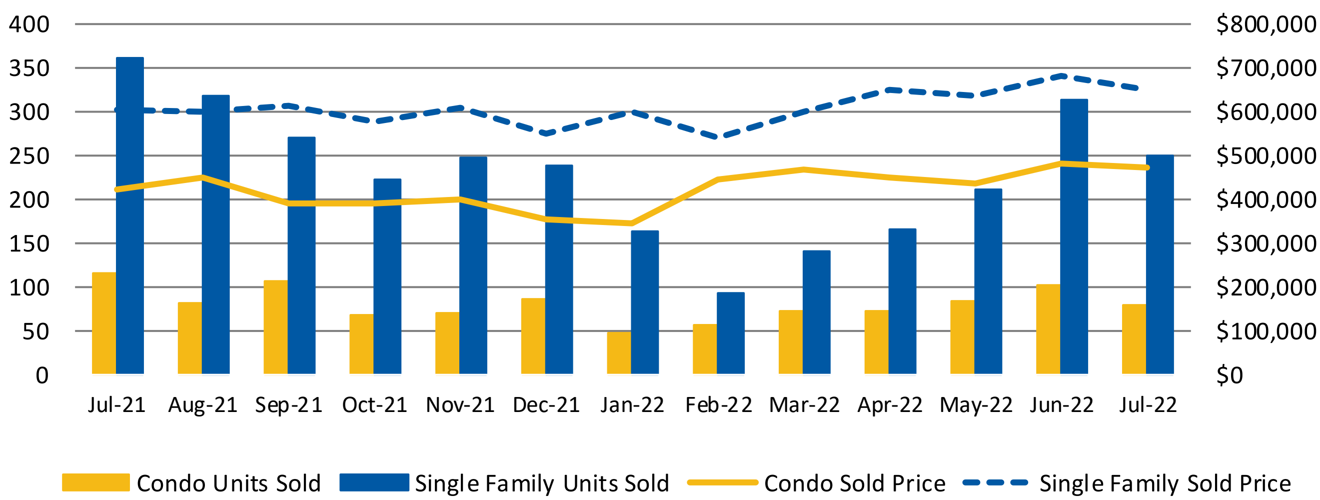
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$653,000**	$605,500	7.8%	$682,500	-4.3%	**$640,000**	$590,000	8.5%
Units Sold	**251**	362	-30.7%	314	-20.1%	**1,340**	1,658	-19.2%
Active Listings	**313**	292	7.2%	322	-2.8%	**---**	---	---
Months Supply of Inventory	**1.2**	0.8	50.0%	1.0	20.0%	**---**	---	---
New Listings	**253**	311	-18.6%	379	-33.2%	**1,811**	2,139	-15.3%
Pending Sales	**234**	250	-6.4%	271	-13.7%	**1,462**	1,801	-18.8%
Days to Off Market	**20**	19	5.3%	19	5.3%	**17**	17	0.0%
Sold to Original Price Ratio	**104.8%**	105.5%	-0.7%	106.1%	-1.2%	**104.8%**	104.6%	0.2%
Price per Square Foot	**$332**	$304	9.2%	$344	-3.5%	**$333**	$296	12.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$473,055**	$425,000	11.3%	$484,500	-2.4%	**$450,500**	$399,000	12.9%
Units Sold	**79**	117	-32.5%	102	-22.5%	**514**	593	-13.3%
Active Listings	**87**	107	-18.7%	91	-4.4%	**---**	---	---
Months Supply of Inventory	**1.1**	0.9	22.2%	0.9	22.2%	**---**	---	---
New Listings	**64**	95	-32.6%	91	-29.7%	**592**	760	-22.1%
Pending Sales	**64**	82	-22.0%	69	-7.2%	**501**	662	-24.3%
Days to Off Market	**17**	20	-15.0%	17	0.0%	**16**	19	-15.8%
Sold to Original Price Ratio	**103.7%**	102.0%	1.7%	105.1%	-1.3%	**104.7%**	101.7%	2.9%
Price per Square Foot	**$350**	$299	17.1%	$333	5.1%	**$321**	$284	13.0%



