MONTHLY MARKET INSIGHT REPORT

May 2022

Single-Family Homes
The 1,200 homes sold was the seventh highest sales volume for the month and a 1.4 percent increase from the 1,183 homes sold in May 2021. The median sales price reached a record-high for the month of May at $875,000 which was a 15.1 percent increase from the May 2021 median sales prices of $759,900.

Condominiums
With 1,158 condos sold, it was the sixth most active May on record in Greater Boston, dropping 16.9 percent from the record-high 1,394 units sold in May 2021. The median sales price of condos rose 9.4 percent from $639,950 in May 2021 to a new record-high price for May at $700,000 this year.

Multi-Family Homes
This month, there were 198 multi-family units sold in Greater Boston, which reflects a 4.2 percent increase in sales volume from the 190 multi-family units sold in May 2021.

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

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GREATER BOSTON ASSOCIATION OF REALTORS®

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REALTOR®

Data thru 6/10/2022

GREATER BOSTON MARKET SUMMARY

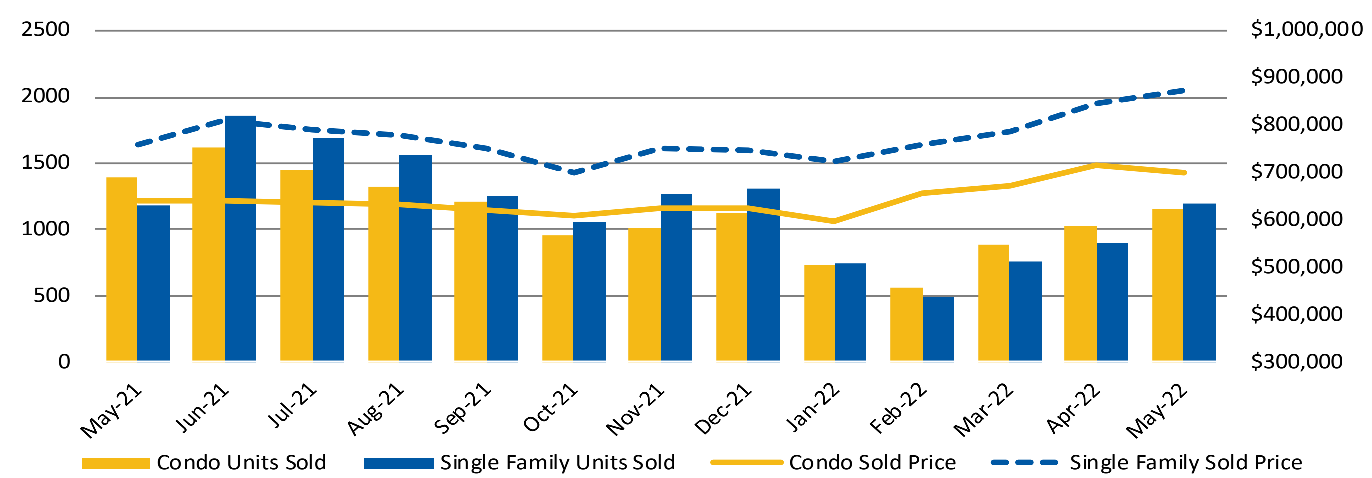
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$875,000**	$759,900	15.1%	$845,000	3.6%	**$804,000**	$720,000	11.7%
Units Sold	**1,200**	1,183	1.4%	897	33.8%	**4,093**	4,510	-9.2%
Active Listings	**1,339**	1,261	6.2%	1,340	-0.1%	**---**	---	---
Months Supply of Inventory	**1.1**	1.1	0.0%	1.5	-26.7%	**---**	---	---
New Listings	**1,847**	1,708	8.1%	1,734	6.5%	**6,711**	7,110	-5.6%
Pending Sales	**1,738**	1,746	-0.5%	1,314	32.3%	**5,439**	6,039	-9.9%
Days to Off Market	**14**	15	-6.7%	13	7.7%	**14**	15	-6.7%
Sold to Original Price Ratio	**109.1%**	106.2%	2.7%	107.9%	1.1%	**106.1%**	103.0%	3.0%
Price per Square Foot	**$427**	$376	13.6%	$422	1.2%	**$408**	$360	13.3%

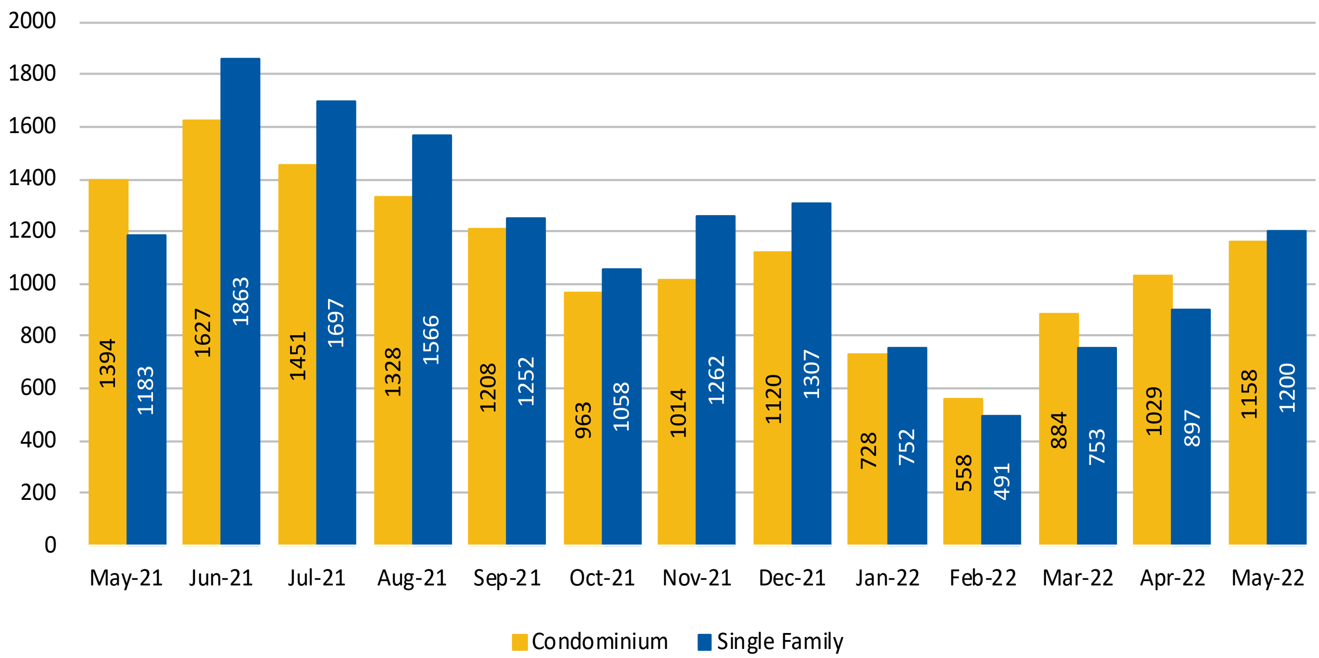
Condominiums

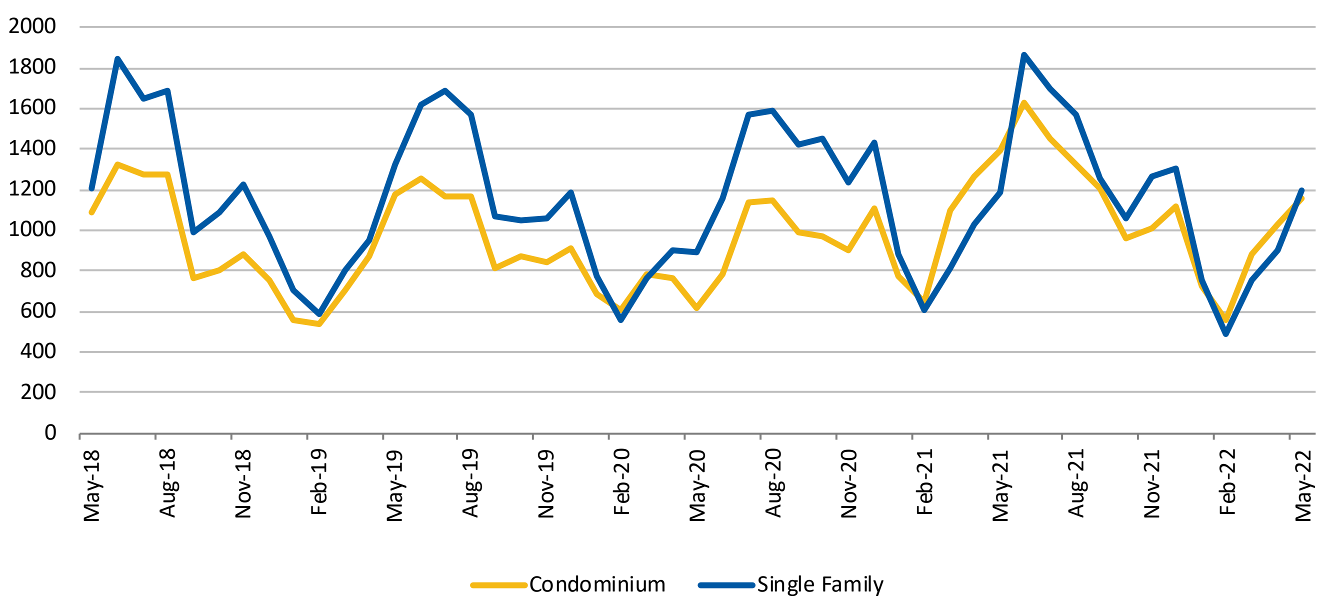
	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$700,000**	$639,950	9.4%	$715,000	-2.1%	**$675,000**	$615,000	9.8%
Units Sold	**1,158**	1,394	-16.9%	1,029	12.5%	**4,357**	5,165	-15.6%
Active Listings	**1,914**	2,153	-11.1%	1,798	6.5%	**---**	---	---
Months Supply of Inventory	**1.7**	1.5	13.3%	1.7	0.0%	**---**	---	---
New Listings	**1,686**	1,664	1.3%	1,653	2.0%	**7,254**	7,918	-8.4%
Pending Sales	**1,346**	1,514	-11.1%	1,354	-0.6%	**5,478**	6,386	-14.2%
Days to Off Market	**17**	18	-5.6%	17	0.0%	**17**	20	-15.0%
Sold to Original Price Ratio	**103.3%**	101.0%	2.3%	102.8%	0.5%	**101.5%**	99.2%	2.3%
Price per Square Foot	**$616**	$580	6.2%	$609	1.1%	**$578**	$538	7.4%



