

MONTHLY MARKET INSIGHTS REPORT

April 2022

Single-Family Homes

The 888 homes sold in April was the eleventh-highest sales volume for the month and a 13.5 percent decrease from the 1,026 homes sold in April 2021. The median sales price reached a record high for the month at \$845,000 which was a 11.2 percent increase from the April 2021 median sales prices of \$760,000.

Condominiums

With 1,014 condos sold, it was the third most active April on record in Greater Boston, and a 19.7 percent decrease in sales from the record-high 1,266 units sold in April 2021. The median sales price of condos increased 16.5 percent from the April 2021 price of \$615,000 to \$716,498 this month.

Multi-Family Homes

This month, there were 156 multi-family units sold in Greater Boston, which reflects a 7.7 percent decrease from the 169 multi-family units sold in April 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 5/10/2022

GREATER BOSTON MARKET SUMMARY

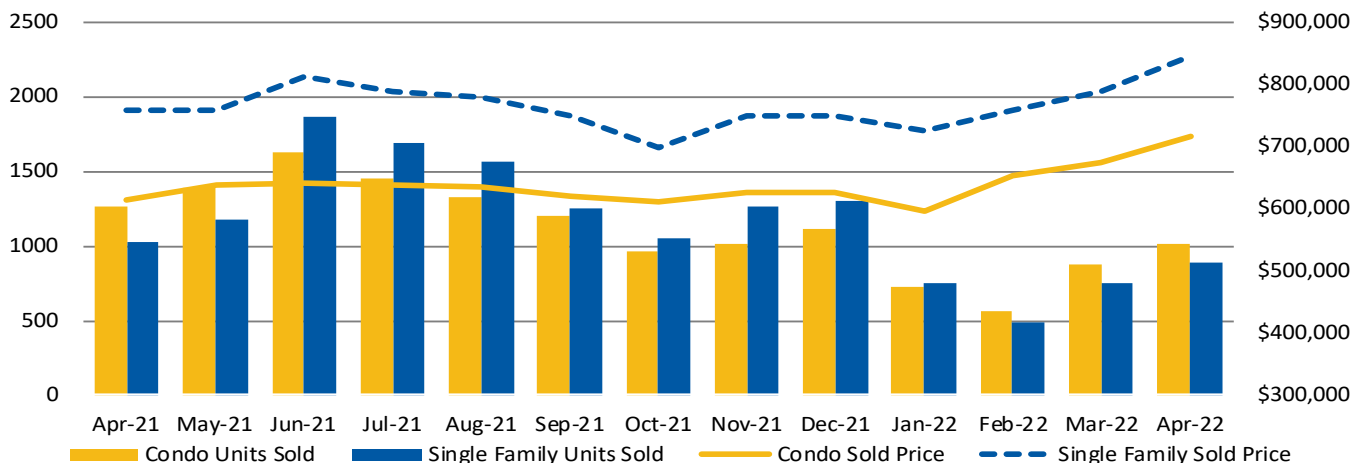
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$845,000	\$760,000	▲ 11.2%	\$788,500	▲ 7.2%	\$780,000	\$703,000	▲ 11.0%
Units Sold	888	1,026	▼ -13.5%	752	▲ 18.1%	2,883	3,327	▼ -13.3%
Active Listings	1,345	1,482	▼ -9.2%	1,035	▲ 30.0%	---	---	---
Months Supply of Inventory	1.5	1.4	▲ 7.1%	1.4	▲ 7.1%	---	---	---
New Listings	1,737	1,994	▼ -12.9%	1,632	▲ 6.4%	4,873	5,404	▼ -9.8%
Pending Sales	1,334	1,463	▼ -8.8%	1,162	▲ 14.8%	3,738	4,293	▼ -12.9%
Days to Off Market	13	15	▼ -13.3%	12	▲ 8.3%	13	16	▼ -18.8%
Sold to Original Price Ratio	108.0%	104.5%	▲ 3.3%	106.1%	▲ 1.8%	104.8%	101.8%	▲ 2.9%
Price per Square Foot	\$422	\$370	▲ 14.1%	\$414	▲ 1.9%	\$399	\$354	▲ 12.7%

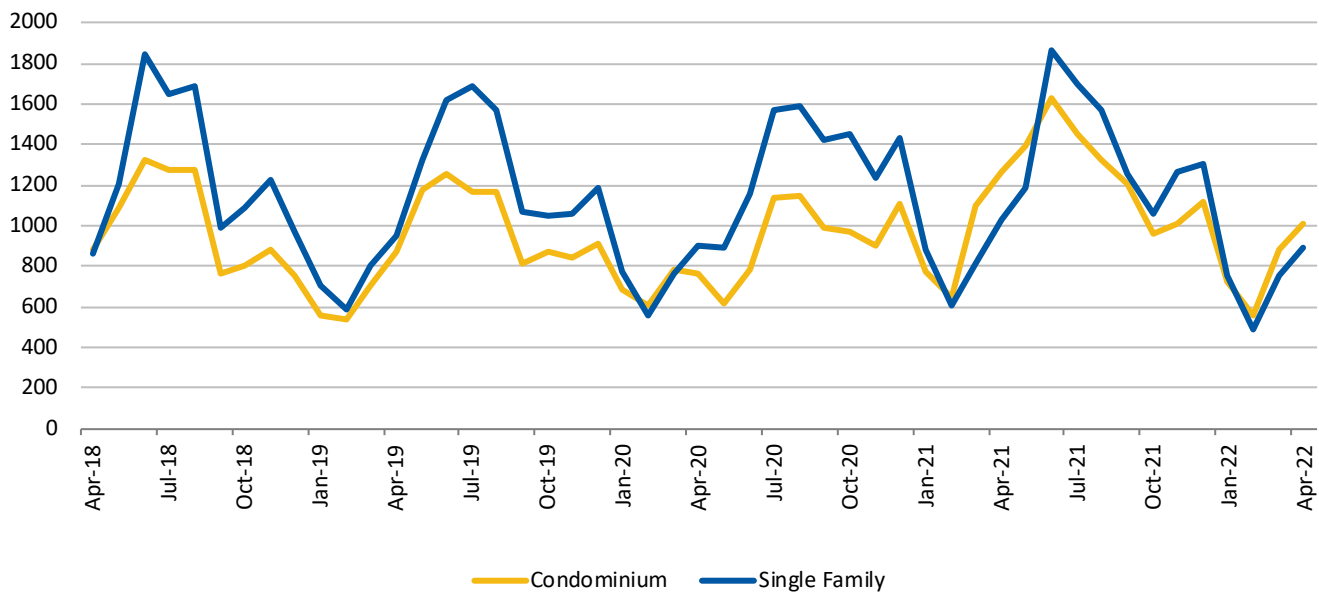
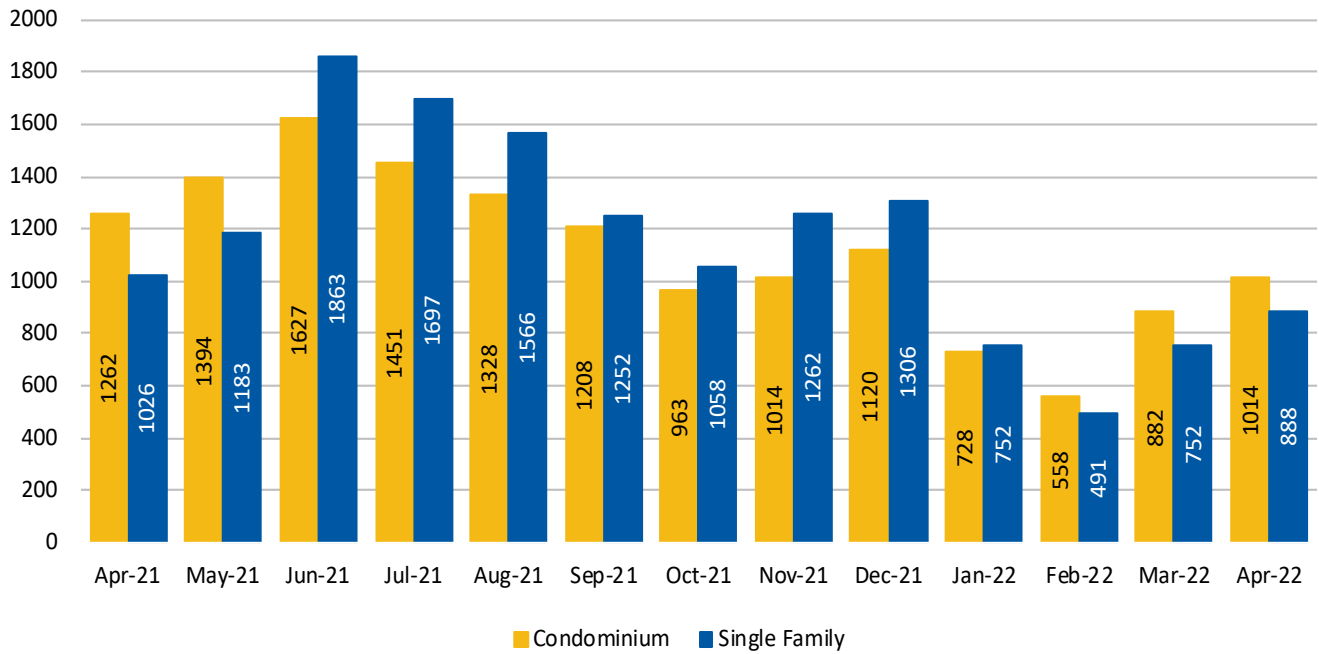
Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$716,498	\$615,000	▲ 16.5%	\$675,000	▲ 6.1%	\$665,000	\$608,000	▲ 9.4%
Units Sold	1,014	1,262	▼ -19.7%	882	▲ 15.0%	3,182	3,771	▼ -15.6%
Active Listings	1,789	2,307	▼ -22.5%	1,676	▲ 6.7%	---	---	---
Months Supply of Inventory	1.8	1.8	■ 0.0%	1.9	▼ -5.3%	---	---	---
New Listings	1,649	2,085	▼ -20.9%	1,860	▼ -11.3%	5,560	6,254	▼ -11.1%
Pending Sales	1,383	1,558	▼ -11.2%	1,267	▲ 9.2%	4,170	4,873	▼ -14.4%
Days to Off Market	17	18	▼ -5.6%	16	▲ 6.3%	17	20	▼ -15.0%
Sold to Original Price Ratio	102.8%	99.8%	▲ 3.0%	101.9%	▲ 0.9%	100.8%	98.5%	▲ 2.3%
Price per Square Foot	\$609	\$558	▲ 9.1%	\$562	▲ 8.4%	\$562	\$525	▲ 7.0%



