

# MONTHLY MARKET INSIGHTS REPORT

November 2022

## Single-Family Homes

The 889 homes sold this month, was a 29.6 percent decrease in sales activity from the record high 1,262 homes sold in November 2021. This is the sixteenth highest total on record for the month and is the lowest sales total for the month since 2018 (819). Additionally, the median sales price reached a new record high for the month at \$760,000, which is a 1.3 percent increase from the November 2021 median sales price of \$750,000.

## Condominiums

With 701 condos sold for November on record in Greater Boston and a 30.9 percent decrease from the record high 1,014 units sold in November 2021. This reflects the thirteenth highest sales total for the month of November and the lowest since 2014 (664). The median sales price for condos increased to a new record high for the month at \$651,500, which is a 4.1 percent change from the November 2021 median sales price of \$626,000

## Multi-Family Homes

This month, 155 multi-family homes were sold in Greater Boston, which was a 33.4 percent decrease on the 233 units sold in November 2021.



## CONTENTS

Greater Boston	2
Units Sold	3
Median Selling Price	4
Active Listings	5
New Listings	6
Pending Sales	7
Central Middlesex	8
Eastern Middlesex	9
Metro Boston	10
Metro West	11
Southern Norfolk	12
City of Boston	13
Multi-Family	14
Regional Map	16
Glossary	17

**Greater Boston Association of REALTORS®**

A division of the Greater Boston Real Estate Board

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Data thru 12/10/2022

# GREATER BOSTON MARKET SUMMARY

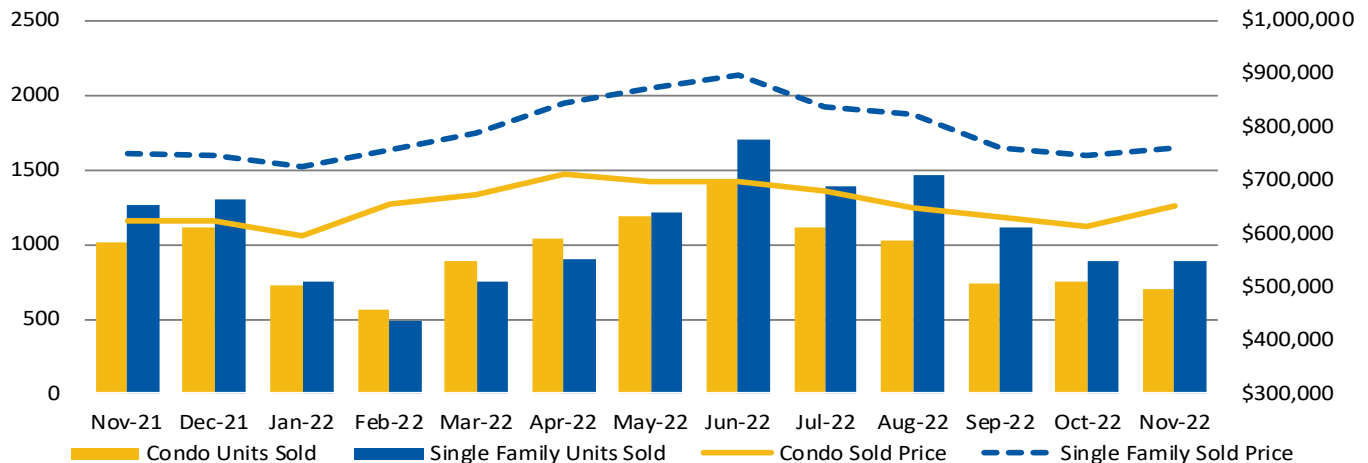
Includes all 64 towns within the GBAR jurisdictional area

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$760,000	\$750,000	▲ 1.3%	\$749,000	▲ 1.5%	\$806,750	\$750,000	▲ 7.6%
Units Sold	889	1,262	▼ -29.6%	893	▼ -0.4%	11,574	13,236	▼ -12.6%
Active Listings	1,369	982	▲ 39.4%	1,746	▼ -21.6%	---	---	---
Months Supply of Inventory	1.5	0.8	▲ 87.5%	2.0	▼ -25.0%	---	---	---
New Listings	747	877	▼ -14.8%	1,136	▼ -34.2%	14,554	15,906	▼ -8.5%
Pending Sales	853	1,144	▼ -25.4%	976	▼ -12.6%	11,677	13,697	▼ -14.7%
Days to Off Market	24	21	▲ 14.3%	21	▲ 14.3%	17	17	■ 0.0%
Sold to Original Price Ratio	98.9%	102.2%	▼ -3.2%	99.4%	▼ -0.5%	104.0%	103.9%	▲ 0.1%
Price per Square Foot	\$385	\$371	▲ 3.8%	\$378	▲ 1.9%	\$401	\$368	▲ 9.0%

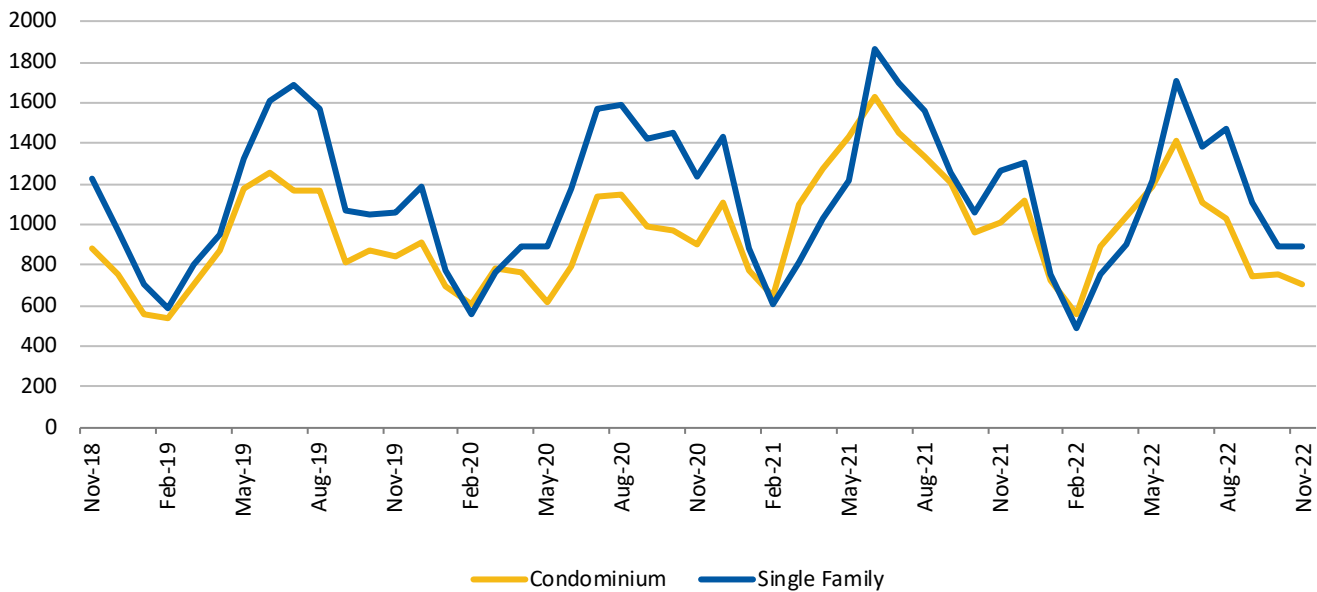
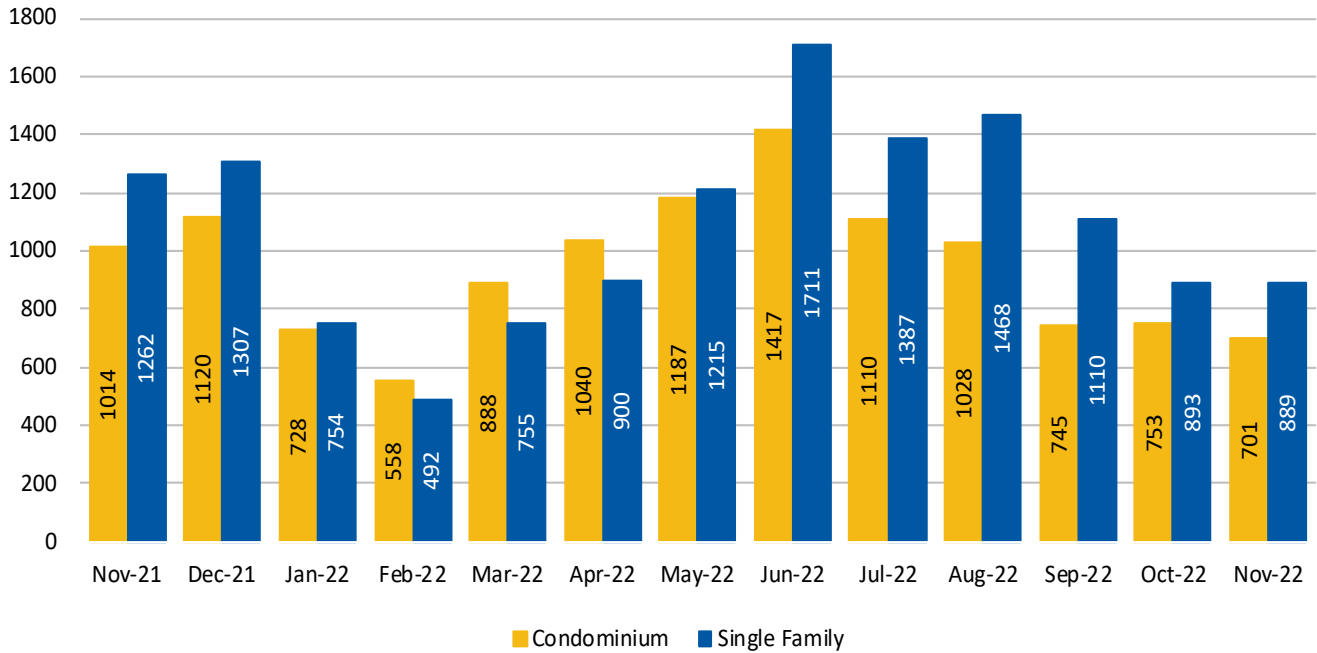
## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$651,500	\$626,000	▲ 4.1%	\$612,500	▲ 6.4%	\$665,000	\$625,000	▲ 6.4%
Units Sold	701	1,014	▼ -30.9%	753	▼ -6.9%	10,155	12,811	▼ -20.7%
Active Listings	1,791	1,766	▲ 1.4%	2,099	▼ -14.7%	---	---	---
Months Supply of Inventory	2.6	1.7	▲ 52.9%	2.8	▼ -7.1%	---	---	---
New Listings	714	840	▼ -15.0%	1,020	▼ -30.0%	14,229	16,389	▼ -13.2%
Pending Sales	665	1,005	▼ -33.8%	737	▼ -9.8%	10,181	13,006	▼ -21.7%
Days to Off Market	28	26	▲ 7.7%	25	▲ 12.0%	19	20	▼ -5.0%
Sold to Original Price Ratio	97.6%	99.6%	▼ -2.0%	98.7%	▼ -1.1%	100.8%	99.9%	▲ 0.9%
Price per Square Foot	\$524	\$522	▲ 0.4%	\$548	▼ -4.4%	\$570	\$541	▲ 5.4%