UNITS SOLD

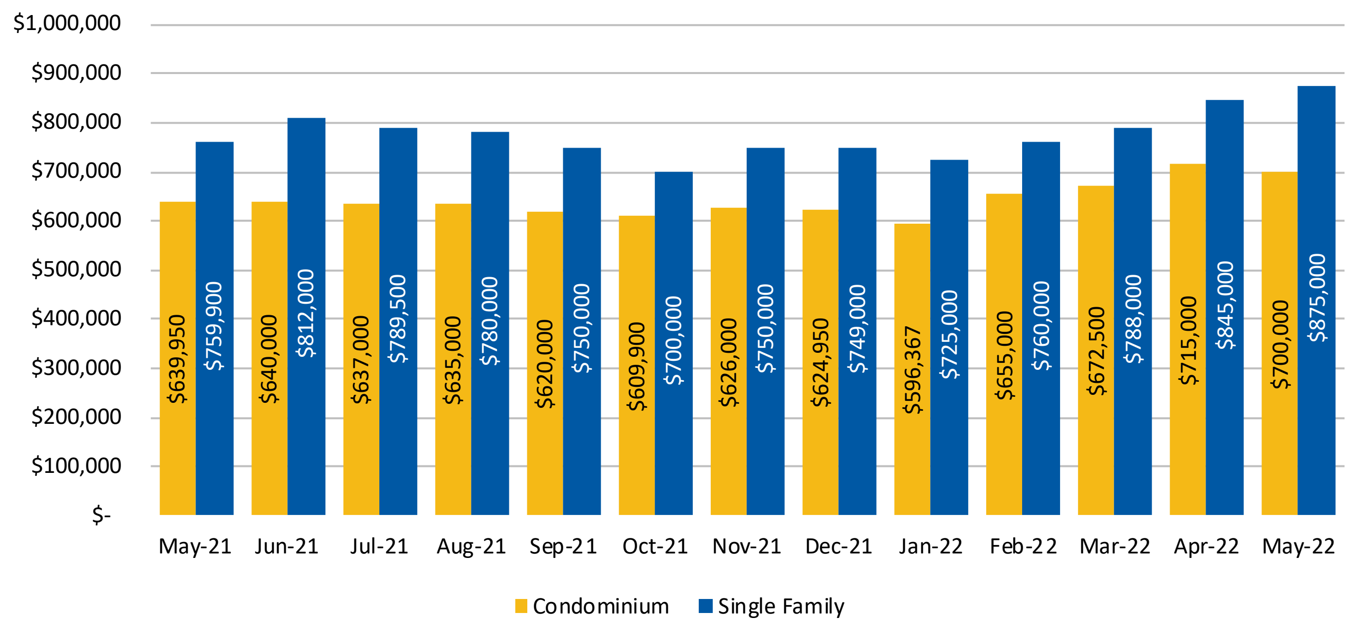
	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,200**	1,183	▲ 1.4%	897	▲ 33.8%	**4,093**	4,510	▼ -9.2%
CONDOMINIUMS	**1,158**	1,394	▼ -16.9%	1,029	▲ 12.5%	**4,357**	5,165	▼ -15.6%

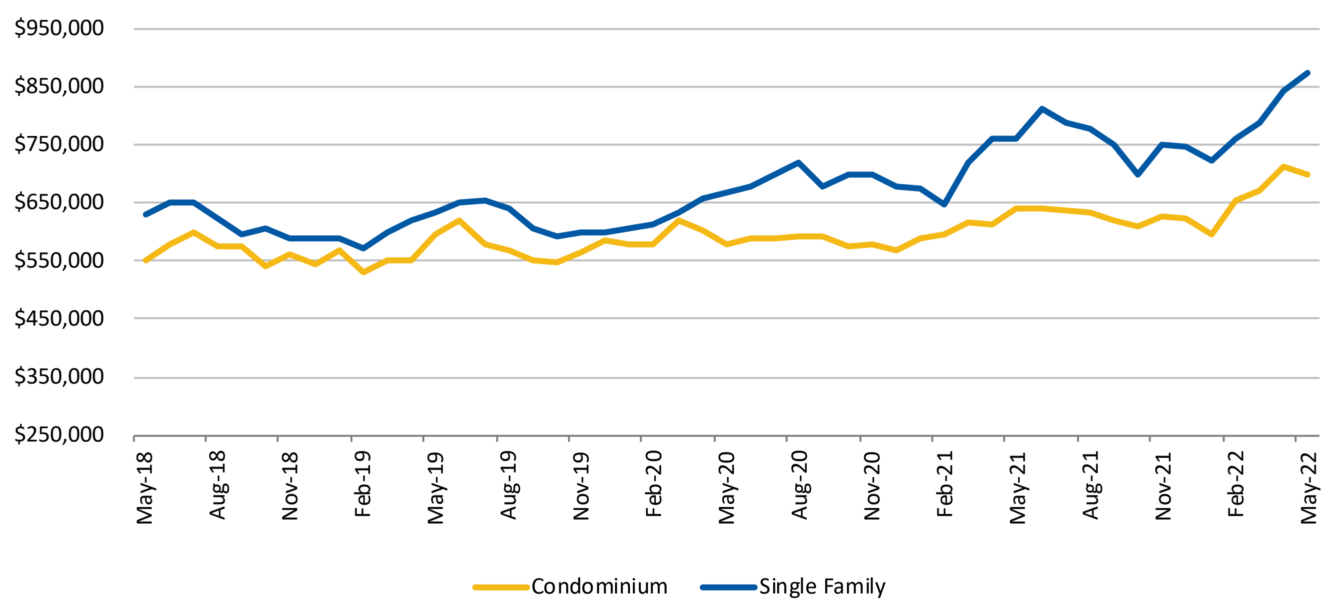




MEDIAN SELLING PRICE

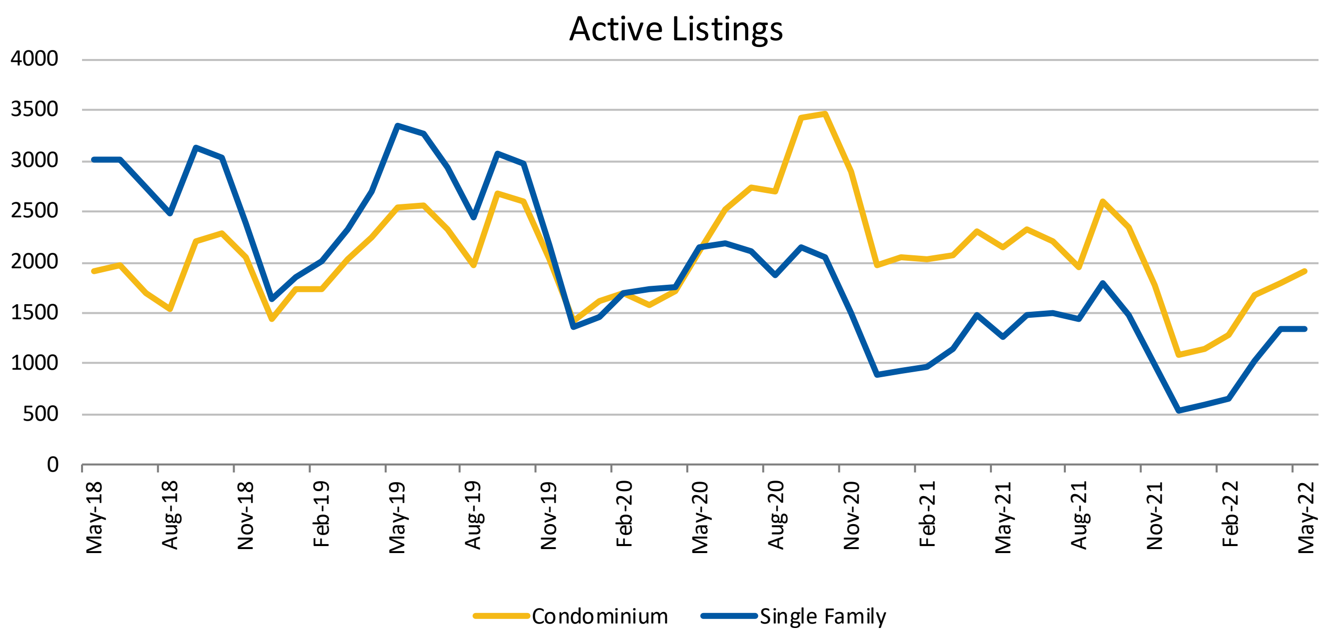
	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**$875,000**	$759,900	▲ 15.1%	$845,000	▲ 3.6%	**$804,000**	$720,000	▲ 11.7%
CONDOMINIUMS	**$700,000**	$639,950	▲ 9.4%	$715,000	▼ -2.1%	**$675,000**	$615,000	▲ 9.8%