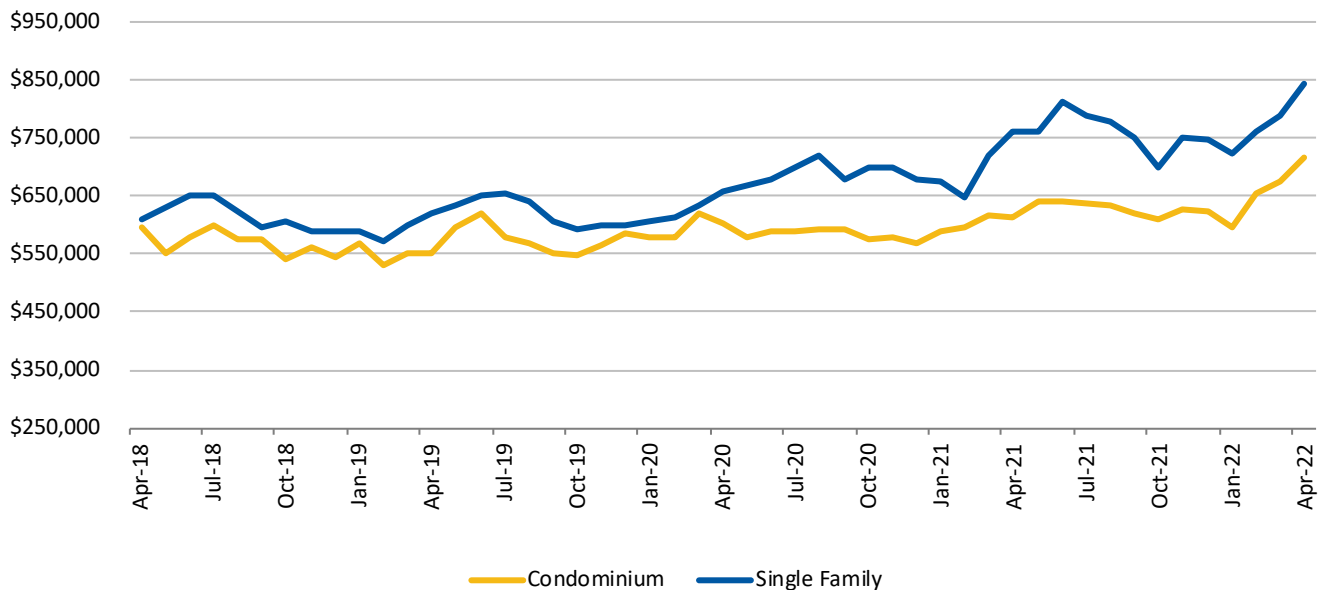
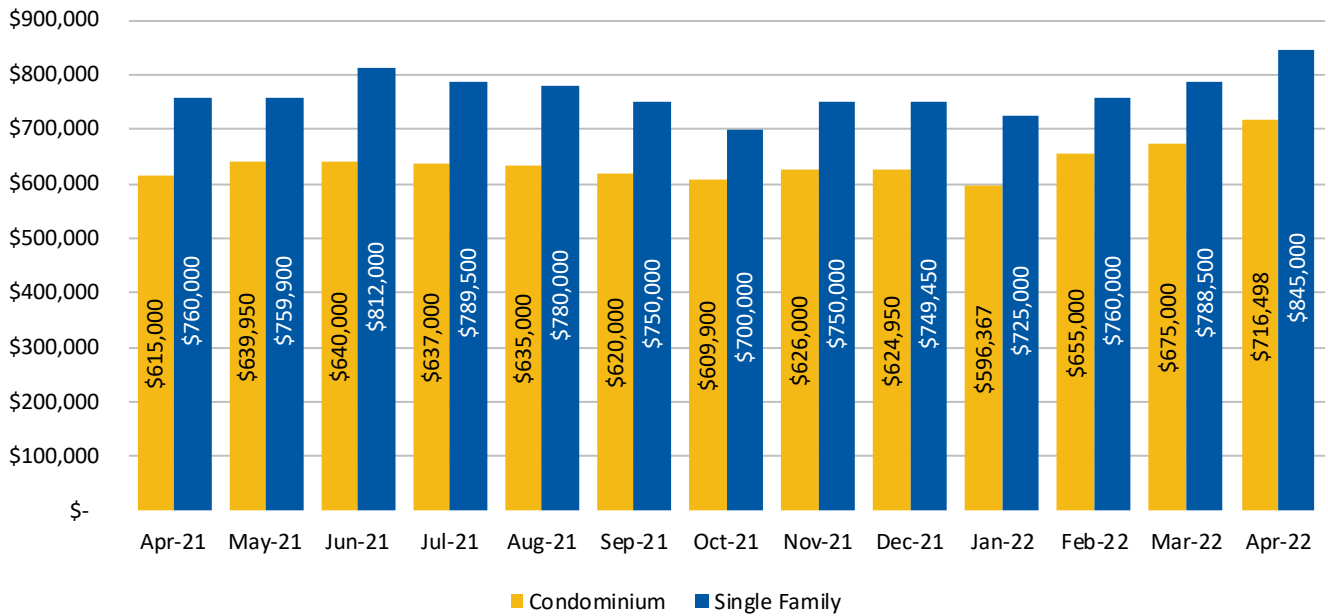
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	888	1,026	▼ -13.5%	752	▲ 18.1%	2,883	3,327	▼ -13.3%
CONDOMINIUMS	1,014	1,262	▼ -19.7%	882	▲ 15.0%	3,182	3,771	▼ -15.6%