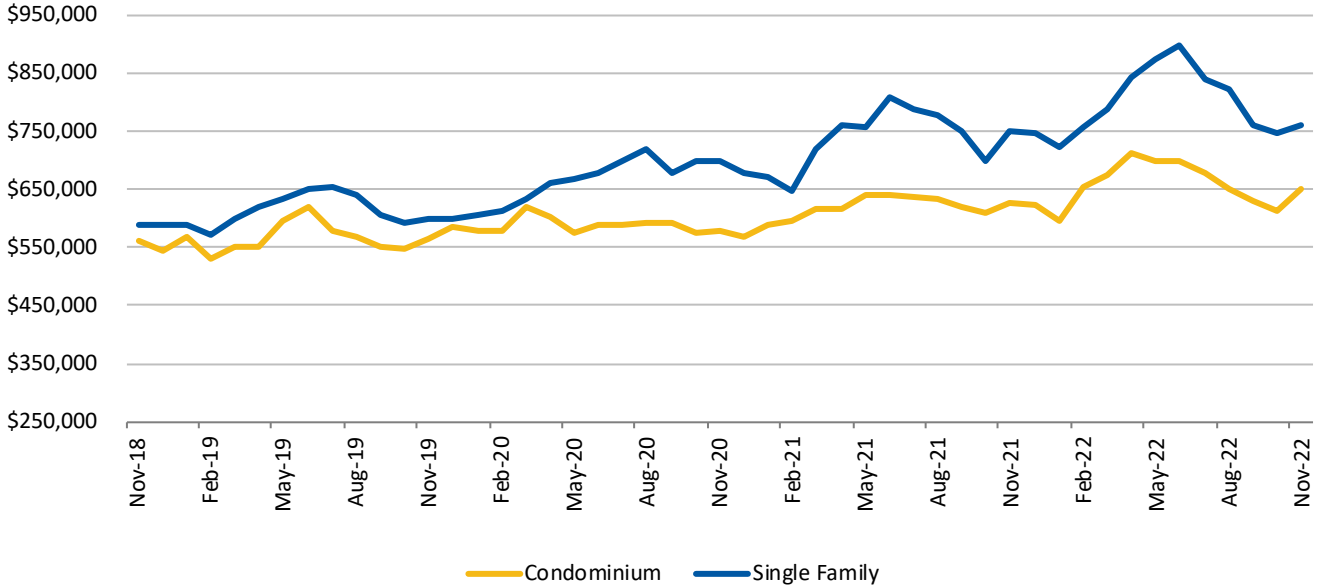
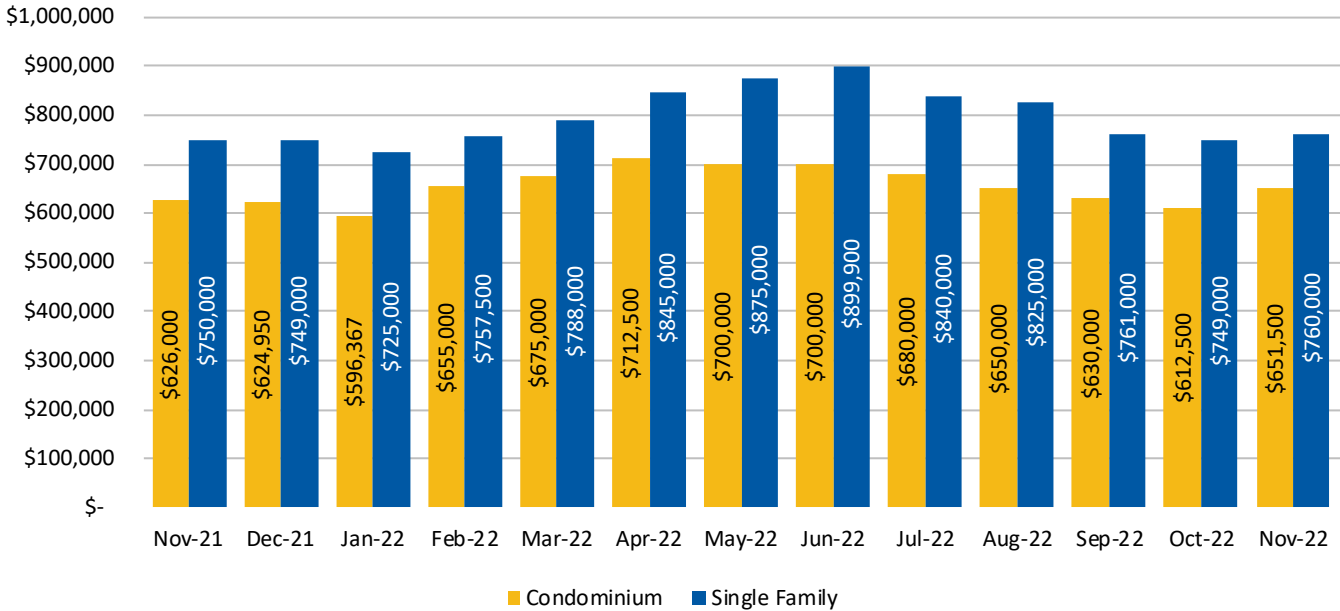
# UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
<b>SINGLE FAMILY HOMES</b>	<b>889</b>	1,262	▼ -29.6%	893	▼ -0.4%	<b>11,574</b>	13,236	▼ -12.6%
<b>CONDOMINIUMS</b>	<b>701</b>	1,014	▼ -30.9%	753	▼ -6.9%	<b>10,155</b>	12,811	▼ -20.7%



# MEDIAN SELLING PRICE

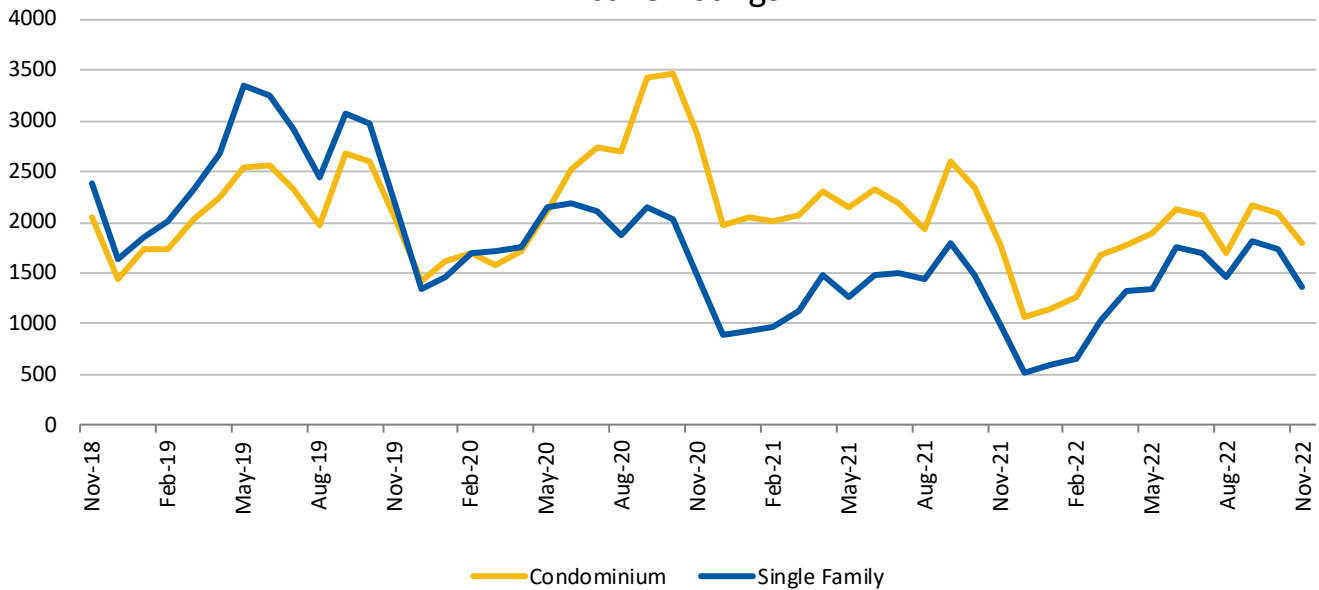
	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
<b>SINGLE FAMILY HOMES</b>	<b>\$760,000</b>	\$750,000	▲ 1.3%	\$749,000	▲ 1.5%	<b>\$806,750</b>	\$750,000	▲ 7.6%
<b>CONDOMINIUMS</b>	<b>\$651,500</b>	\$626,000	▲ 4.1%	\$612,500	▲ 6.4%	<b>\$665,000</b>	\$625,000	▲ 6.4%