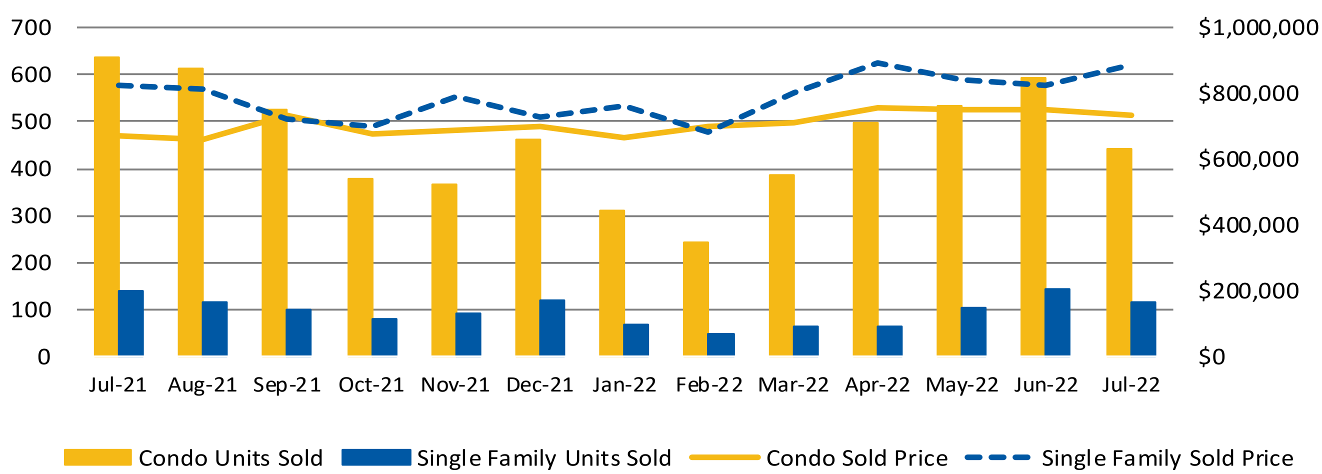
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$885,500**	$825,000	7.3%	$825,000	7.3%	**$830,000**	$785,000	5.7%
Units Sold	**114**	141	-19.1%	144	-20.8%	**607**	611	-0.7%
Active Listings	**167**	170	-1.8%	204	-18.1%	**---**	---	---
Months Supply of Inventory	**1.5**	1.2	25.0%	1.4	7.1%	**---**	---	---
New Listings	**90**	127	-29.1%	169	-46.7%	**854**	879	-2.8%
Pending Sales	**86**	93	-7.5%	118	-27.1%	**648**	656	-1.2%
Days to Off Market	**28**	21	33.3%	20	40.0%	**19**	19	0.0%
Sold to Original Price Ratio	**102.4%**	102.6%	-0.2%	104.4%	-1.9%	**103.2%**	101.9%	1.3%
Price per Square Foot	**$505**	$490	3.1%	$489	3.3%	**$501**	$461	8.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$735,000**	$669,000	9.9%	$749,000	-1.9%	**$734,450**	$690,000	6.4%
Units Sold	**441**	636	-30.7%	595	-25.9%	**3,006**	3,576	-15.9%
Active Listings	**1,138**	1,184	-3.9%	1,178	-3.4%	**---**	---	---
Months Supply of Inventory	**2.6**	1.9	36.8%	2.0	30.0%	**---**	---	---
New Listings	**536**	565	-5.1%	724	-26.0%	**4,832**	5,161	-6.4%
Pending Sales	**311**	487	-36.1%	422	-26.3%	**3,234**	3,837	-15.7%
Days to Off Market	**29**	27	7.4%	22	31.8%	**20**	22	-9.1%
Sold to Original Price Ratio	**99.8%**	99.7%	0.1%	100.9%	-1.1%	**99.7%**	98.5%	1.2%
Price per Square Foot	**$792**	$712	11.2%	$790	0.3%	**$759**	$723	5.0%