MEDIAN SELLING PRICE

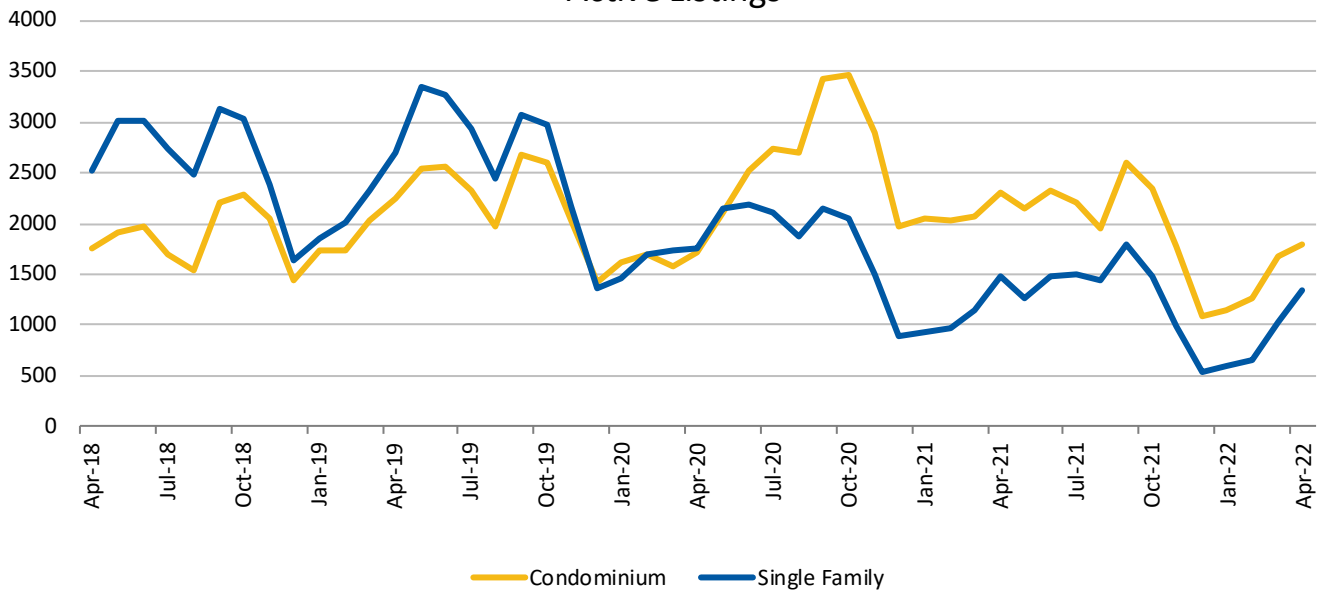
	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	\$845,000	\$760,000	▲ 11.2%	\$788,500	▲ 7.2%	\$780,000	\$703,000	▲ 11.0%
CONDOMINIUMS	\$716,498	\$615,000	▲ 16.5%	\$675,000	▲ 6.1%	\$665,000	\$608,000	▲ 9.4%



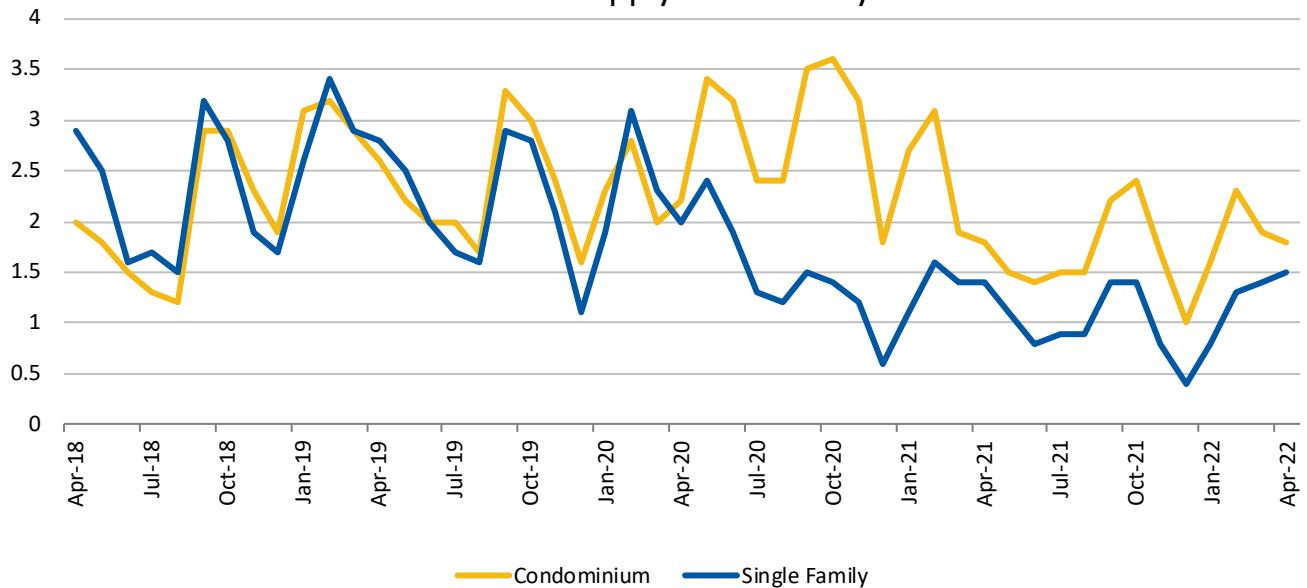
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Apr 2022	Apr 2021	Change	Mar 2022	Change
SINGLE FAMILY HOMES	Active Listings	1,345	1,482	▼ -9.2%	1,035	▲ 30.0%
	Months Supply of Inventory	1.5	1.4	▲ 7.1%	1.4	▲ 7.1%
CONDOMINIUMS	Active Listings	1,789	2,307	▼ -22.5%	1,676	▲ 6.7%
	Months Supply of Inventory	1.8	1.8	■ 0.0%	1.9	▼ -5.3%