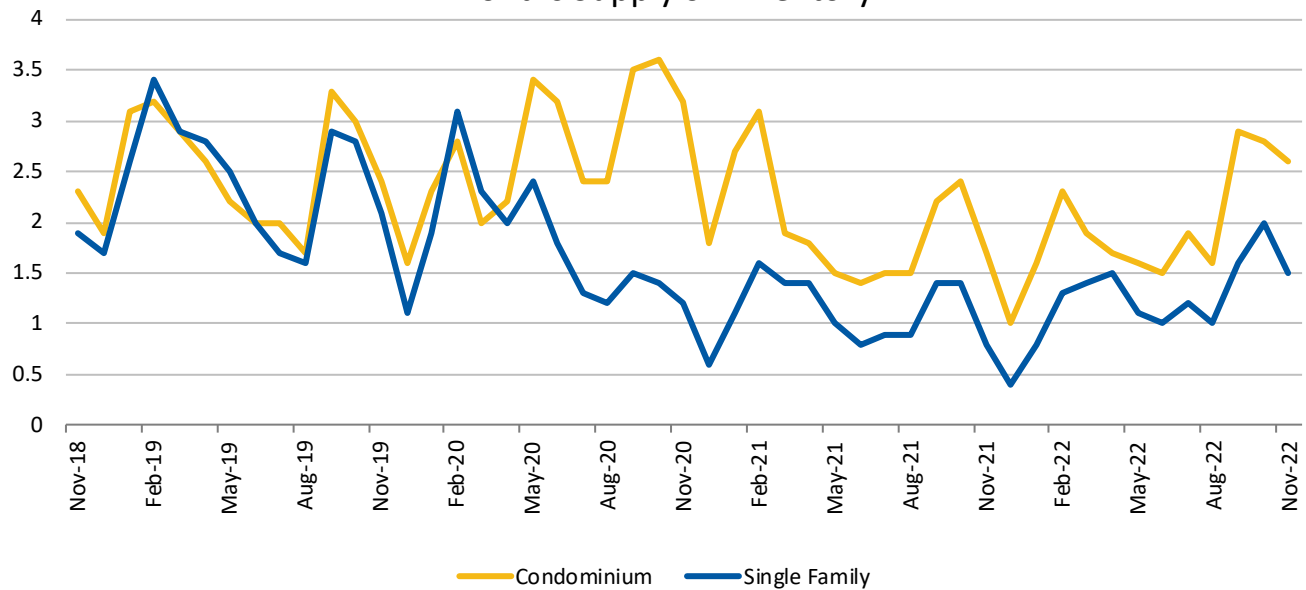
# ACTIVE LISTINGS

		Year over Year			Month over Month	
		Nov 2022	Nov 2021	Change	Oct 2022	Change
SINGLE FAMILY HOMES	Active Listings	1,369	982	▲ 39.4%	1,746	▼ -21.6%
	Months Supply of Inventory	1.5	0.8	▲ 87.5%	2.0	▼ -25.0%
CONDOMINIUMS	Active Listings	1,791	1,766	▲ 1.4%	2,099	▼ -14.7%
	Months Supply of Inventory	2.6	1.7	▲ 52.9%	2.8	▼ -7.1%

Active Listings

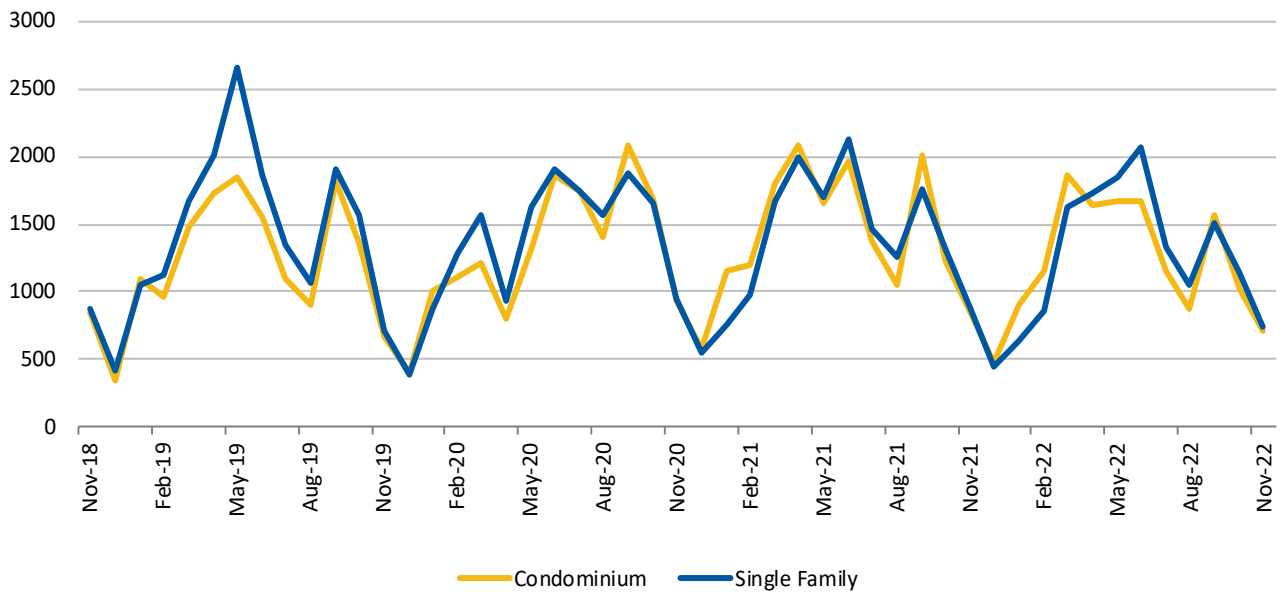
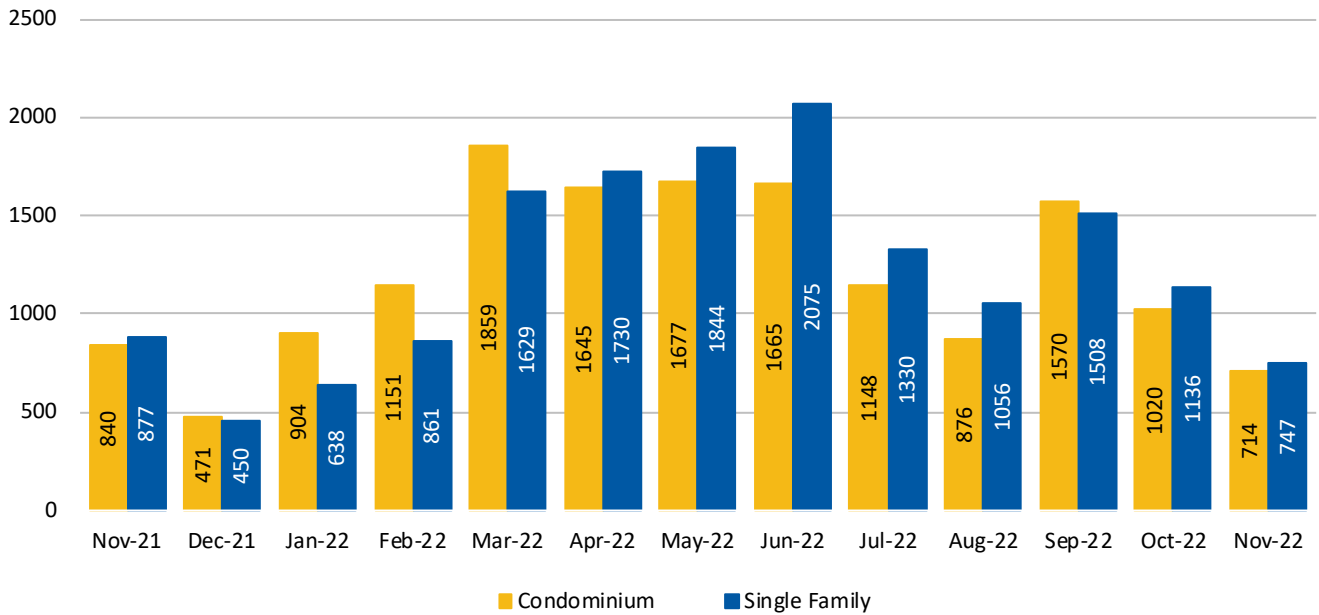