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		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$900,000**	$860,000	4.7%	$920,000	-2.2%	**$890,000**	$825,000	7.9%
Units Sold	**123**	198	-37.9%	170	-27.6%	**839**	933	-10.1%
Active Listings	**276**	244	13.1%	244	13.1%	---	---	---
Months Supply of Inventory	**2.2**	1.2	83.3%	1.4	57.1%	---	---	---
New Listings	**209**	201	4.0%	234	-10.7%	**1,308**	1,370	-4.5%
Pending Sales	**130**	155	-16.1%	137	-5.1%	**892**	988	-9.7%
Days to Off Market	**21**	21	0.0%	20	5.0%	**19**	19	0.0%
Sold to Original Price Ratio	**101.7%**	102.6%	-0.9%	103.1%	-1.4%	**102.2%**	100.6%	1.6%
Price per Square Foot	**$347**	$334	3.9%	$370	-6.2%	**$357**	$334	6.9%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$1,300,000**	$1,102,500	17.9%	$1,125,000	15.6%	**$1,150,000**	$1,066,000	7.9%
Units Sold	**49**	60	-18.3%	49	0.0%	**306**	334	-8.4%
Active Listings	**137**	130	5.4%	125	9.6%	---	---	---
Months Supply of Inventory	**2.8**	2.2	27.3%	2.6	7.7%	---	---	---
New Listings	**70**	89	-21.3%	79	-11.4%	**518**	534	-3.0%
Pending Sales	**37**	46	-19.6%	45	-17.8%	**324**	359	-9.7%
Days to Off Market	**22**	20	10.0%	19	15.8%	**21**	20	5.0%
Sold to Original Price Ratio	**100.7%**	98.7%	2.0%	98.0%	2.8%	**98.5%**	97.4%	1.1%
Price per Square Foot	**$372**	$336	10.7%	$377	-1.3%	**$347**	$323	7.4%

4 Family Homes

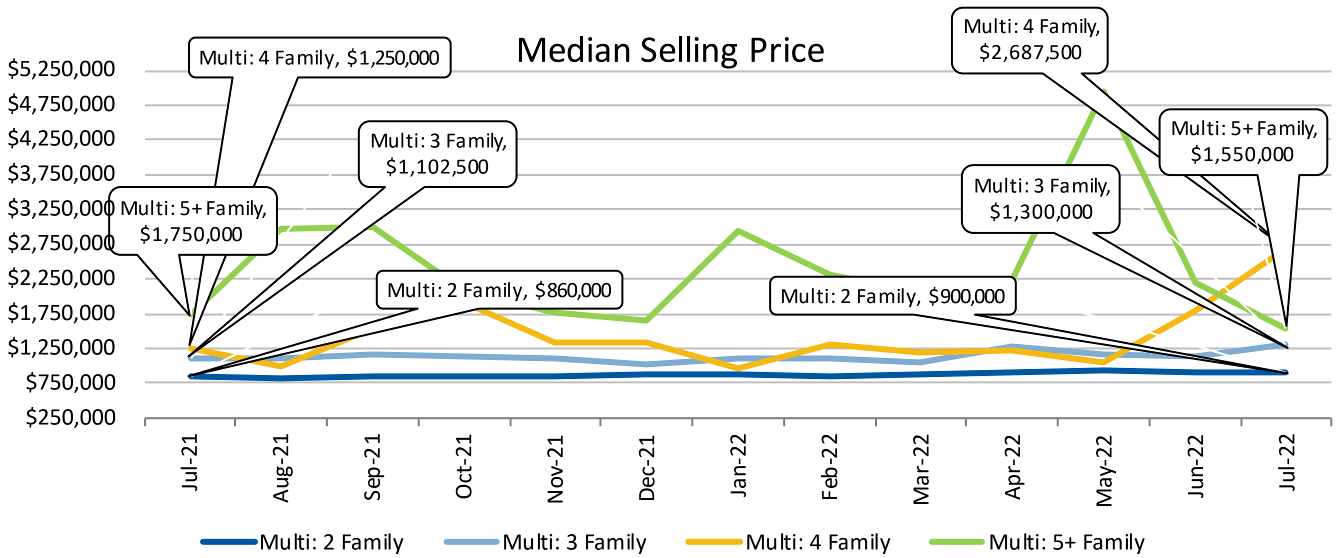
	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$1,980,500**	$999,900	98.1%	$2,687,500	-26.3%	**$1,480,000**	$1,140,000	29.8%
Units Sold	**6**	7	-14.3%	6	0.0%	**49**	45	8.9%
Active Listings	**32**	28	14.3%	36	-11.1%	---	---	---
Months Supply of Inventory	**5.3**	4.0	32.5%	6.0	-11.7%	---	---	---
New Listings	**13**	16	-18.8%	20	-35.0%	**106**	99	7.1%
Pending Sales	**5**	7	-28.6%	8	-37.5%	**54**	58	-6.9%
Days to Off Market	**31**	29	6.9%	26	19.2%	**26**	22	18.2%
Sold to Original Price Ratio	**90.4%**	96.8%	-6.6%	96.1%	-5.9%	**97.9%**	96.0%	2.0%
Price per Square Foot	**$580**	$311	86.5%	$761	-23.8%	**$362**	$311	16.4%