Active Listings

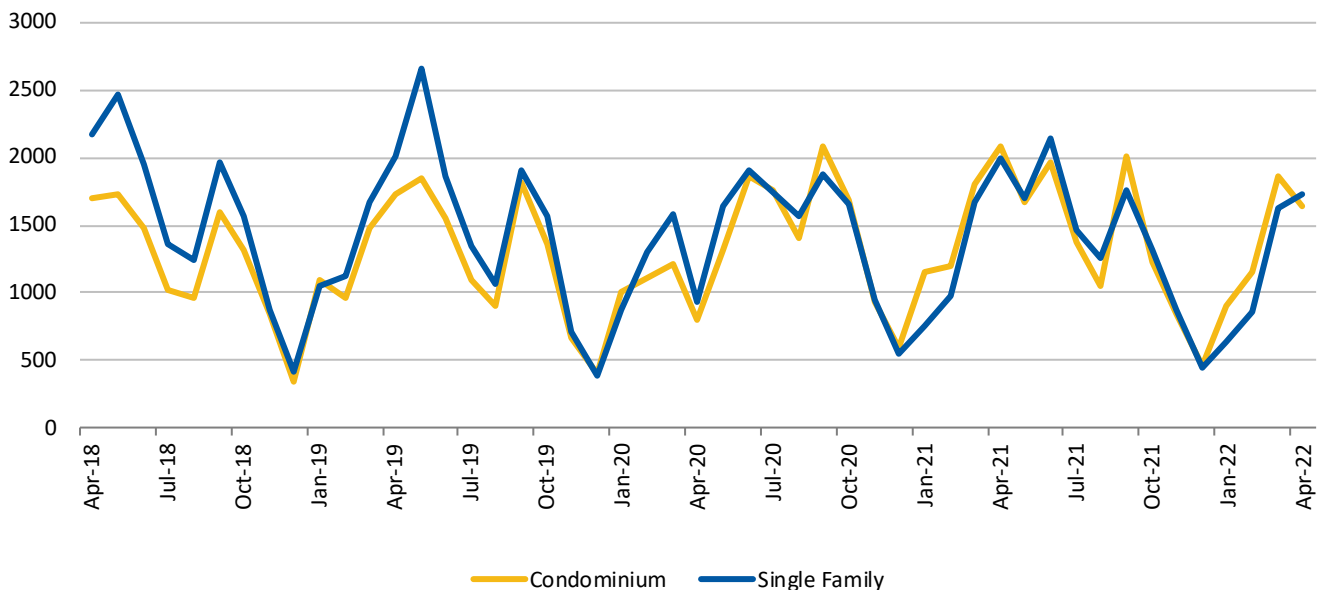
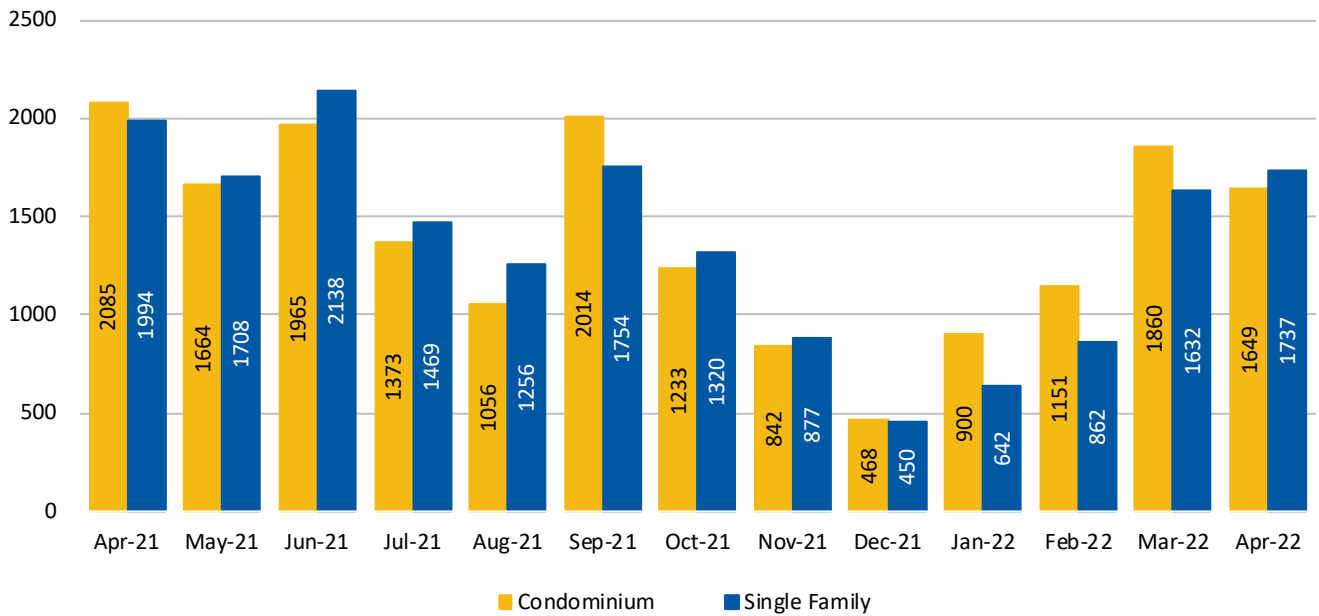


Months Supply of Inventory



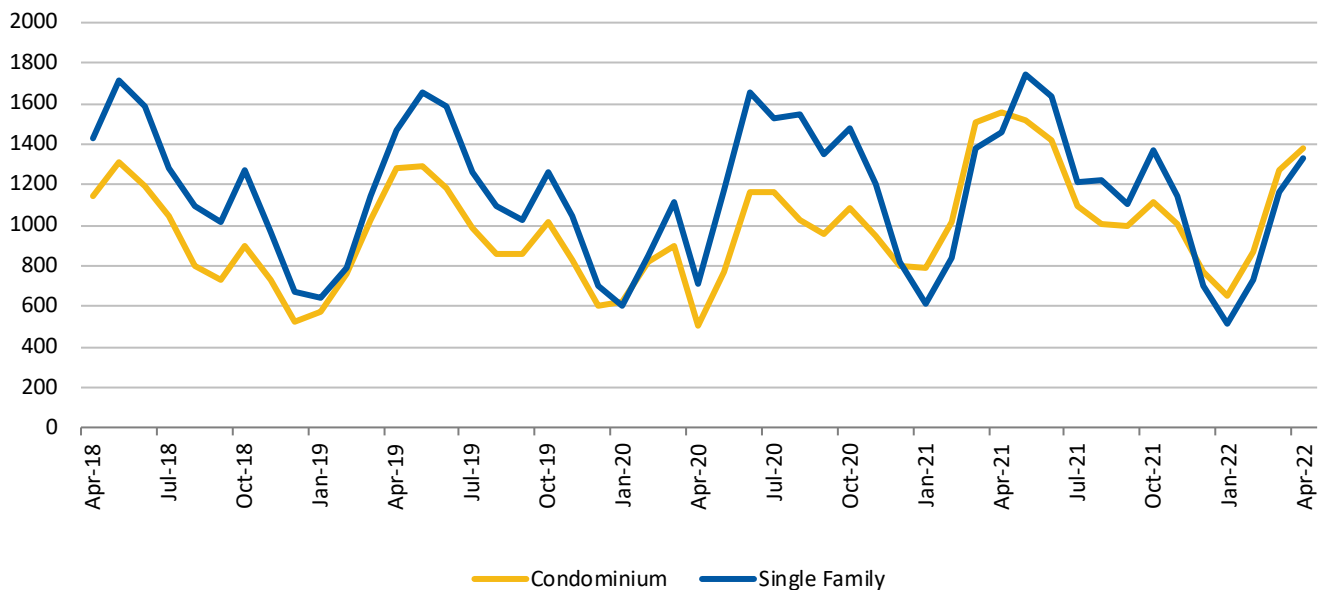
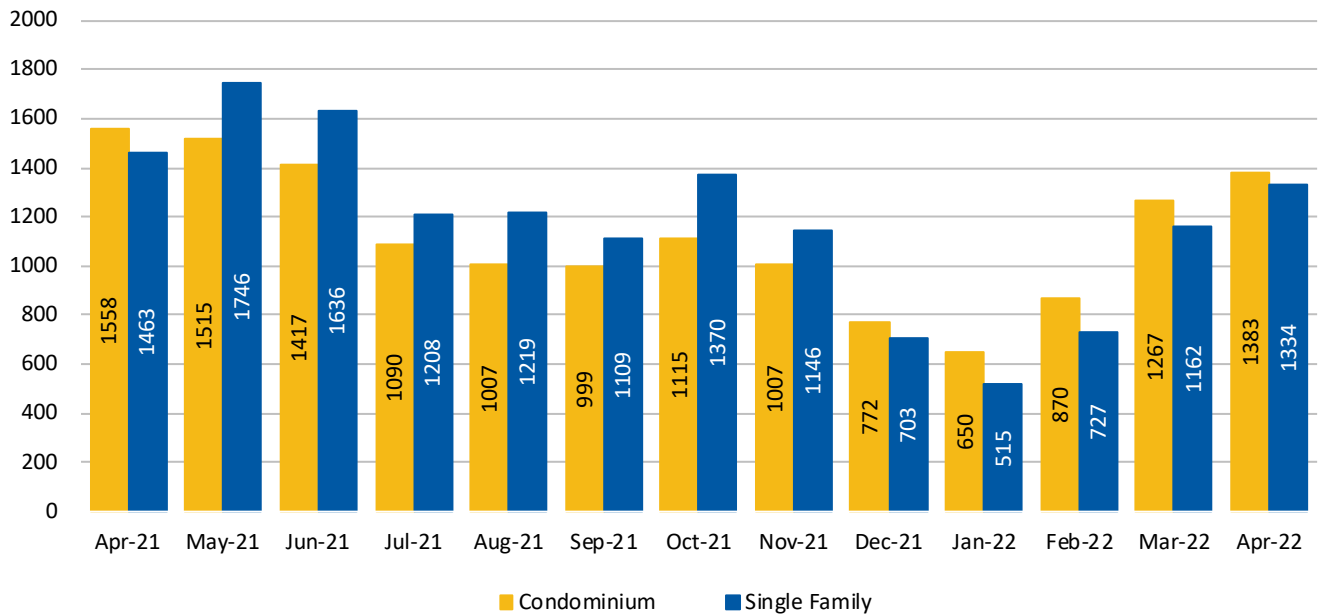
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,737	1,994	▼ -12.9%	1,632	▲ 6.4%	4,873	5,404	▼ -9.8%
CONDOMINIUMS	1,649	2,085	▼ -20.9%	1,860	▼ -11.3%	5,560	6,254	▼ -11.1%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,334	1,463	▼ -8.8%	1,162	▲ 14.8%	3,738	4,293	▼ -12.9%
CONDOMINIUMS	1,383	1,558	▼ -11.2%	1,267	▲ 9.2%	4,170	4,873	▼ -14.4%