Months Supply of Inventory



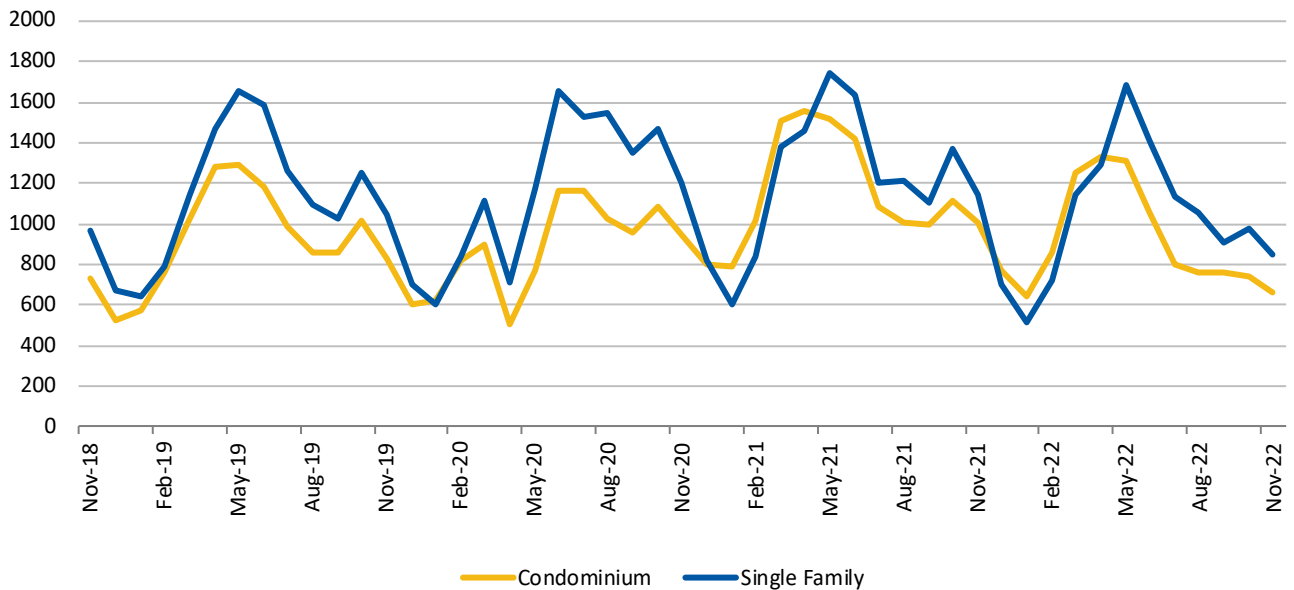
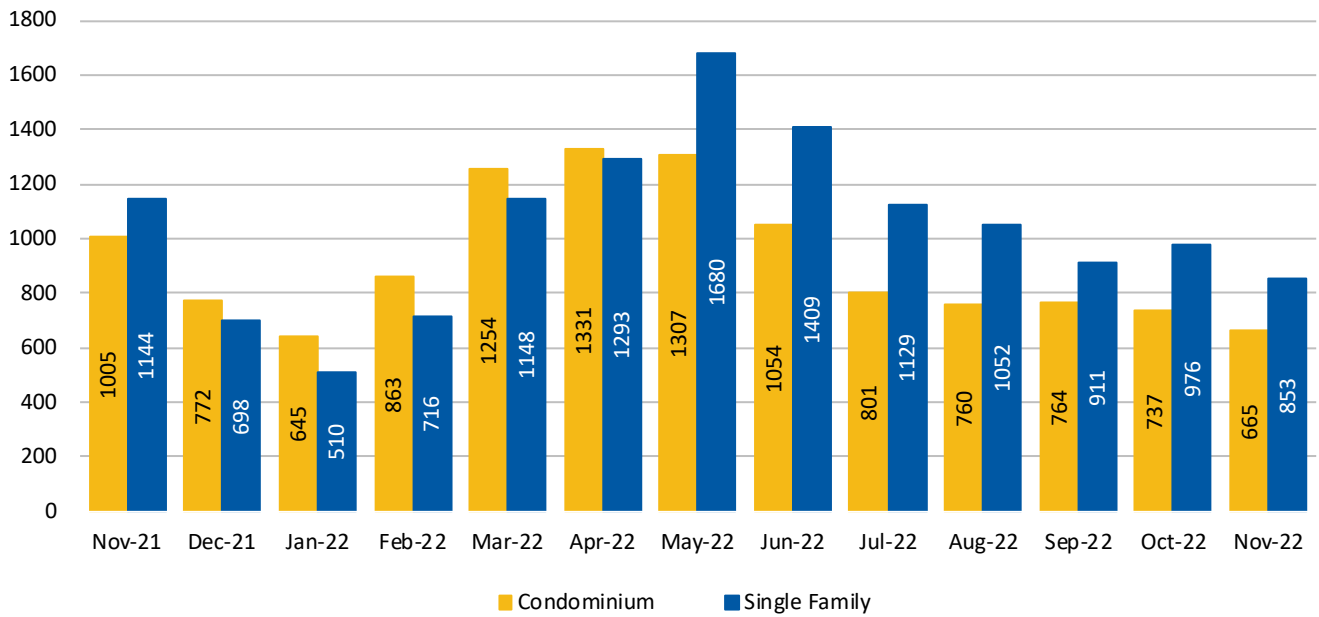
# NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
<b>SINGLE FAMILY HOMES</b>	<b>747</b>	877	▼ -14.8%	1,136	▼ -34.2%	<b>14,554</b>	15,906	▼ -8.5%
<b>CONDOMINIUMS</b>	<b>714</b>	840	▼ -15.0%	1,020	▼ -30.0%	<b>14,229</b>	16,389	▼ -13.2%



# PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
<b>SINGLE FAMILY HOMES</b>	<b>853</b>	1,144	▼ -25.4%	976	▼ -12.6%	<b>11,677</b>	13,697	▼ -14.7%
<b>CONDOMINIUMS</b>	<b>665</b>	1,005	▼ -33.8%	737	▼ -9.8%	<b>10,181</b>	13,006	▼ -21.7%



# CENTRAL MIDDLESEX REGION

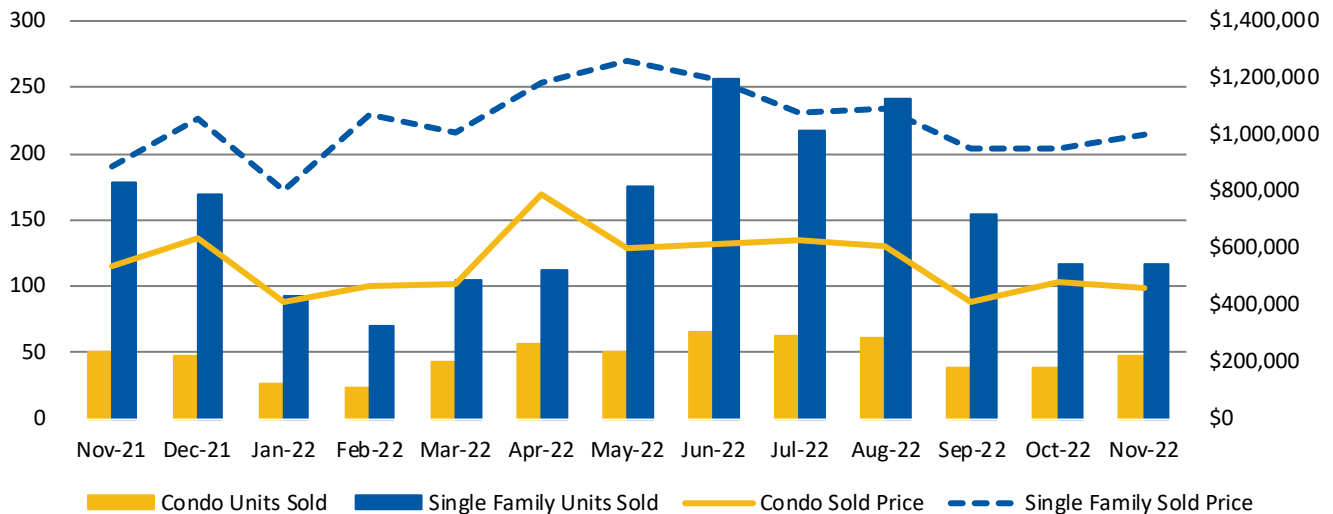
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$1,002,500	\$889,000	▲ 12.8%	\$950,000	▲ 5.5%	\$1,075,000	\$1,000,000	▲ 7.5%
Units Sold	116	179	▼ -35.2%	116	▬ 0.0%	1,656	1,924	▼ -13.9%
Active Listings	204	136	▲ 50.0%	286	▼ -28.7%	---	---	---
Months Supply of Inventory	1.8	0.8	▲ 125.0%	2.5	▼ -28.0%	---	---	---
New Listings	87	102	▼ -14.7%	142	▼ -38.7%	2,149	2,251	▼ -4.5%
Pending Sales	115	144	▼ -20.1%	144	▼ -20.1%	1,704	1,988	▼ -14.3%
Days to Off Market	24	21	▲ 14.3%	21	▲ 14.3%	17	17	▬ 0.0%
Sold to Original Price Ratio	99.7%	104.2%	▼ -4.3%	100.5%	▼ -0.8%	105.8%	104.9%	▲ 0.9%
Price per Square Foot	\$399	\$365	▲ 9.3%	\$372	▲ 7.3%	\$408	\$364	▲ 12.1%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$460,000	\$540,000	▼ -14.8%	\$483,250	▼ -4.8%	\$559,500	\$455,000	▲ 23.0%
Units Sold	47	50	▼ -6.0%	38	▲ 23.7%	514	579	▼ -11.2%
Active Listings	73	60	▲ 21.7%	93	▼ -21.5%	---	---	---
Months Supply of Inventory	1.6	1.2	▲ 33.3%	2.4	▼ -33.3%	---	---	---
New Listings	28	29	▼ -3.4%	52	▼ -46.2%	648	681	▼ -4.8%
Pending Sales	41	43	▼ -4.7%	50	▼ -18.0%	535	596	▼ -10.2%
Days to Off Market	28	20	▲ 40.0%	21	▲ 33.3%	17	17	▬ 0.0%
Sold to Original Price Ratio	100.6%	102.5%	▼ -1.9%	101.1%	▼ -0.5%	104.4%	102.5%	▲ 1.9%
Price per Square Foot	\$311	\$299	▲ 4.0%	\$321	▼ -3.1%	\$330	\$291	▲ 13.4%