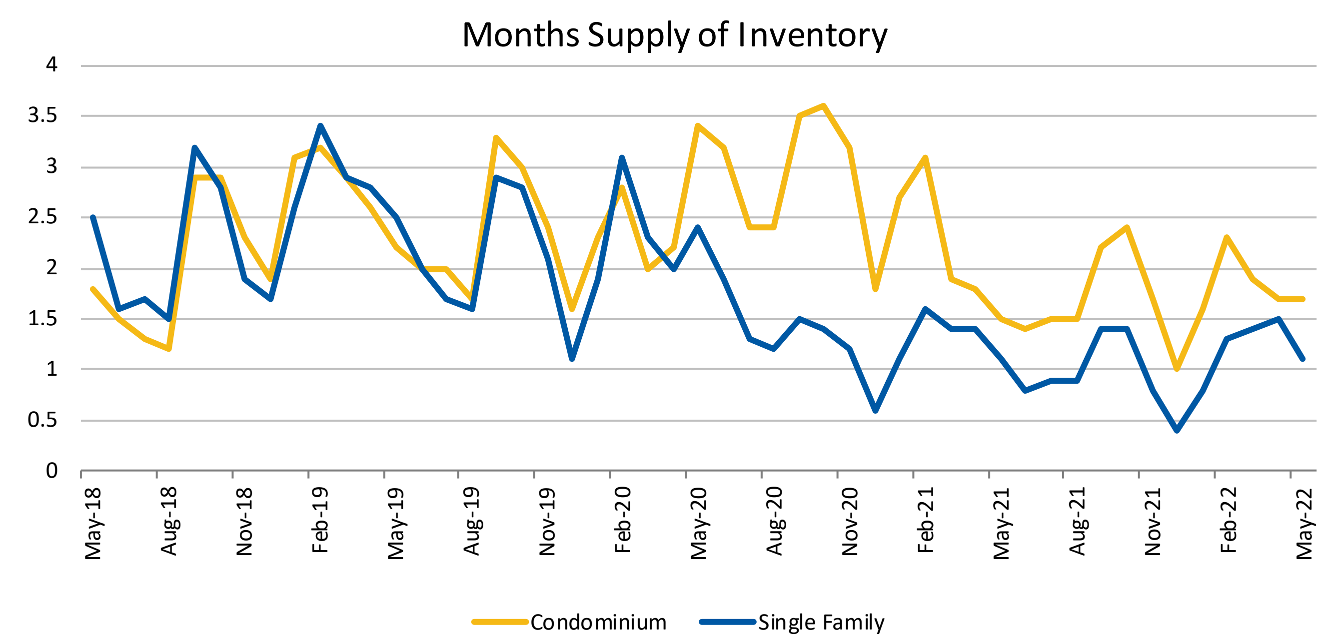




ACTIVE LISTINGS

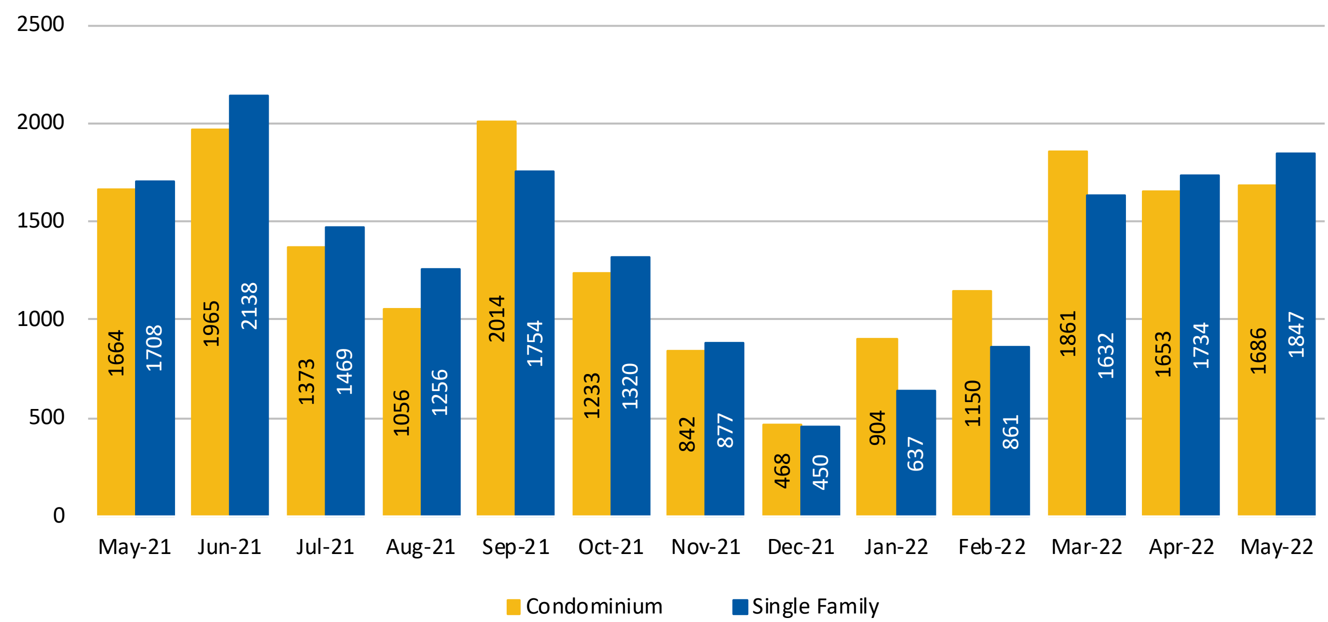
		Year over Year			Month over Month	
		May 2022	May 2021	Change	Apr 2022	Change
SINGLE FAMILY HOMES	Active Listings	**1,339**	1,261	6.2%	1,340	-0.1%
	Months Supply of Inventory	**1.1**	1.1	0.0%	1.5	-26.7%
CONDOMINIUMS	Active Listings	**1,914**	2,153	-11.1%	1,798	6.5%
	Months Supply of Inventory	**1.7**	1.5	13.3%	1.7	0.0%