CENTRAL MIDDLESEX REGION

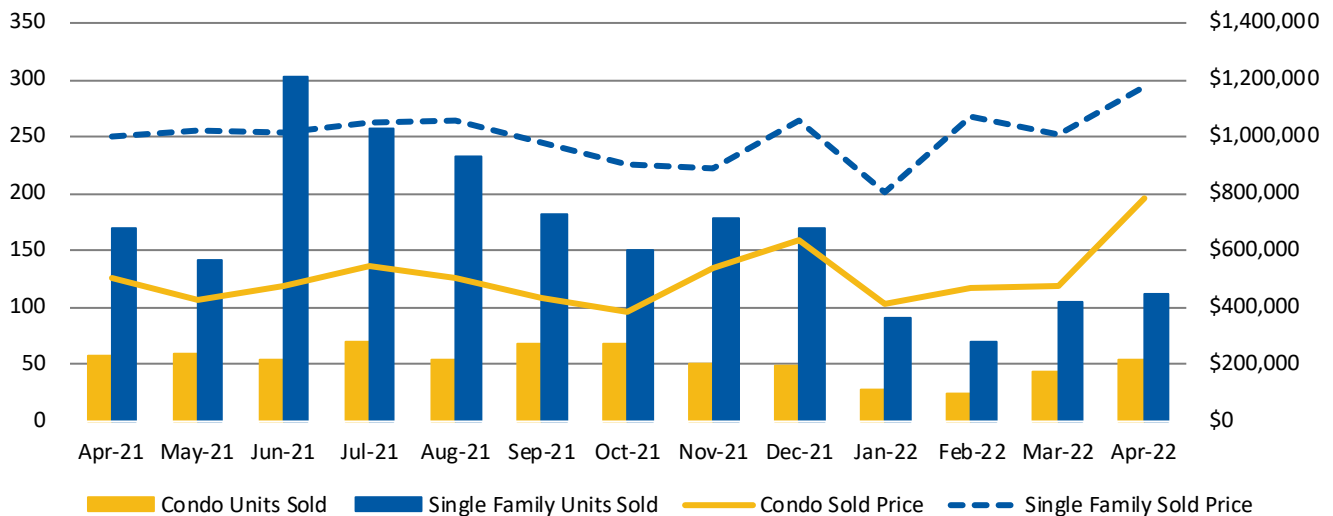
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$1,177,000	\$1,004,000	▲ 17.2%	\$1,010,000	▲ 16.5%	\$1,055,000	\$962,500	▲ 9.6%
Units Sold	111	170	▼ -34.7%	105	▲ 5.7%	377	476	▼ -20.8%
Active Listings	210	235	▼ -10.6%	174	▲ 20.7%	---	---	---
Months Supply of Inventory	1.9	1.4	▲ 35.7%	1.7	▲ 11.8%	---	---	---
New Listings	237	303	▼ -21.8%	251	▼ -5.6%	730	819	▼ -10.9%
Pending Sales	189	241	▼ -21.6%	167	▲ 13.2%	539	673	▼ -19.9%
Days to Off Market	15	15	▬ 0.0%	12	▲ 25.0%	14	16	▼ -12.5%
Sold to Original Price Ratio	110.0%	104.4%	▲ 5.4%	106.9%	▲ 2.9%	106.3%	102.0%	▲ 4.2%
Price per Square Foot	\$426	\$359	▲ 18.7%	\$420	▲ 1.4%	\$405	\$355	▲ 14.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$782,500	\$504,000	▲ 55.3%	\$475,000	▲ 64.7%	\$600,000	\$463,750	▲ 29.4%
Units Sold	54	57	▼ -5.3%	43	▲ 25.6%	147	156	▼ -5.8%
Active Listings	58	60	▼ -3.3%	57	▲ 1.8%	---	---	---
Months Supply of Inventory	1.1	1.1	▬ 0.0%	1.3	▼ -15.4%	---	---	---
New Listings	62	74	▼ -16.2%	76	▼ -18.4%	221	237	▼ -6.8%
Pending Sales	58	65	▼ -10.8%	59	▼ -1.7%	190	192	▼ -1.0%
Days to Off Market	16	16	▬ 0.0%	13	▲ 23.1%	15	16	▼ -6.3%
Sold to Original Price Ratio	106.1%	101.9%	▲ 4.1%	106.0%	▲ 0.1%	105.0%	100.9%	▲ 4.1%
Price per Square Foot	\$347	\$284	▲ 22.2%	\$315	▲ 10.2%	\$334	\$276	▲ 21.0%