# EASTERN MIDDLESEX REGION

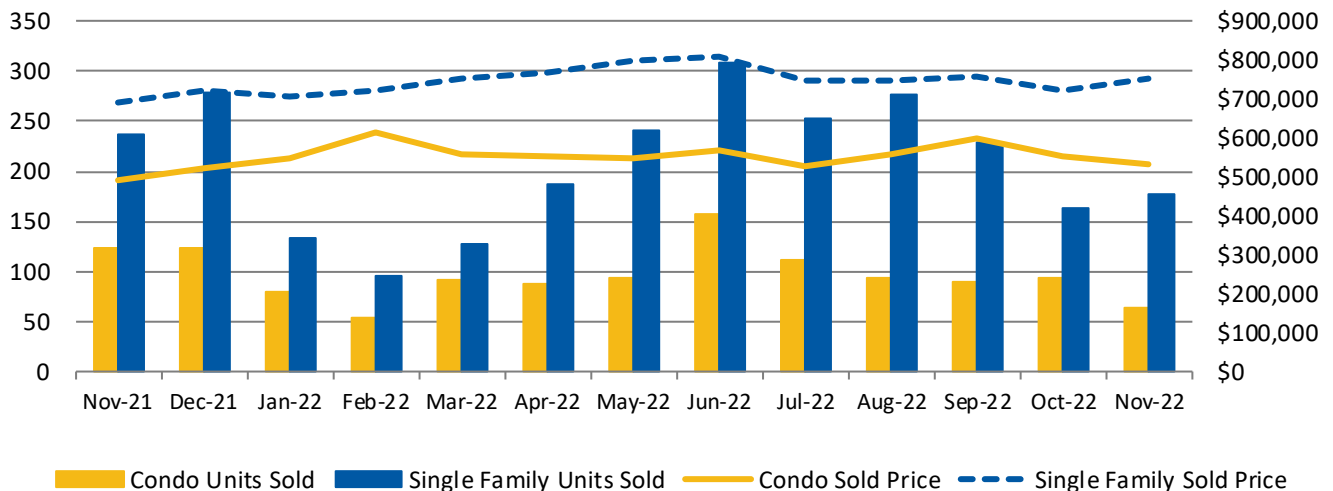
Burlington, Malden, Medford, Melrose, North Reading, Reading,  
Stoneham, Wakefield, Wilmington, Winchester, Woburn

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$754,976	\$690,000	▲ 9.4%	\$722,500	▲ 4.5%	\$765,000	\$710,000	▲ 7.7%
Units Sold	178	237	▼ -24.9%	164	▲ 8.5%	2,191	2,390	▼ -8.3%
Active Listings	220	143	▲ 53.8%	272	▼ -19.1%	---	---	---
Months Supply of Inventory	1.2	0.6	▲ 100.0%	1.7	▼ -29.4%	---	---	---
New Listings	157	167	▼ -6.0%	206	▼ -23.8%	2,682	2,820	▼ -4.9%
Pending Sales	168	248	▼ -32.3%	175	▼ -4.0%	2,213	2,499	▼ -11.4%
Days to Off Market	22	20	▲ 10.0%	21	▲ 4.8%	16	17	▼ -5.9%
Sold to Original Price Ratio	99.4%	102.7%	▼ -3.2%	99.0%	▲ 0.4%	104.6%	104.8%	▼ -0.2%
Price per Square Foot	\$386	\$368	▲ 4.9%	\$379	▲ 1.8%	\$405	\$381	▲ 6.3%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$532,000	\$490,000	▲ 8.6%	\$554,950	▼ -4.1%	\$560,000	\$498,200	▲ 12.4%
Units Sold	64	124	▼ -48.4%	94	▼ -31.9%	1,013	1,256	▼ -19.3%
Active Listings	126	96	▲ 31.3%	132	▼ -4.5%	---	---	---
Months Supply of Inventory	2.0	0.8	▲ 150.0%	1.4	▲ 42.9%	---	---	---
New Listings	81	85	▼ -4.7%	93	▼ -12.9%	1,255	1,453	▼ -13.6%
Pending Sales	62	116	▼ -46.6%	65	▼ -4.6%	1,017	1,280	▼ -20.5%
Days to Off Market	20	22	▼ -9.1%	19	▲ 5.3%	17	20	▼ -15.0%
Sold to Original Price Ratio	98.8%	100.8%	▼ -2.0%	100.3%	▼ -1.5%	102.1%	101.2%	▲ 0.9%
Price per Square Foot	\$397	\$406	▼ -2.2%	\$450	▼ -11.8%	\$439	\$412	▲ 6.6%



# METRO BOSTON REGION

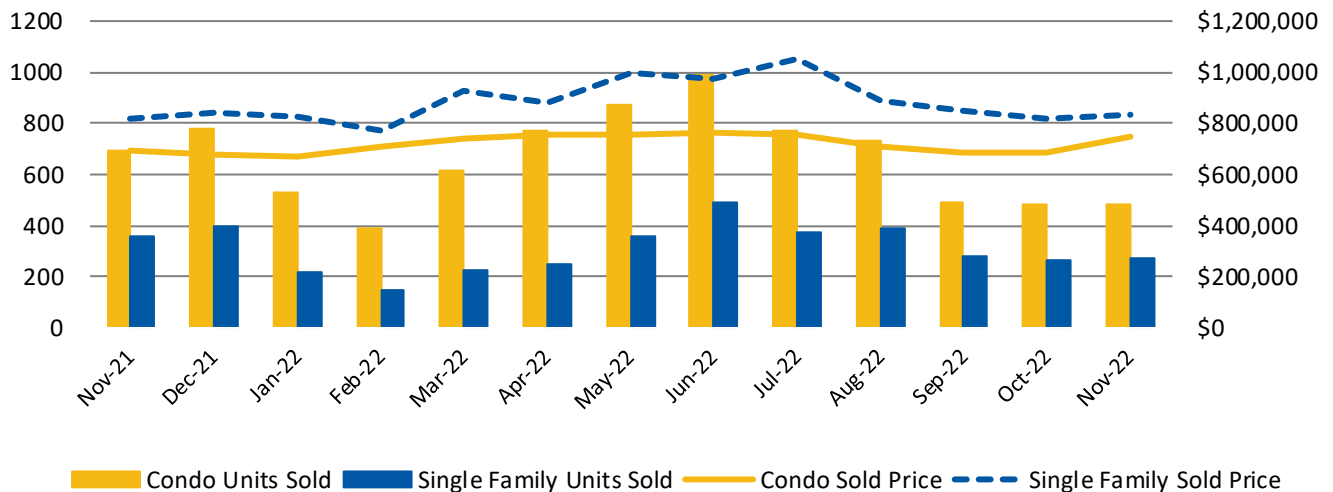
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$835,000	\$822,500	▲ 1.5%	\$817,800	▲ 2.1%	\$903,000	\$870,000	▲ 3.8%
Units Sold	271	360	▼ -24.7%	261	▲ 3.8%	3,254	3,647	▼ -10.8%
Active Listings	472	366	▲ 29.0%	603	▼ -21.7%	---	---	---
Months Supply of Inventory	1.7	1.0	▲ 70.0%	2.3	▼ -26.1%	---	---	---
New Listings	238	268	▼ -11.2%	380	▼ -37.4%	4,369	4,683	▼ -6.7%
Pending Sales	264	330	▼ -20.0%	291	▼ -9.3%	3,302	3,784	▼ -12.7%
Days to Off Market	26	22	▲ 18.2%	22	▲ 18.2%	18	17	▲ 5.9%
Sold to Original Price Ratio	98.1%	101.2%	▼ -3.1%	98.2%	▼ -0.1%	102.7%	102.5%	▲ 0.2%
Price per Square Foot	\$441	\$468	▼ -5.8%	\$469	▼ -6.0%	\$487	\$464	▲ 5.0%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$747,000	\$695,000	▲ 7.5%	\$685,000	▲ 9.1%	\$731,000	\$693,500	▲ 5.4%
Units Sold	482	691	▼ -30.2%	485	▼ -0.6%	7,137	9,178	▼ -22.2%
Active Listings	1,405	1,464	▼ -4.0%	1,688	▼ -16.8%	---	---	---
Months Supply of Inventory	2.9	2.1	▲ 38.1%	3.5	▼ -17.1%	---	---	---
New Listings	492	607	▼ -18.9%	734	▼ -33.0%	10,600	12,140	▼ -12.7%
Pending Sales	466	690	▼ -32.5%	514	▼ -9.3%	7,197	9,235	▼ -22.1%
Days to Off Market	33	32	▲ 3.1%	27	▲ 22.2%	20	21	▼ -4.8%
Sold to Original Price Ratio	96.8%	98.8%	▼ -2.0%	97.8%	▼ -1.0%	99.9%	99.3%	▲ 0.6%
Price per Square Foot	\$664	\$664	■ 0.0%	\$657	▲ 1.1%	\$690	\$660	▲ 4.5%