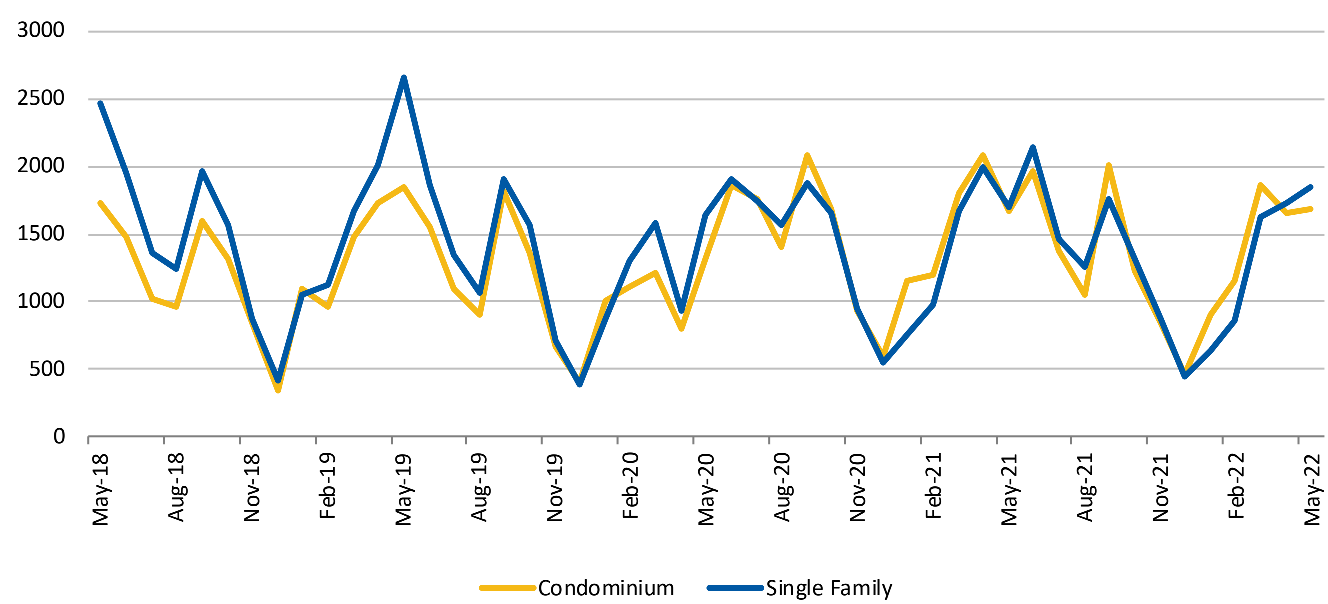




NEW LISTINGS

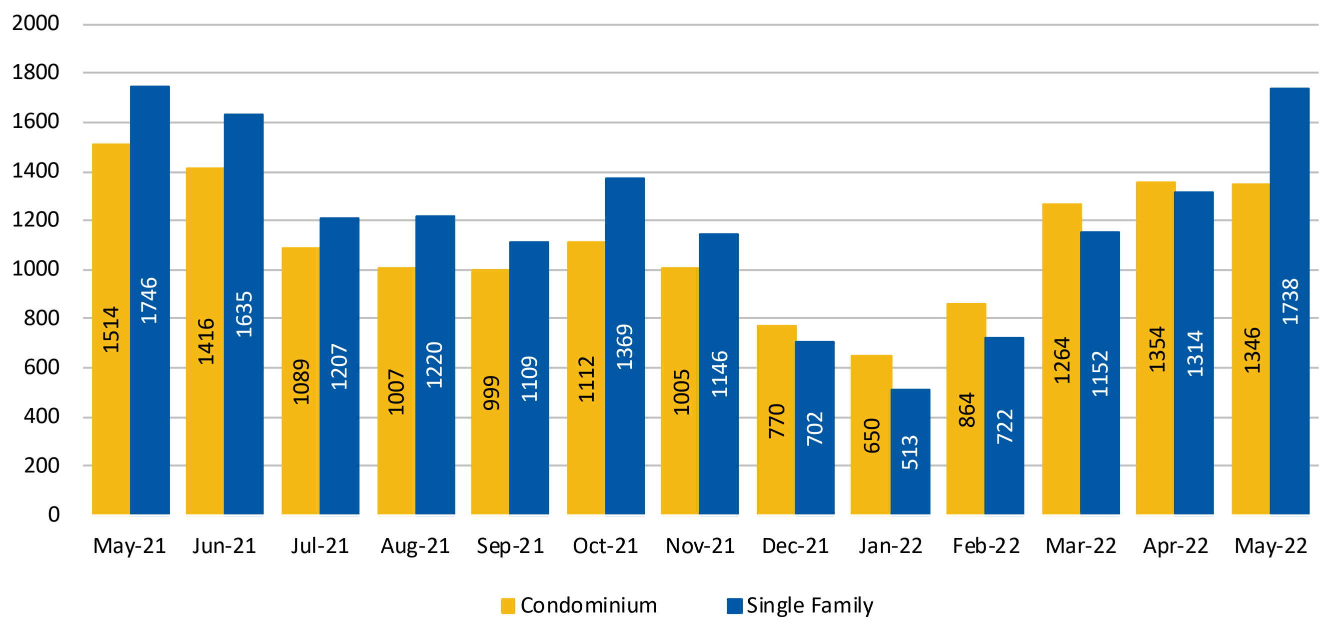
	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,847**	1,708	▲ 8.1%	1,734	▲ 6.5%	**6,711**	7,110	▼ -5.6%
CONDOMINIUMS	**1,686**	1,664	▲ 1.3%	1,653	▲ 2.0%	**7,254**	7,918	▼ -8.4%

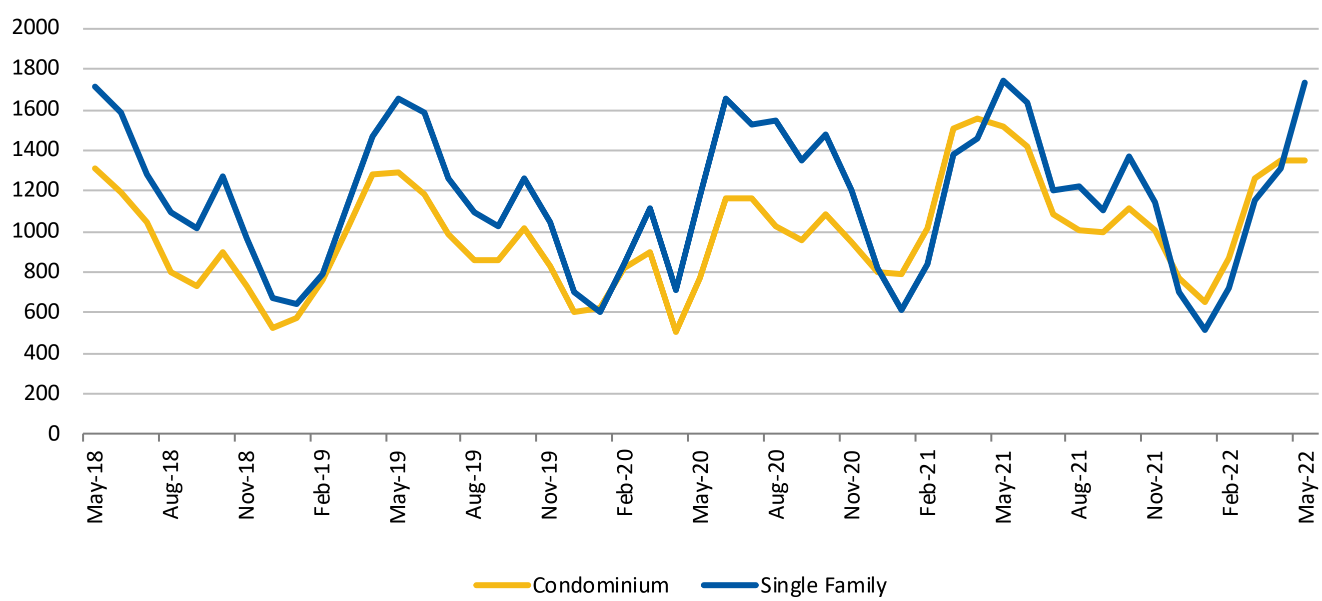




PENDING SALES

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**1,738**	1,746	-0.5%	1,314	32.3%	**5,439**	6,039	-9.9%
CONDOMINIUMS	**1,346**	1,514	-11.1%	1,354	-0.6%	**5,478**	6,386	-14.2%