EASTERN MIDDLESEX REGION

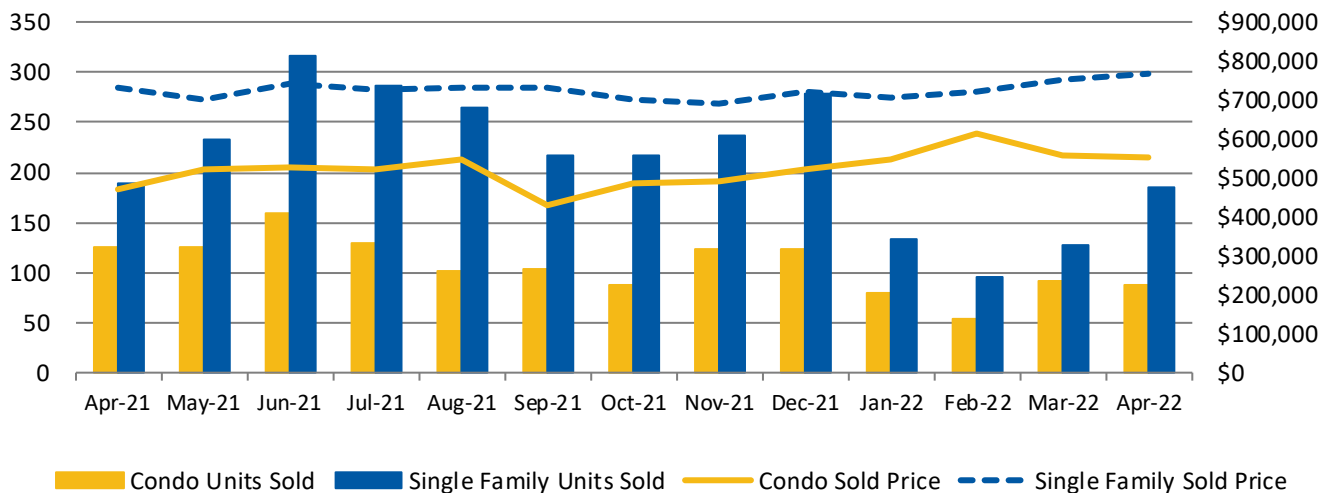
Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$770,000	\$733,750	▲ 4.9%	\$752,000	▲ 2.4%	\$750,000	\$678,038	▲ 10.6%
Units Sold	185	190	▼ -2.6%	127	▲ 45.7%	540	606	▼ -10.9%
Active Listings	204	223	▼ -8.5%	174	▲ 17.2%	---	---	---
Months Supply of Inventory	1.1	1.2	▼ -8.3%	1.4	▼ -21.4%	---	---	---
New Listings	291	358	▼ -18.7%	304	▼ -4.3%	838	935	▼ -10.4%
Pending Sales	246	274	▼ -10.2%	216	▲ 13.9%	667	760	▼ -12.2%
Days to Off Market	13	14	▼ -7.1%	12	▲ 8.3%	13	15	▼ -13.3%
Sold to Original Price Ratio	109.6%	106.6%	▲ 2.8%	107.0%	▲ 2.4%	105.9%	103.1%	▲ 2.7%
Price per Square Foot	\$437	\$379	▲ 15.3%	\$423	▲ 3.3%	\$410	\$367	▲ 11.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$554,900	\$470,000	▲ 18.1%	\$557,000	▼ -0.4%	\$575,000	\$479,000	▲ 20.0%
Units Sold	87	126	▼ -31.0%	91	▼ -4.4%	310	415	▼ -25.3%
Active Listings	113	147	▼ -23.1%	99	▲ 14.1%	---	---	---
Months Supply of Inventory	1.3	1.2	▲ 8.3%	1.1	▲ 18.2%	---	---	---
New Listings	133	182	▼ -26.9%	146	▼ -8.9%	465	539	▼ -13.7%
Pending Sales	121	127	▼ -4.7%	105	▲ 15.2%	387	466	▼ -17.0%
Days to Off Market	15	18	▼ -16.7%	14	▲ 7.1%	15	20	▼ -25.0%
Sold to Original Price Ratio	104.1%	101.3%	▲ 2.8%	104.5%	▼ -0.4%	102.9%	100.0%	▲ 2.9%
Price per Square Foot	\$438	\$435	▲ 0.7%	\$440	▼ -0.5%	\$430	\$404	▲ 6.4%



METRO BOSTON REGION

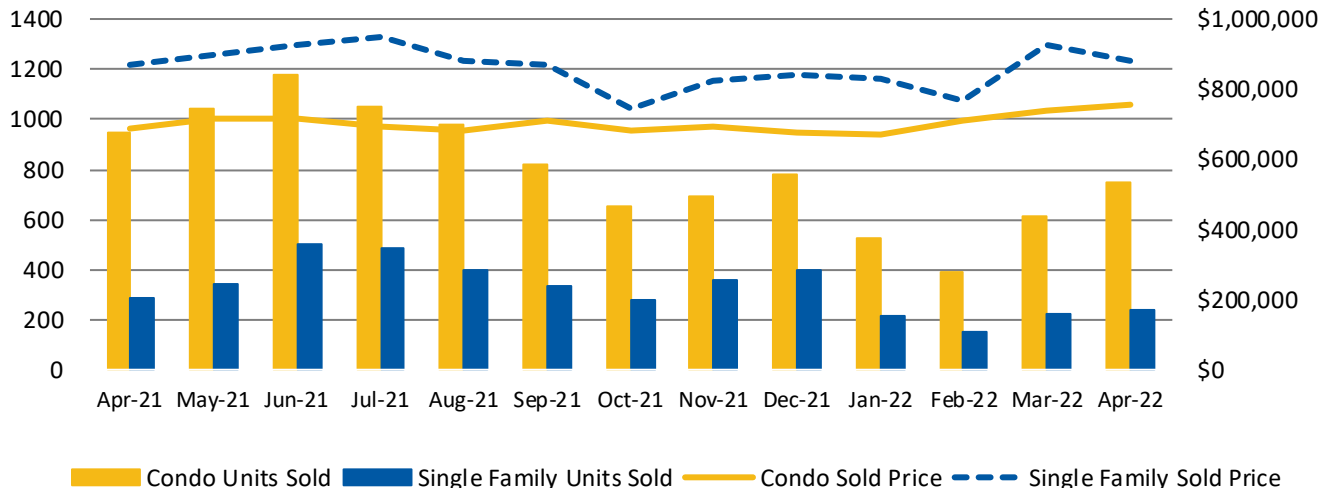
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$880,000	\$872,500	▲ 0.9%	\$928,500	▼ -5.2%	\$860,000	\$800,500	▲ 7.4%
Units Sold	241	284	▼ -15.1%	220	▲ 9.5%	822	936	▼ -12.2%
Active Listings	456	515	▼ -11.5%	351	▲ 29.9%	---	---	---
Months Supply of Inventory	1.9	1.8	▲ 5.6%	1.6	▲ 18.8%	---	---	---
New Listings	551	593	▼ -7.1%	511	▲ 7.8%	1,472	1,587	▼ -7.2%
Pending Sales	410	378	▲ 8.5%	336	▲ 22.0%	1,090	1,157	▼ -5.8%
Days to Off Market	13	15	▼ -13.3%	13	▬ 0.0%	14	16	▼ -12.5%
Sold to Original Price Ratio	107.2%	102.7%	▲ 4.4%	105.8%	▲ 1.3%	103.8%	100.5%	▲ 3.3%
Price per Square Foot	\$505	\$468	▲ 7.9%	\$508	▼ -0.6%	\$481	\$441	▲ 9.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$755,000	\$689,450	▲ 9.5%	\$739,000	▲ 2.2%	\$725,000	\$675,000	▲ 7.4%
Units Sold	747	944	▼ -20.9%	611	▲ 22.3%	2,274	2,726	▼ -16.6%
Active Listings	1,465	1,846	▼ -20.6%	1,367	▲ 7.2%	---	---	---
Months Supply of Inventory	2.0	2.0	▬ 0.0%	2.2	▼ -9.1%	---	---	---
New Listings	1,258	1,566	▼ -19.7%	1,425	▼ -11.7%	4,218	4,643	▼ -9.2%
Pending Sales	1,027	1,123	▼ -8.5%	940	▲ 9.3%	3,044	3,532	▼ -13.8%
Days to Off Market	18	18	▬ 0.0%	17	▲ 5.9%	19	21	▼ -9.5%
Sold to Original Price Ratio	101.8%	99.1%	▲ 2.7%	100.5%	▲ 1.3%	99.6%	97.7%	▲ 1.9%
Price per Square Foot	\$709	\$655	▲ 8.2%	\$702	▲ 1.0%	\$669	\$622	▲ 7.6%