# METRO WEST REGION

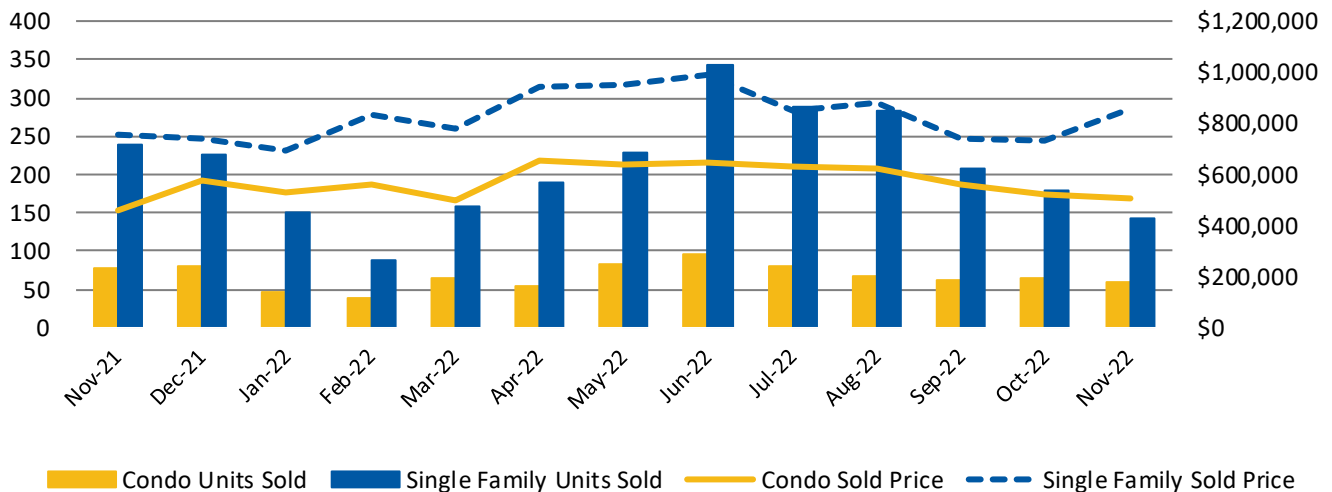
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,  
Medway, Millis, Natick, Needham, Sherborn, Wellesley

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$857,500	\$759,500	▲ 12.9%	\$731,000	▲ 17.3%	\$856,250	\$766,694	▲ 11.7%
Units Sold	142	238	▼ -40.3%	179	▼ -20.7%	2,260	2,556	▼ -11.6%
Active Listings	236	147	▲ 60.5%	273	▼ -13.6%	---	---	---
Months Supply of Inventory	1.7	0.6	▲ 183.3%	1.5	▲ 13.3%	---	---	---
New Listings	136	147	▼ -7.5%	204	▼ -33.3%	2,749	2,989	▼ -8.0%
Pending Sales	134	203	▼ -34.0%	179	▼ -25.1%	2,258	2,631	▼ -14.2%
Days to Off Market	28	19	▲ 47.4%	18	▲ 55.6%	15	15	▬ 0.0%
Sold to Original Price Ratio	99.7%	101.5%	▼ -1.8%	100.0%	▼ -0.3%	104.7%	104.2%	▲ 0.5%
Price per Square Foot	\$369	\$351	▲ 5.1%	\$348	▲ 6.0%	\$371	\$338	▲ 9.8%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$510,000	\$460,000	▲ 10.9%	\$522,000	▼ -2.3%	\$585,000	\$495,000	▲ 18.2%
Units Sold	59	78	▼ -24.4%	64	▼ -7.8%	714	879	▼ -18.8%
Active Listings	93	66	▲ 40.9%	96	▼ -3.1%	---	---	---
Months Supply of Inventory	1.6	0.8	▲ 100.0%	1.5	▲ 6.7%	---	---	---
New Listings	60	55	▲ 9.1%	76	▼ -21.1%	851	1,003	▼ -15.2%
Pending Sales	54	76	▼ -28.9%	59	▼ -8.5%	701	907	▼ -22.7%
Days to Off Market	23	21	▲ 9.5%	22	▲ 4.5%	17	18	▼ -5.6%
Sold to Original Price Ratio	98.2%	100.6%	▼ -2.4%	99.7%	▼ -1.5%	102.9%	101.5%	▲ 1.4%
Price per Square Foot	\$334	\$310	▲ 7.7%	\$320	▲ 4.4%	\$336	\$308	▲ 9.1%



# SOUTHERN NORFOLK REGION

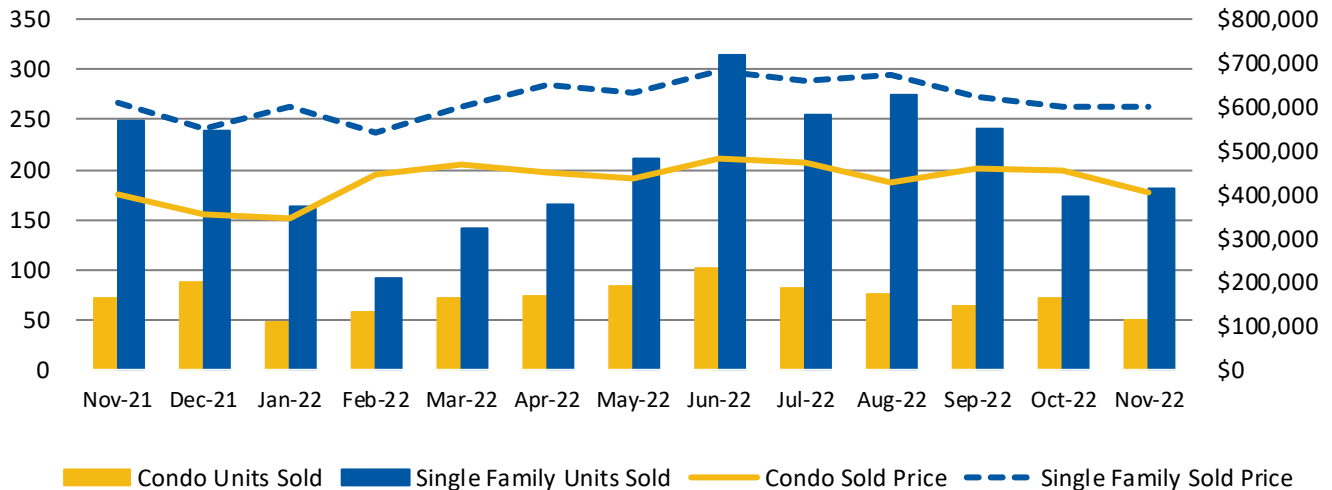
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$600,000	\$610,500	▼ -1.7%	\$600,000	▬ 0.0%	\$635,000	\$599,900	▲ 5.9%
Units Sold	182	248	▼ -26.6%	173	▲ 5.2%	2,213	2,719	▼ -18.6%
Active Listings	237	190	▲ 24.7%	312	▼ -24.0%	---	---	---
Months Supply of Inventory	1.3	0.8	▲ 62.5%	1.8	▼ -27.8%	---	---	---
New Listings	129	193	▼ -33.2%	204	▼ -36.8%	2,605	3,163	▼ -17.6%
Pending Sales	172	219	▼ -21.5%	187	▼ -8.0%	2,200	2,795	▼ -21.3%
Days to Off Market	22	21	▲ 4.8%	20	▲ 10.0%	19	18	▲ 5.6%
Sold to Original Price Ratio	98.6%	102.4%	▼ -3.7%	100.3%	▼ -1.7%	103.1%	103.9%	▼ -0.8%
Price per Square Foot	\$313	\$316	▼ -0.9%	\$336	▼ -6.8%	\$329	\$298	▲ 10.4%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$405,000	\$400,000	▲ 1.3%	\$455,000	▼ -11.0%	\$450,000	\$400,000	▲ 12.5%
Units Sold	49	71	▼ -31.0%	72	▼ -31.9%	777	919	▼ -15.5%
Active Listings	94	80	▲ 17.5%	90	▲ 4.4%	---	---	---
Months Supply of Inventory	1.9	1.1	▲ 72.7%	1.3	▲ 46.2%	---	---	---
New Listings	53	64	▼ -17.2%	65	▼ -18.5%	875	1,112	▼ -21.3%
Pending Sales	42	80	▼ -47.5%	49	▼ -14.3%	731	988	▼ -26.0%
Days to Off Market	21	21	▬ 0.0%	19	▲ 10.5%	16	19	▼ -15.8%
Sold to Original Price Ratio	99.6%	101.7%	▼ -2.1%	101.1%	▼ -1.5%	103.7%	101.8%	▲ 1.9%
Price per Square Foot	\$304	\$285	▲ 6.7%	\$319	▼ -4.7%	\$319	\$288	▲ 10.8%