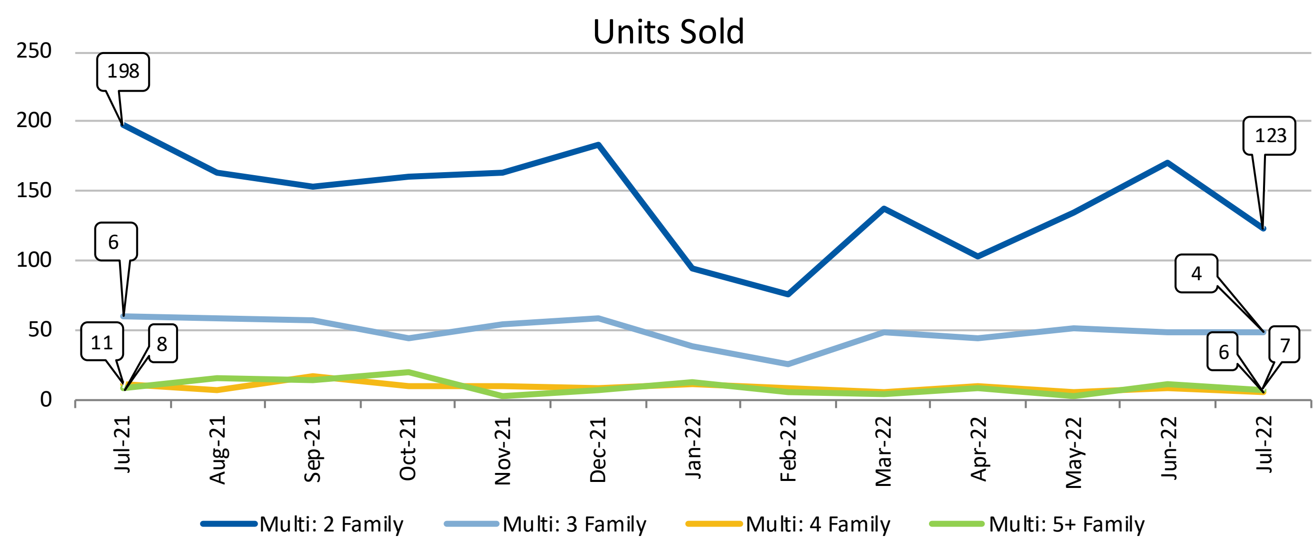
MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