METRO WEST REGION

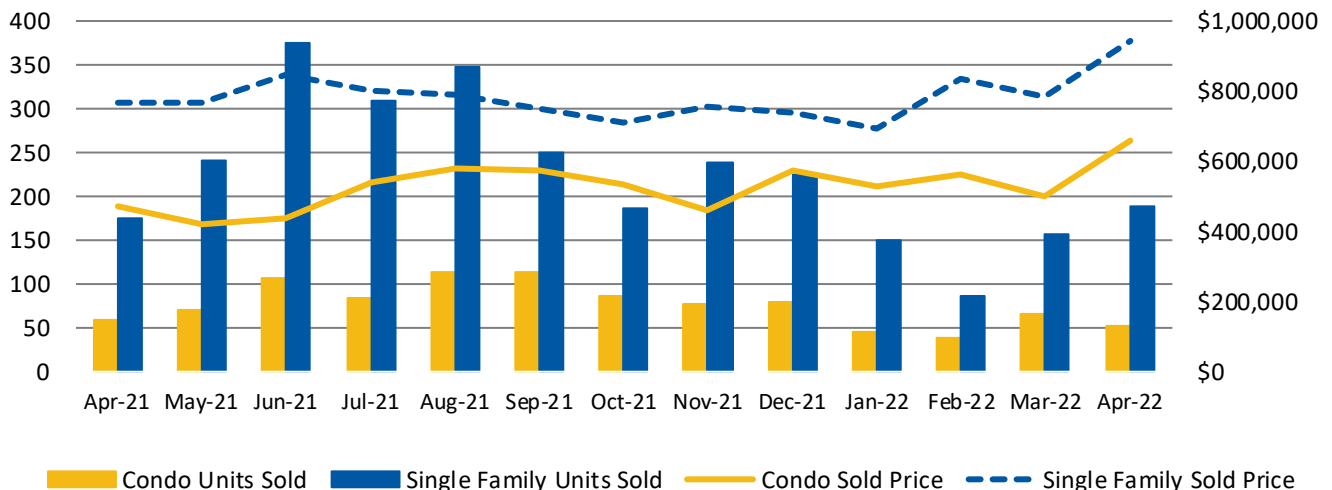
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$943,500	\$768,500	▲ 22.8%	\$783,100	▲ 20.5%	\$800,000	\$730,000	▲ 9.6%
Units Sold	188	174	▲ 8.0%	158	▲ 19.0%	584	607	▼ -3.8%
Active Listings	243	235	▲ 3.4%	150	▲ 62.0%	---	---	---
Months Supply of Inventory	1.3	1.4	▼ -7.1%	0.9	▲ 44.4%	---	---	---
New Listings	349	349	▬ 0.0%	315	▲ 10.8%	992	1,005	▼ -1.3%
Pending Sales	249	277	▼ -10.1%	263	▼ -5.3%	782	844	▼ -7.3%
Days to Off Market	11	14	▼ -21.4%	11	▬ 0.0%	11	14	▼ -21.4%
Sold to Original Price Ratio	108.2%	104.9%	▲ 3.1%	107.4%	▲ 0.7%	105.6%	101.6%	▲ 3.9%
Price per Square Foot	\$412	\$342	▲ 20.5%	\$391	▲ 5.4%	\$378	\$332	▲ 13.9%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$659,000	\$472,250	▲ 39.5%	\$501,000	▲ 31.5%	\$545,000	\$468,500	▲ 16.3%
Units Sold	53	60	▼ -11.7%	65	▼ -18.5%	202	224	▼ -9.8%
Active Listings	72	127	▼ -43.3%	72	▬ 0.0%	---	---	---
Months Supply of Inventory	1.4	2.1	▼ -33.3%	1.1	▲ 27.3%	---	---	---
New Listings	94	132	▼ -28.8%	92	▲ 2.2%	307	383	▼ -19.8%
Pending Sales	90	116	▼ -22.4%	75	▲ 20.0%	263	305	▼ -13.8%
Days to Off Market	15	17	▼ -11.8%	15	▬ 0.0%	15	18	▼ -16.7%
Sold to Original Price Ratio	105.2%	102.6%	▲ 2.5%	104.5%	▲ 0.7%	103.9%	100.3%	▲ 3.6%
Price per Square Foot	\$347	\$296	▲ 17.2%	\$319	▲ 8.8%	\$331	\$302	▲ 9.6%



SOUTHERN NORFOLK REGION

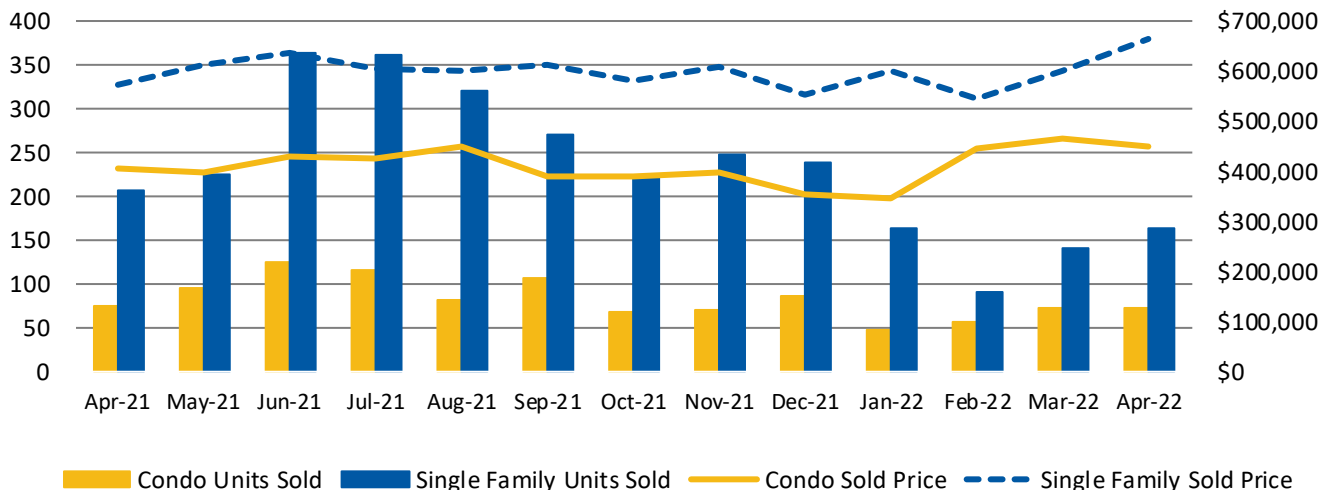
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$665,000	\$575,500	▲ 15.6%	\$600,000	▲ 10.8%	\$610,000	\$550,375	▲ 10.8%
Units Sold	163	208	▼ -21.6%	142	▲ 14.8%	560	702	▼ -20.2%
Active Listings	232	274	▼ -15.3%	186	▲ 24.7%	---	---	---
Months Supply of Inventory	1.4	1.3	▲ 7.7%	1.3	▲ 7.7%	---	---	---
New Listings	309	391	▼ -21.0%	251	▲ 23.1%	841	1,058	▼ -20.5%
Pending Sales	240	293	▼ -18.1%	180	▲ 33.3%	660	859	▼ -23.2%
Days to Off Market	15	16	▼ -6.3%	15	▬ 0.0%	16	17	▼ -5.9%
Sold to Original Price Ratio	105.6%	104.5%	▲ 1.1%	103.8%	▲ 1.7%	103.5%	102.5%	▲ 1.0%
Price per Square Foot	\$333	\$299	▲ 11.4%	\$348	▼ -4.3%	\$325	\$286	▲ 13.6%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$450,000	\$405,000	▲ 11.1%	\$466,806	▼ -3.6%	\$440,000	\$380,000	▲ 15.8%
Units Sold	73	75	▼ -2.7%	72	▲ 1.4%	249	250	▼ -0.4%
Active Listings	81	127	▼ -36.2%	81	▬ 0.0%	---	---	---
Months Supply of Inventory	1.1	1.7	▼ -35.3%	1.1	▬ 0.0%	---	---	---
New Listings	102	131	▼ -22.1%	121	▼ -15.7%	349	452	▼ -22.8%
Pending Sales	87	127	▼ -31.5%	88	▼ -1.1%	286	378	▼ -24.3%
Days to Off Market	16	18	▼ -11.1%	13	▲ 23.1%	16	19	▼ -15.8%
Sold to Original Price Ratio	106.5%	102.2%	▲ 4.2%	105.5%	▲ 0.9%	104.3%	100.6%	▲ 3.7%
Price per Square Foot	\$328	\$278	▲ 18.0%	\$317	▲ 3.5%	\$309	\$275	▲ 12.4%