CENTRAL MIDDLESEX REGION

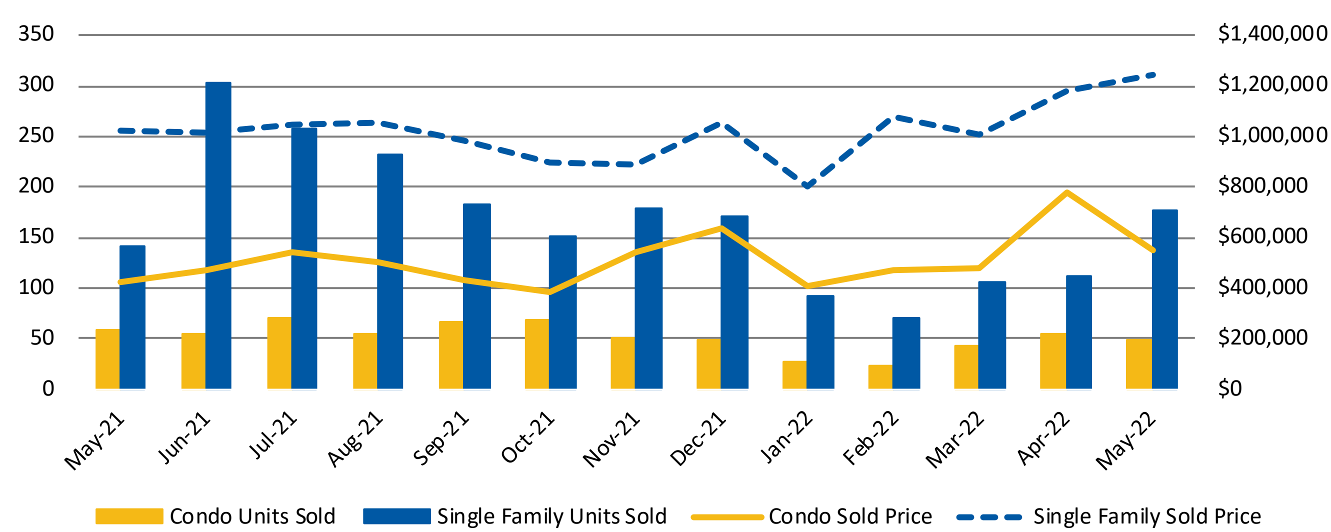
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$1,245,000**	$1,020,000	22.1%	$1,181,000	5.4%	**$1,112,500**	$977,500	13.8%
Units Sold	**176**	141	24.8%	112	57.1%	**554**	617	-10.2%
Active Listings	**200**	203	-1.5%	202	-1.0%	---	---	---
Months Supply of Inventory	**1.1**	1.4	-21.4%	1.8	-38.9%	---	---	---
New Listings	**286**	236	21.2%	232	23.3%	**1,005**	1,055	-4.7%
Pending Sales	**267**	249	7.2%	185	44.3%	**802**	922	-13.0%
Days to Off Market	**14**	14	0.0%	14	0.0%	**14**	16	-12.5%
Sold to Original Price Ratio	**112.7%**	106.5%	5.8%	110.0%	2.5%	**108.4%**	103.0%	5.2%
Price per Square Foot	**$435**	$372	16.9%	$429	1.4%	**$415**	$360	15.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$546,000**	$425,000	28.5%	$775,000	-29.5%	**$583,500**	$445,000	31.1%
Units Sold	**48**	59	-18.6%	55	-12.7%	**196**	215	-8.8%
Active Listings	**75**	53	41.5%	66	13.6%	---	---	---
Months Supply of Inventory	**1.6**	0.9	77.8%	1.2	33.3%	---	---	---
New Listings	**76**	54	40.7%	65	16.9%	**305**	291	4.8%
Pending Sales	**63**	55	14.5%	57	10.5%	**252**	247	2.0%
Days to Off Market	**13**	15	-13.3%	15	-13.3%	**14**	16	-12.5%
Sold to Original Price Ratio	**107.5%**	103.3%	4.1%	105.9%	1.5%	**105.6%**	101.5%	4.0%
Price per Square Foot	**$324**	$299	8.4%	$347	-6.6%	**$333**	$282	18.1%



EASTERN MIDDLESEX REGION

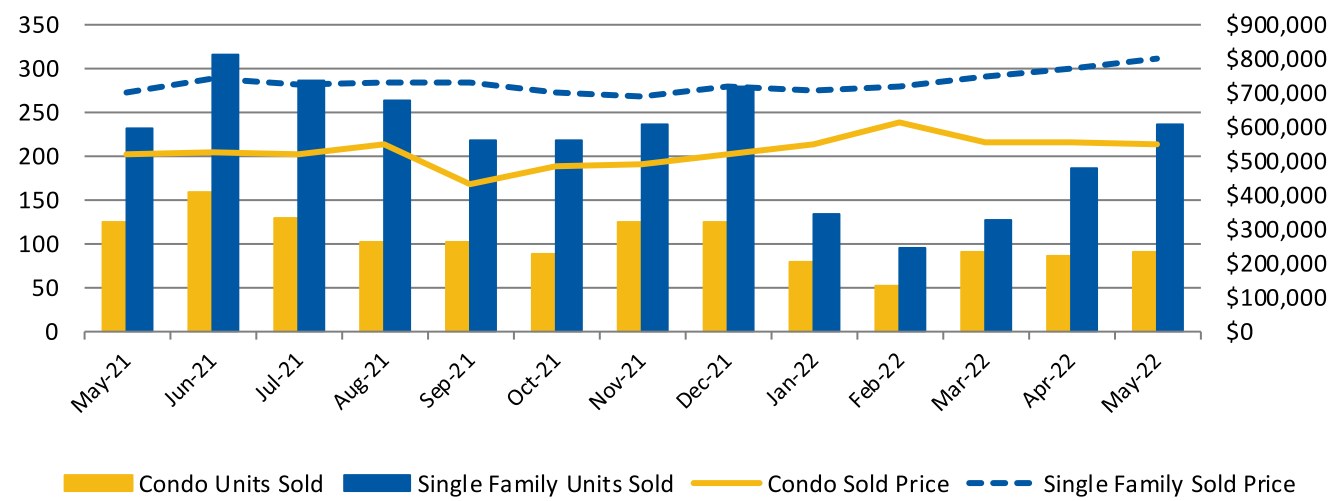
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$800,000**	$700,000	14.3%	$770,000	3.9%	**$765,000**	$683,000	12.0%
Units Sold	**237**	233	1.7%	187	26.7%	**779**	839	-7.2%
Active Listings	**195**	172	13.4%	204	-4.4%	**---**	---	---
Months Supply of Inventory	**0.8**	0.7	14.3%	1.1	-27.3%	**---**	---	---
New Listings	**317**	271	17.0%	291	8.9%	**1,155**	1,206	-4.2%
Pending Sales	**310**	300	3.3%	246	26.0%	**977**	1,060	-7.8%
Days to Off Market	**14**	15	-6.7%	13	7.7%	**13**	15	-13.3%
Sold to Original Price Ratio	**110.1%**	107.6%	2.3%	109.5%	0.5%	**107.2%**	104.3%	2.8%
Price per Square Foot	**$427**	$393	8.7%	$437	-2.3%	**$417**	$373	11.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$549,900**	$520,000	5.8%	$554,900	-0.9%	**$570,000**	$485,000	17.5%
Units Sold	**91**	126	-27.8%	87	4.6%	**401**	541	-25.9%
Active Listings	**113**	118	-4.2%	114	-0.9%	**---**	---	---
Months Supply of Inventory	**1.2**	0.9	33.3%	1.3	-7.7%	**---**	---	---
New Listings	**146**	124	17.7%	134	9.0%	**612**	663	-7.7%
Pending Sales	**131**	135	-3.0%	117	12.0%	**514**	601	-14.5%
Days to Off Market	**16**	18	-11.1%	15	6.7%	**15**	20	-25.0%
Sold to Original Price Ratio	**104.4%**	102.2%	2.2%	104.1%	0.3%	**103.3%**	100.5%	2.8%
Price per Square Foot	**$454**	$446	1.8%	$438	3.7%	**$433**	$410	5.6%



METRO BOSTON REGION

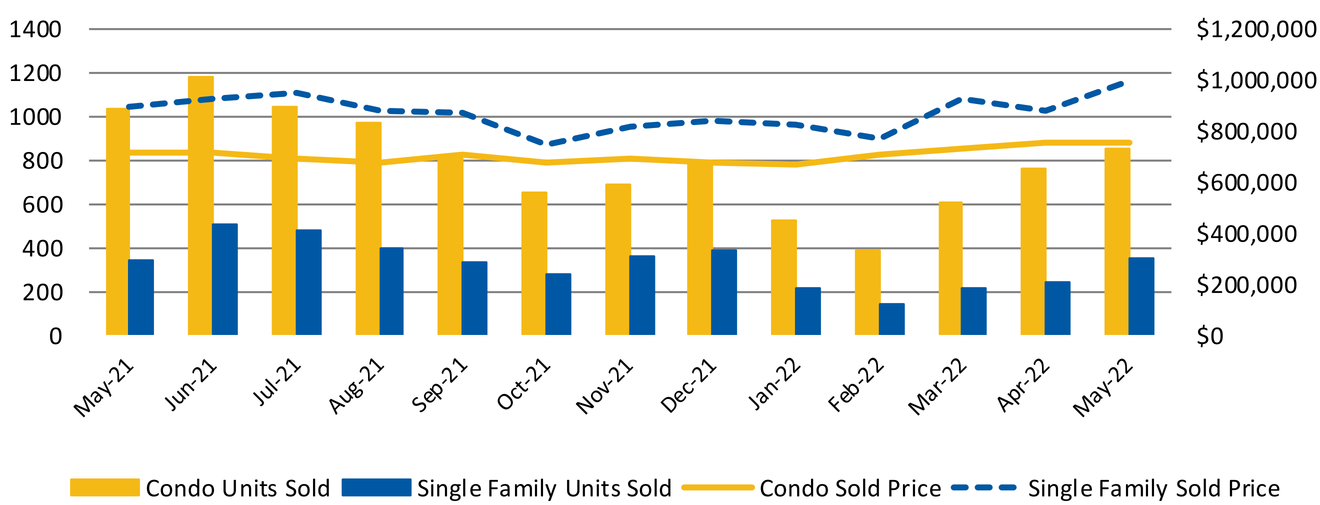
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$1,000,000**	$900,000	11.1%	$885,000	13.0%	**$892,000**	$827,000	7.9%
Units Sold	**351**	343	2.3%	245	43.3%	**1,177**	1,279	-8.0%
Active Listings	**480**	448	7.1%	456	5.3%	**---**	---	---
Months Supply of Inventory	**1.4**	1.3	7.7%	1.9	-26.3%	**---**	---	---
New Listings	**561**	523	7.3%	551	1.8%	**2,033**	2,108	-3.6%
Pending Sales	**485**	505	-4.0%	402	20.6%	**1,559**	1,662	-6.2%
Days to Off Market	**14**	14	0.0%	13	7.7%	**14**	15	-6.7%
Sold to Original Price Ratio	**107.6%**	105.1%	2.4%	107.2%	0.4%	**104.9%**	101.7%	3.1%
Price per Square Foot	**$523**	$467	12.0%	$505	3.6%	**$494**	$448	10.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$757,794**	$714,500	6.1%	$755,000	0.4%	**$739,000**	$685,000	7.9%
Units Sold	**856**	1,042	-17.9%	760	12.6%	**3,145**	3,768	-16.5%
Active Listings	**1,580**	1,772	-10.8%	1,465	7.8%	**---**	---	---
Months Supply of Inventory	**1.8**	1.7	5.9%	1.9	-5.3%	**---**	---	---
New Listings	**1,290**	1,270	1.6%	1,257	2.6%	**5,506**	5,913	-6.9%
Pending Sales	**981**	1,100	-10.8%	1,004	-2.3%	**3,994**	4,631	-13.8%
Days to Off Market	**18**	19	-5.3%	18	0.0%	**18**	20	-10.0%
Sold to Original Price Ratio	**102.5%**	100.5%	2.0%	101.8%	0.7%	**100.4%**	98.5%	1.9%
Price per Square Foot	**$722**	$704	2.6%	$709	1.8%	**$683**	$644	6.1%