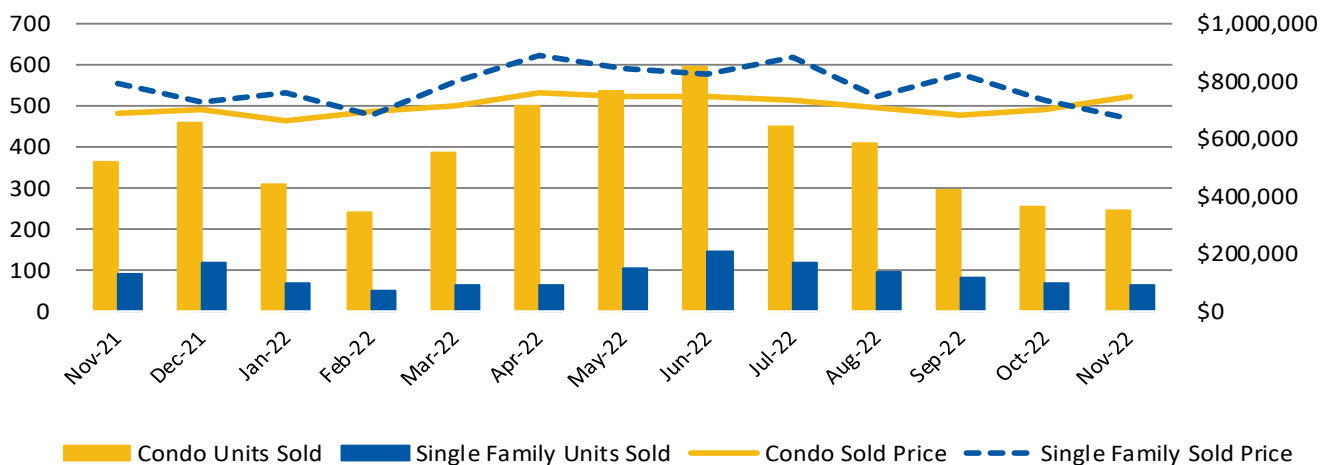
# CITY OF BOSTON

## Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$670,000	\$792,500	▼ -15.5%	\$737,000	▼ -9.1%	\$797,000	\$774,000	▲ 3.0%
Units Sold	65	90	▼ -27.8%	68	▼ -4.4%	921	997	▼ -7.6%
Active Listings	164	145	▲ 13.1%	203	▼ -19.2%	---	---	---
Months Supply of Inventory	2.5	1.6	▲ 56.3%	3.0	▼ -16.7%	---	---	---
New Listings	65	87	▼ -25.3%	117	▼ -44.4%	1,260	1,360	▼ -7.4%
Pending Sales	74	98	▼ -24.5%	79	▼ -6.3%	934	1,037	▼ -9.9%
Days to Off Market	34	24	▲ 41.7%	25	▲ 36.0%	20	20	▬ 0.0%
Sold to Original Price Ratio	97.2%	100.1%	▼ -2.9%	97.2%	▬ 0.0%	101.3%	101.4%	▼ -0.1%
Price per Square Foot	\$428	\$475	▼ -9.9%	\$445	▼ -3.8%	\$480	\$464	▲ 3.4%

## Condominiums

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$750,500	\$690,000	▲ 8.8%	\$699,950	▲ 7.2%	\$725,000	\$690,000	▲ 5.1%
Units Sold	246	366	▼ -32.8%	254	▼ -3.1%	4,229	5,458	▼ -22.5%
Active Listings	941	1,059	▼ -11.1%	1,083	▼ -13.1%	---	---	---
Months Supply of Inventory	3.8	2.9	▲ 31.0%	4.3	▼ -11.6%	---	---	---
New Listings	296	372	▼ -20.4%	432	▼ -31.5%	6,608	7,492	▼ -11.8%
Pending Sales	251	383	▼ -34.5%	290	▼ -13.4%	4,307	5,430	▼ -20.7%
Days to Off Market	35	35	▬ 0.0%	30	▲ 16.7%	21	23	▼ -8.7%
Sold to Original Price Ratio	96.8%	98.4%	▼ -1.6%	96.7%	▲ 0.1%	99.1%	98.5%	▲ 0.6%
Price per Square Foot	\$757	\$761	▼ -0.5%	\$741	▲ 2.2%	\$762	\$734	▲ 3.8%



# 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		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$830,000	\$859,000	▼ -3.4%	\$850,000	▼ -2.4%	\$887,000	\$830,000	▲ 6.9%
Units Sold	106	163	▼ -35.0%	115	▼ -7.8%	1,358	1,574	▼ -13.7%
Active Listings	201	203	▼ -1.0%	233	▼ -13.7%	---	---	---
Months Supply of Inventory	1.9	1.2	▲ 58.3%	2.0	▼ -5.0%	---	---	---
New Listings	111	137	▼ -19.0%	130	▼ -14.6%	1,886	2,175	▼ -13.3%
Pending Sales	95	143	▼ -33.6%	113	▼ -15.9%	1,343	1,629	▼ -17.6%
Days to Off Market	27	21	▲ 28.6%	25	▲ 8.0%	20	20	▬ 0.0%
Sold to Original Price Ratio	97.9%	100.3%	▼ -2.4%	99.6%	▼ -1.7%	101.0%	100.3%	▲ 0.7%
Price per Square Foot	\$335	\$346	▼ -3.2%	\$350	▼ -4.3%	\$356	\$338	▲ 5.3%

## 3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$1,150,000	\$1,100,000	▲ 4.5%	\$1,066,850	▲ 7.8%	\$1,130,000	\$1,085,000	▲ 4.1%
Units Sold	40	54	▼ -25.9%	35	▲ 14.3%	464	547	▼ -15.2%
Active Listings	122	112	▲ 8.9%	127	▼ -3.9%	---	---	---
Months Supply of Inventory	3.1	2.1	▲ 47.6%	3.6	▼ -13.9%	---	---	---
New Listings	52	56	▼ -7.1%	60	▼ -13.3%	776	842	▼ -7.8%
Pending Sales	34	50	▼ -32.0%	35	▼ -2.9%	452	564	▼ -19.9%
Days to Off Market	33	31	▲ 6.5%	21	▲ 57.1%	22	22	▬ 0.0%
Sold to Original Price Ratio	96.8%	97.4%	▼ -0.6%	92.9%	▲ 4.2%	97.6%	97.6%	▬ 0.0%
Price per Square Foot	\$317	\$342	▼ -7.3%	\$332	▼ -4.5%	\$343	\$323	▲ 6.2%