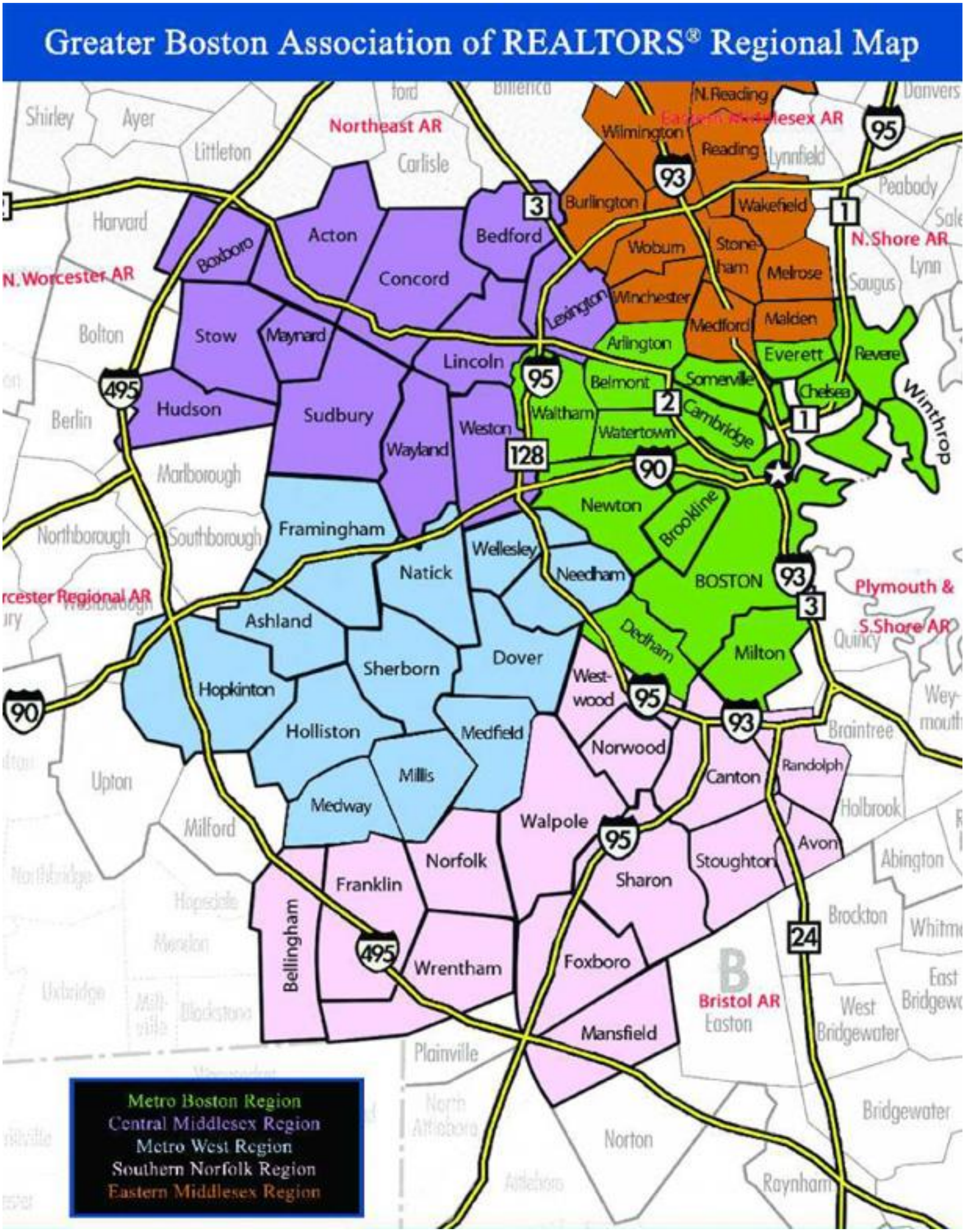
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Jul 2022	Jul 2021	Change	Jun 2022	Change	2022	2021	Change
Median Selling Price	**$2,400,000**	$2,957,500	-18.9%	$1,550,000	54.8%	**$2,150,000**	$1,961,000	9.6%
Units Sold	**8**	16	-50.0%	7	14.3%	**46**	48	-4.2%
Active Listings	**75**	52	44.2%	68	10.3%	**---**	---	---
Months Supply of Inventory	**9.4**	3.3	184.8%	9.7	-3.1%	**---**	---	---
New Listings	**25**	23	8.7%	26	-3.8%	**150**	148	1.4%
Pending Sales	**7**	10	-30.0%	11	-36.4%	**58**	65	-10.8%
Days to Off Market	**70**	28	150.0%	49	42.9%	**35**	27	29.6%
Sold to Original Price Ratio	**93.6%**	94.4%	-0.8%	96.8%	-3.3%	**95.8%**	93.9%	2.0%
Price per Square Foot	**$432**	$518	-16.6%	$423	2.1%	**$398**	$388	2.6%





GBAR JURISDICTIONAL AREA



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.

USAGE & DISCLAIMERS

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.