METRO WEST REGION

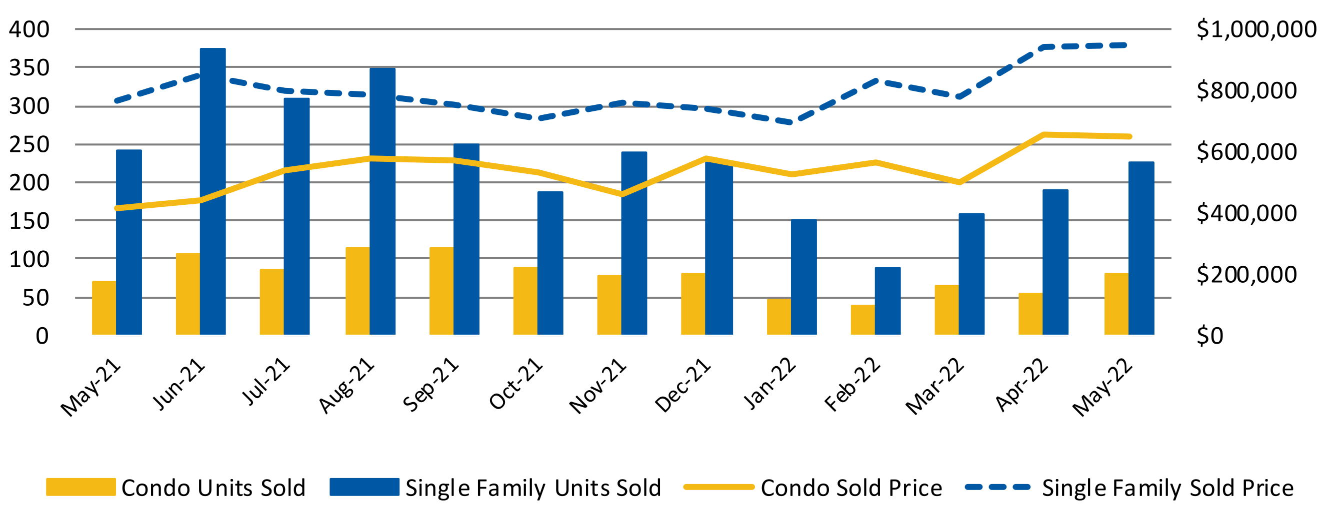
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield, Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$951,500**	$770,000	23.6%	$943,500	0.8%	**$845,000**	$735,000	15.0%
Units Sold	**226**	241	-6.2%	190	18.9%	**813**	848	-4.1%
Active Listings	**217**	222	-2.3%	244	-11.1%	**---**	---	---
Months Supply of Inventory	**1.0**	0.9	11.1%	1.3	-23.1%	**---**	---	---
New Listings	**345**	339	1.8%	349	-1.1%	**1,337**	1,344	-0.5%
Pending Sales	**356**	318	11.9%	246	44.7%	**1,130**	1,162	-2.8%
Days to Off Market	**12**	13	-7.7%	11	9.1%	**11**	14	-21.4%
Sold to Original Price Ratio	**109.7%**	106.0%	3.5%	108.1%	1.5%	**106.7%**	102.9%	3.7%
Price per Square Foot	**$413**	$350	18.0%	$409	1.0%	**$390**	$334	16.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$650,000**	$418,500	55.3%	$659,000	-1.4%	**$569,500**	$450,000	26.6%
Units Sold	**79**	71	11.3%	54	46.3%	**282**	295	-4.4%
Active Listings	**68**	98	-30.6%	71	-4.2%	**---**	---	---
Months Supply of Inventory	**0.9**	1.4	-35.7%	1.3	-30.8%	**---**	---	---
New Listings	**87**	106	-17.9%	94	-7.4%	**394**	489	-19.4%
Pending Sales	**86**	116	-25.9%	90	-4.4%	**348**	421	-17.3%
Days to Off Market	**15**	17	-11.8%	15	0.0%	**15**	18	-16.7%
Sold to Original Price Ratio	**105.1%**	103.1%	1.9%	105.1%	0.0%	**104.2%**	101.0%	3.2%
Price per Square Foot	**$349**	$303	15.2%	$345	1.2%	**$337**	$302	11.6%



SOUTHERN NORFOLK REGION

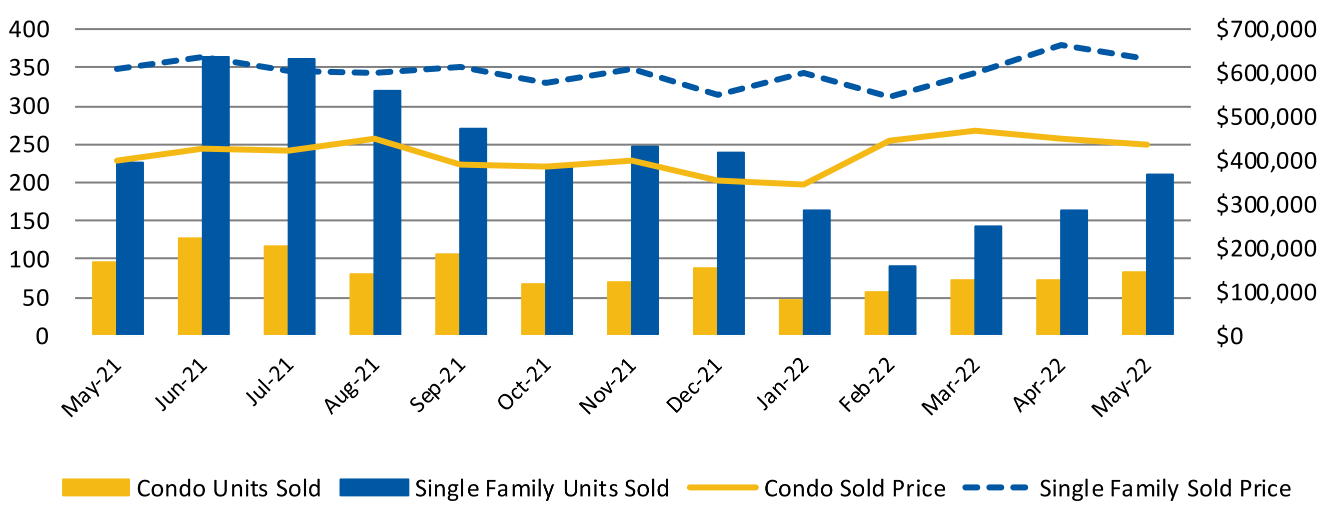
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$632,500**	$612,000	3.3%	$665,000	-4.9%	**$615,000**	$565,000	8.8%
Units Sold	**210**	225	-6.7%	163	28.8%	**770**	927	-16.9%
Active Listings	**247**	216	14.4%	234	5.6%	**---**	---	---
Months Supply of Inventory	**1.2**	1.0	20.0%	1.4	-14.3%	**---**	---	---
New Listings	**338**	339	-0.3%	311	8.7%	**1,181**	1,397	-15.5%
Pending Sales	**320**	374	-14.4%	235	36.2%	**971**	1,233	-21.2%
Days to Off Market	**16**	17	-5.9%	15	6.7%	**16**	17	-5.9%
Sold to Original Price Ratio	**106.6%**	106.3%	0.3%	105.6%	0.9%	**104.3%**	103.5%	0.8%
Price per Square Foot	**$338**	$298	13.4%	$333	1.5%	**$330**	$289	14.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$439,000**	$400,100	9.7%	$450,000	-2.4%	**$440,000**	$385,000	14.3%
Units Sold	**84**	96	-12.5%	73	15.1%	**333**	346	-3.8%
Active Listings	**78**	112	-30.4%	82	-4.9%	**---**	---	---
Months Supply of Inventory	**0.9**	1.2	-25.0%	1.1	-18.2%	**---**	---	---
New Listings	**87**	110	-20.9%	103	-15.5%	**437**	562	-22.2%
Pending Sales	**85**	108	-21.3%	86	-1.2%	**370**	486	-23.9%
Days to Off Market	**14**	18	-22.2%	16	-12.5%	**15**	19	-21.1%
Sold to Original Price Ratio	**106.3%**	103.1%	3.1%	106.5%	-0.2%	**104.8%**	101.3%	3.5%
Price per Square Foot	**$317**	$277	14.4%	$328	-3.4%	**$311**	$276	12.7%