## 4 Family Homes

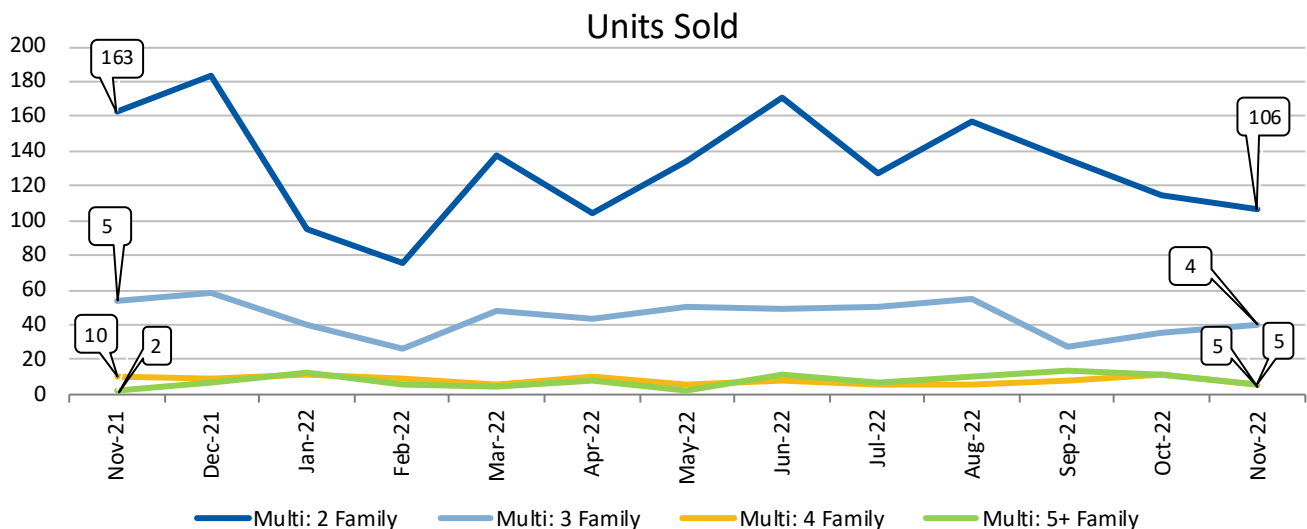
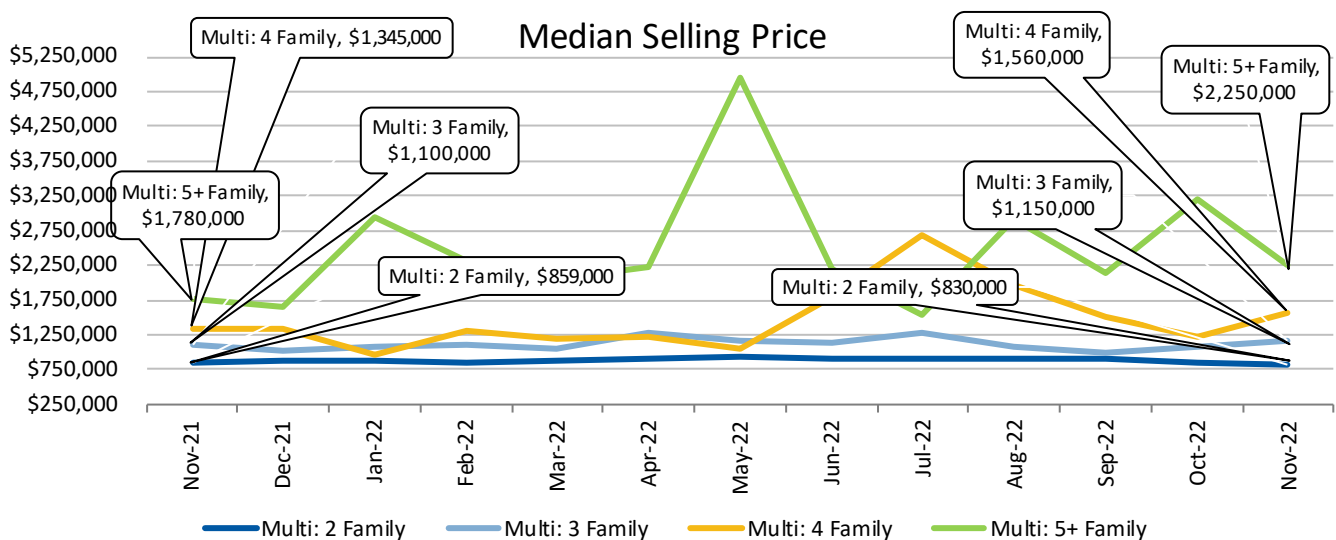
	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
Median Selling Price	\$1,610,000	\$1,340,000	▲ 20.1%	\$1,560,000	▲ 3.2%	\$1,526,063	\$1,204,125	▲ 26.7%
Units Sold	3	9	▼ -66.7%	5	▼ -40.0%	76	91	▼ -16.5%
Active Listings	27	28	▼ -3.6%	32	▼ -15.6%	---	---	---
Months Supply of Inventory	9.0	3.1	▲ 190.3%	6.4	▲ 40.6%	---	---	---
New Listings	9	15	▼ -40.0%	15	▼ -40.0%	164	162	▲ 1.2%
Pending Sales	5	8	▼ -37.5%	6	▼ -16.7%	74	98	▼ -24.5%
Days to Off Market	20	35	▼ -42.9%	19	▲ 5.3%	26	21	▲ 23.8%
Sold to Original Price Ratio	99.6%	100.0%	▼ -0.4%	89.0%	▲ 11.9%	96.4%	96.5%	▼ -0.1%
Price per Square Foot	\$592	\$333	▲ 77.8%	\$497	▲ 19.1%	\$384	\$326	▲ 17.8%

# MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

## 5+ Family Homes

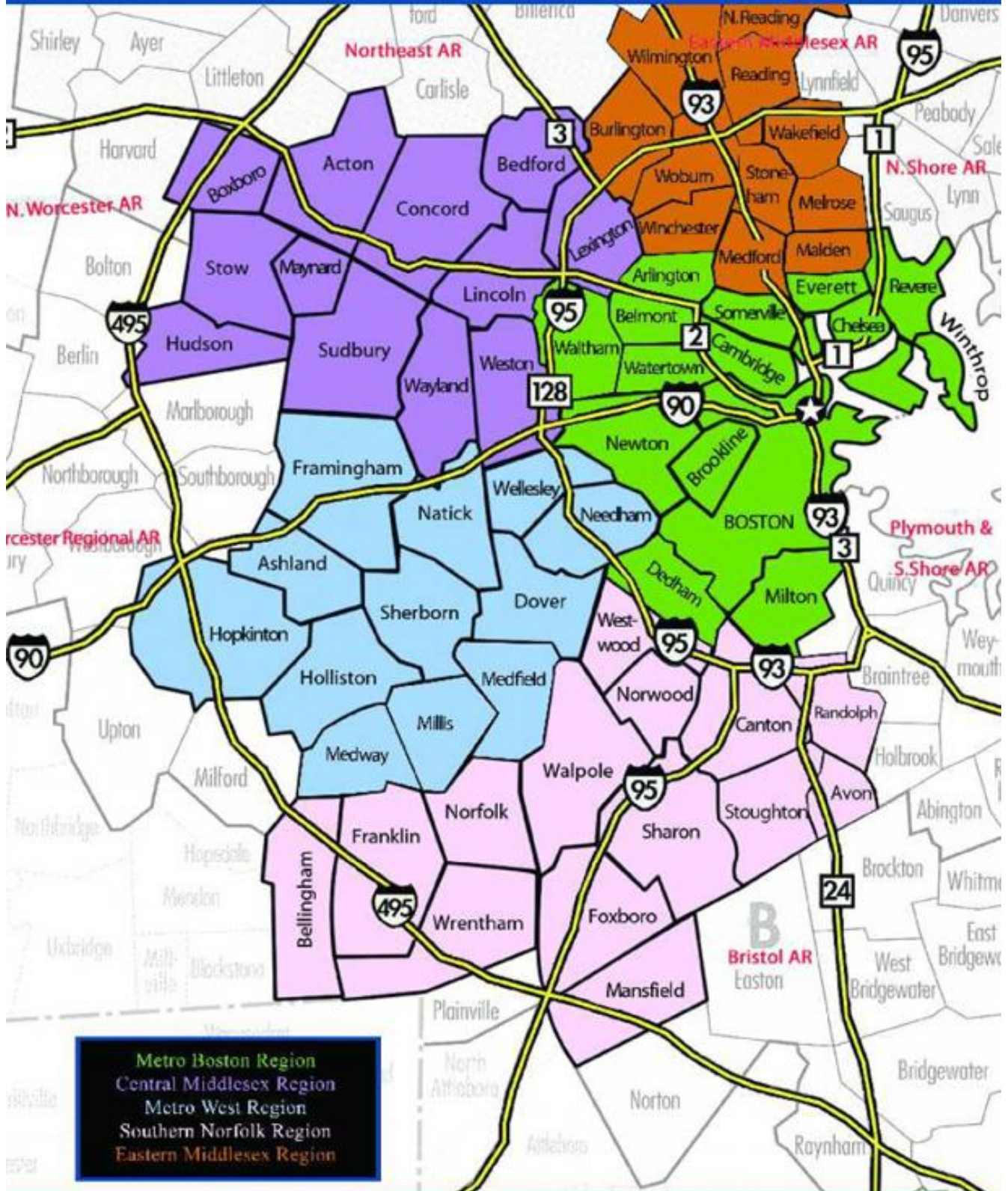
	Year over Year			Month over Month		Year to Date		
	Nov 2022	Nov 2021	Change	Oct 2022	Change	2022	2021	Change
<b>Median Selling Price</b>	\$3,187,500	\$1,650,000	▲ 93.2%	\$2,250,000	▲ 41.7%	\$2,365,000	\$2,098,500	▲ 12.7%
<b>Units Sold</b>	6	7	▼ -14.3%	5	▲ 20.0%	84	92	▼ -8.7%
<b>Active Listings</b>	53	69	▼ -23.2%	62	▼ -14.5%	---	---	---
<b>Months Supply of Inventory</b>	8.8	9.9	▼ -11.1%	12.4	▼ -29.0%	---	---	---
<b>New Listings</b>	11	33	▼ -66.7%	28	▼ -60.7%	228	249	▼ -8.4%
<b>Pending Sales</b>	7	10	▼ -30.0%	5	▲ 40.0%	93	103	▼ -9.7%
<b>Days to Off Market</b>	54	22	▲ 145.5%	48	▲ 12.5%	43	26	▲ 65.4%
<b>Sold to Original Price Ratio</b>	88.1%	93.3%	▼ -5.6%	99.7%	▼ -11.6%	94.8%	93.4%	▲ 1.5%
<b>Price per Square Foot</b>	\$551	\$257	▲ 114.4%	\$441	▲ 24.9%	\$428	\$388	▲ 10.3%





# GBAR JURISDICTIONAL AREA

## Greater Boston Association of REALTORS® Regional Map





# 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.*