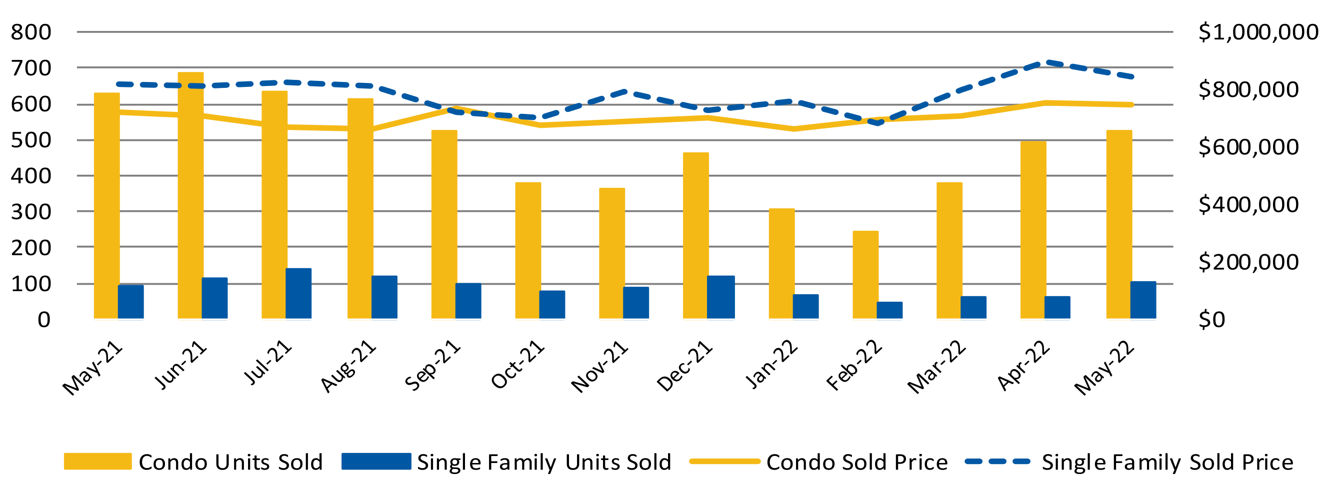
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$845,000**	$822,000	2.8%	$898,500	-6.0%	**$800,000**	$747,500	7.0%
Units Sold	**102**	94	8.5%	64	59.4%	**345**	350	-1.4%
Active Listings	**171**	172	-0.6%	163	4.9%	**---**	---	---
Months Supply of Inventory	**1.7**	1.8	-5.6%	2.5	-32.0%	**---**	---	---
New Listings	**160**	162	-1.2%	172	-7.0%	**597**	581	2.8%
Pending Sales	**143**	137	4.4%	108	32.4%	**454**	423	7.3%
Days to Off Market	**18**	17	5.9%	15	20.0%	**17**	18	-5.6%
Sold to Original Price Ratio	**106.0%**	103.6%	2.3%	103.7%	2.2%	**102.8%**	101.0%	1.8%
Price per Square Foot	**$512**	$451	13.5%	$582	-12.0%	**$501**	$440	13.9%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$749,000**	$719,000	4.2%	$756,000	-0.9%	**$725,000**	$690,000	5.1%
Units Sold	**526**	630	-16.5%	496	6.0%	**1,956**	2,236	-12.5%
Active Listings	**1,116**	1,261	-11.5%	1,033	8.0%	**---**	---	---
Months Supply of Inventory	**2.1**	2.0	5.0%	2.1	0.0%	**---**	---	---
New Listings	**818**	792	3.3%	796	2.8%	**3,588**	3,692	-2.8%
Pending Sales	**596**	664	-10.2%	617	-3.4%	**2,524**	2,754	-8.4%
Days to Off Market	**19**	20	-5.0%	19	0.0%	**19**	22	-13.6%
Sold to Original Price Ratio	**101.3%**	99.4%	1.9%	100.4%	0.9%	**99.3%**	97.7%	1.6%
Price per Square Foot	**$769**	$769	0.0%	$789	-2.5%	**$742**	$717	3.5%



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		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$926,000**	$865,000	▲ 7.1%	$895,000	▲ 3.5%	**$876,000**	$800,000	▲ 9.5%
Units Sold	**131**	133	▼ -1.5%	103	▲ 27.2%	**543**	574	▼ -5.4%
Active Listings	**209**	202	▲ 3.5%	177	▲ 18.1%	**---**	---	---
Months Supply of Inventory	**1.6**	1.5	▲ 6.7%	1.7	▼ -5.9%	**---**	---	---
New Listings	**225**	215	▲ 4.7%	188	▲ 19.7%	**867**	880	▼ -1.5%
Pending Sales	**178**	171	▲ 4.1%	155	▲ 14.8%	**639**	647	▼ -1.2%
Days to Off Market	**19**	15	▲ 26.7%	17	▲ 11.8%	**18**	19	▼ -5.3%
Sold to Original Price Ratio	**104.2%**	103.0%	▲ 1.2%	103.5%	▲ 0.7%	**102.0%**	99.4%	▲ 2.6%
Price per Square Foot	**$371**	$340	▲ 9.1%	$356	▲ 4.2%	**$357**	$328	▲ 8.8%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$1,175,000**	$1,060,000	▲ 10.8%	$1,265,000	▼ -7.1%	**$1,130,000**	#########	▲ 9.5%
Units Sold	**48**	45	▲ 6.7%	44	▲ 9.1%	**205**	196	▲ 4.6%
Active Listings	**112**	111	▲ 0.9%	120	▼ -6.7%	**---**	---	---
Months Supply of Inventory	**2.3**	2.5	▼ -8.0%	2.7	▼ -14.8%	**---**	---	---
New Listings	**76**	85	▼ -10.6%	96	▼ -20.8%	**367**	336	▲ 9.2%
Pending Sales	**63**	60	▲ 5.0%	62	▲ 1.6%	**249**	240	▲ 3.8%
Days to Off Market	**20**	19	▲ 5.3%	20	▬ 0.0%	**21**	20	▲ 5.0%
Sold to Original Price Ratio	**99.2%**	98.9%	▲ 0.3%	97.7%	▲ 1.5%	**98.2%**	95.8%	▲ 2.5%
Price per Square Foot	**$345**	$325	▲ 6.2%	$329	▲ 4.9%	**$339**	$315	▲ 7.6%

4 Family Homes

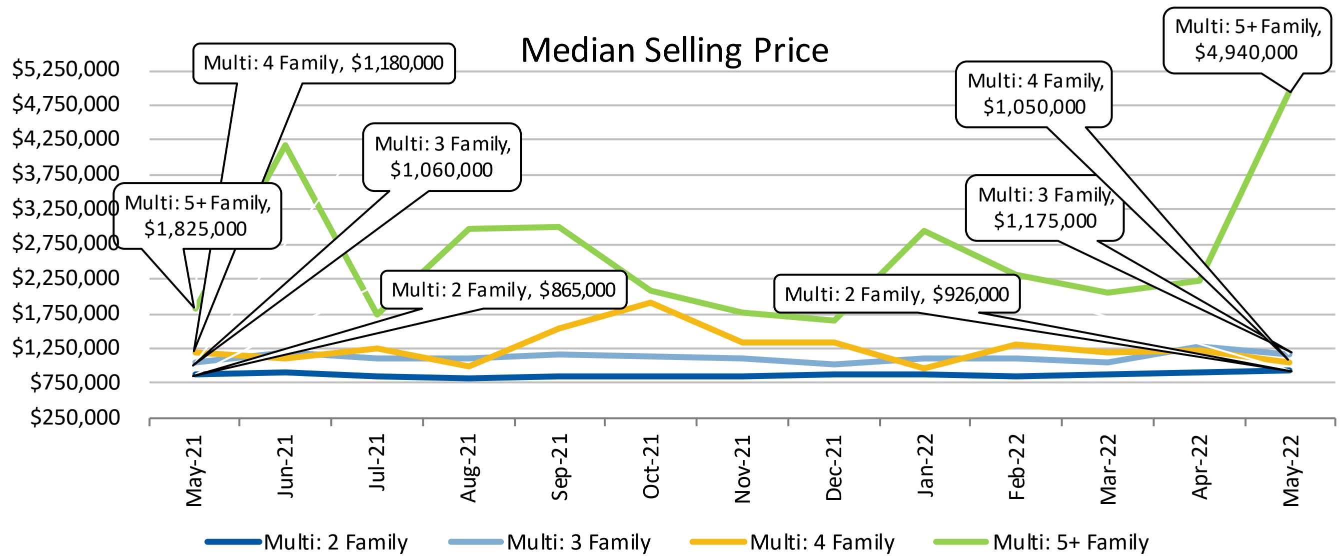
	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$1,799,500**	$1,106,000	▲ 62.7%	$1,050,000	▲ 71.4%	**$1,250,000**	$1,140,000	▲ 9.6%
Units Sold	**8**	9	▼ -11.1%	5	▲ 60.0%	**37**	27	▲ 37.0%
Active Listings	**31**	22	▲ 40.9%	29	▲ 6.9%	**---**	---	---
Months Supply of Inventory	**3.9**	2.4	▲ 62.5%	5.8	▼ -32.8%	**---**	---	---
New Listings	**17**	16	▲ 6.3%	16	▲ 6.3%	**74**	63	▲ 17.5%
Pending Sales	**11**	11	▬ 0.0%	11	▬ 0.0%	**44**	35	▲ 25.7%
Days to Off Market	**31**	14	▲ 121.4%	23	▲ 34.8%	**30**	20	▲ 50.0%
Sold to Original Price Ratio	**99.3%**	101.1%	▼ -1.8%	97.6%	▲ 1.7%	**99.4%**	97.6%	▲ 1.8%
Price per Square Foot	**$359**	$271	▲ 32.5%	$273	▲ 31.5%	**$306**	$297	▲ 3.0%

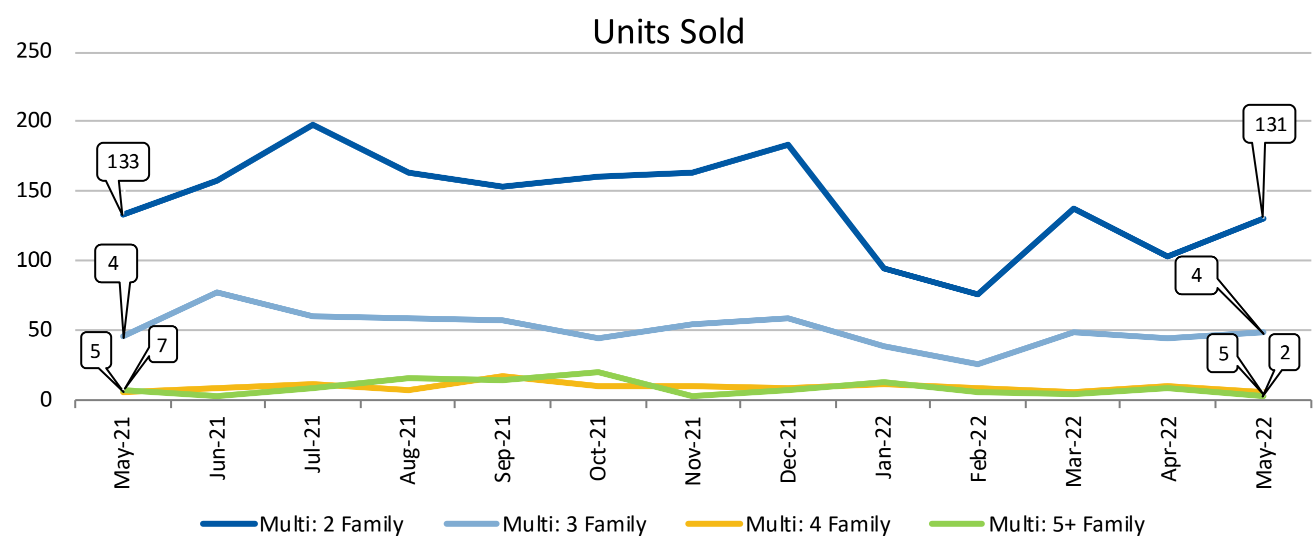
MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

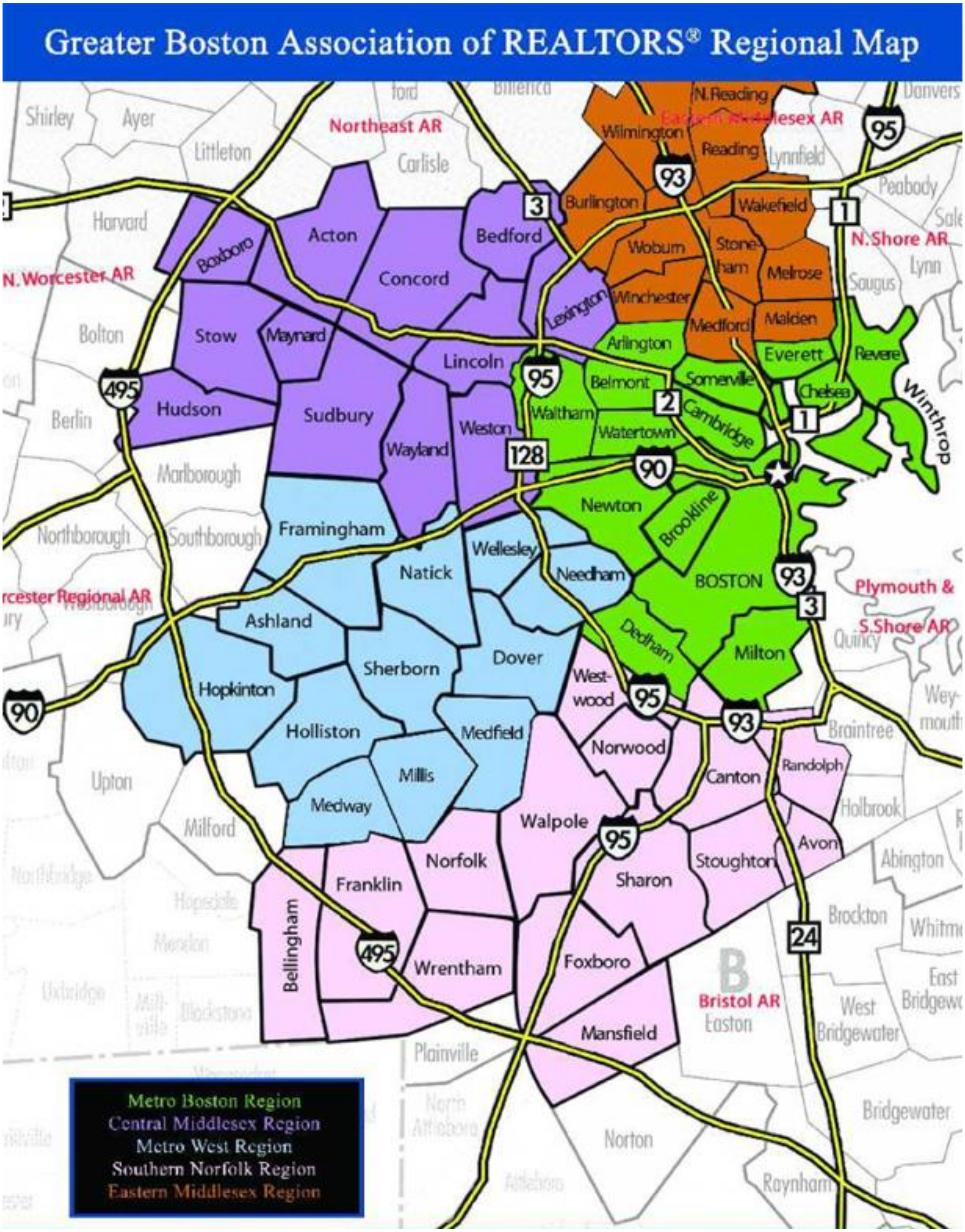
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2022	May 2021	Change	Apr 2022	Change	2022	2021	Change
Median Selling Price	**$2,200,000**	$4,175,000	-47.3%	$4,940,000	-55.5%	**$2,320,000**	$1,760,000	31.8%
Units Sold	**11**	3	266.7%	2	450.0%	**31**	24	29.2%
Active Listings	**59**	44	34.1%	58	1.7%	**---**	---	---
Months Supply of Inventory	**5.4**	14.7	-63.3%	29.0	-81.4%	**---**	---	---
New Listings	**22**	15	46.7%	26	-15.4%	**99**	86	15.1%
Pending Sales	**15**	8	87.5%	12	25.0%	**45**	34	32.4%
Days to Off Market	**36**	57	-36.8%	26	38.5%	**29**	30	-3.3%
Sold to Original Price Ratio	**100.1%**	99.0%	1.1%	99.0%	1.1%	**96.1%**	92.3%	4.1%
Price per Square Foot	**$369**	$558	-33.9%	$699	-47.2%	**$389**	$357	9.0%





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.