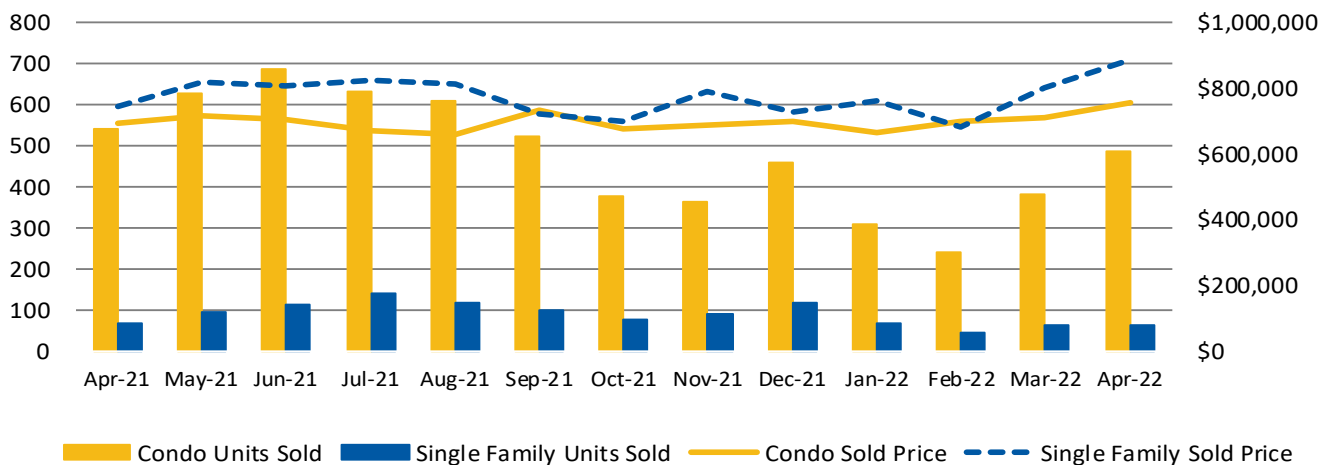
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$886,000	\$747,500	▲ 18.5%	\$800,000	▲ 10.8%	\$775,000	\$717,500	▲ 8.0%
Units Sold	62	70	▼ -11.4%	63	▼ -1.6%	241	256	▼ -5.9%
Active Listings	163	175	▼ -6.9%	115	▲ 41.7%	---	---	---
Months Supply of Inventory	2.6	2.5	▲ 4.0%	1.8	▲ 44.4%	---	---	---
New Listings	172	167	▲ 3.0%	147	▲ 17.0%	438	419	▲ 4.5%
Pending Sales	112	86	▲ 30.2%	104	▲ 7.7%	319	286	▲ 11.5%
Days to Off Market	15	15	▬ 0.0%	15	▬ 0.0%	17	18	▼ -5.6%
Sold to Original Price Ratio	103.5%	102.3%	▲ 1.2%	104.3%	▼ -0.8%	101.4%	100.1%	▲ 1.3%
Price per Square Foot	\$577	\$476	▲ 21.2%	\$504	▲ 14.5%	\$493	\$439	▲ 12.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$757,000	\$695,000	▲ 8.9%	\$713,000	▲ 6.2%	\$711,000	\$679,900	▲ 4.6%
Units Sold	487	543	▼ -10.3%	380	▲ 28.2%	1,419	1,606	▼ -11.6%
Active Listings	1,034	1,297	▼ -20.3%	974	▲ 6.2%	---	---	---
Months Supply of Inventory	2.1	2.4	▼ -12.5%	2.6	▼ -19.2%	---	---	---
New Listings	796	953	▼ -16.5%	913	▼ -12.8%	2,771	2,900	▼ -4.4%
Pending Sales	631	666	▼ -5.3%	595	▲ 6.1%	1,944	2,091	▼ -7.0%
Days to Off Market	19	19	▬ 0.0%	18	▲ 5.6%	19	23	▼ -17.4%
Sold to Original Price Ratio	100.4%	98.3%	▲ 2.1%	99.2%	▲ 1.2%	98.6%	97.0%	▲ 1.6%
Price per Square Foot	\$787	\$727	▲ 8.3%	\$747	▲ 5.4%	\$732	\$694	▲ 5.5%



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		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$895,000	\$790,500	▲ 13.2%	\$869,000	▲ 3.0%	\$870,000	\$785,000	▲ 10.8%
Units Sold	103	115	▼ -10.4%	137	▼ -24.8%	411	441	▼ -6.8%
Active Listings	178	207	▼ -14.0%	172	▲ 3.5%	---	---	---
Months Supply of Inventory	1.7	1.8	▼ -5.6%	1.3	▲ 30.8%	---	---	---
New Listings	189	220	▼ -14.1%	202	▼ -6.4%	644	665	▼ -3.2%
Pending Sales	162	157	▲ 3.2%	118	▲ 37.3%	470	476	▼ -1.3%
Days to Off Market	17	20	▼ -15.0%	19	▼ -10.5%	18	20	▼ -10.0%
Sold to Original Price Ratio	103.5%	99.4%	▲ 4.1%	102.7%	▲ 0.8%	101.4%	98.3%	▲ 3.2%
Price per Square Foot	\$356	\$319	▲ 11.6%	\$366	▼ -2.7%	\$355	\$319	▲ 11.3%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$1,330,000	\$998,500	▲ 33.2%	\$1,050,000	▲ 26.7%	\$1,102,500	#####	▲ 7.6%
Units Sold	43	42	▲ 2.4%	48	▼ -10.4%	156	151	▲ 3.3%
Active Listings	121	101	▲ 19.8%	100	▲ 21.0%	---	---	---
Months Supply of Inventory	2.8	2.4	▲ 16.7%	2.1	▲ 33.3%	---	---	---
New Listings	96	95	▲ 1.1%	84	▲ 14.3%	291	251	▲ 15.9%
Pending Sales	63	58	▲ 8.6%	48	▲ 31.3%	187	180	▲ 3.9%
Days to Off Market	20	19	▲ 5.3%	21	▼ -4.8%	21	21	▬ 0.0%
Sold to Original Price Ratio	97.6%	97.9%	▼ -0.3%	97.5%	▲ 0.1%	97.9%	94.8%	▲ 3.3%
Price per Square Foot	\$332	\$306	▲ 8.5%	\$325	▲ 2.2%	\$337	\$312	▲ 8.0%

4 Family Homes

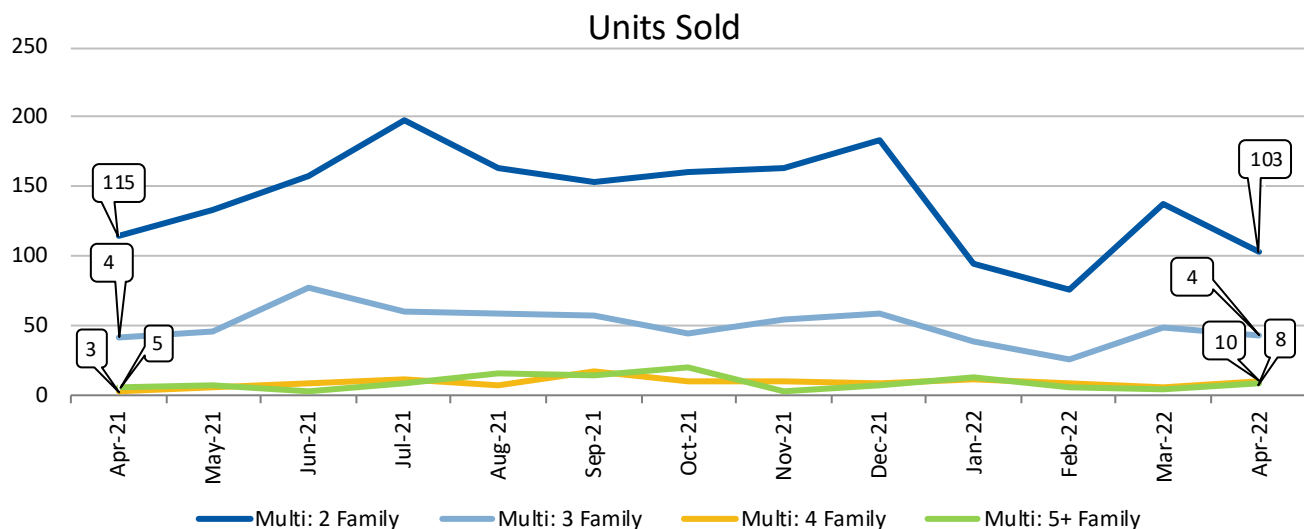
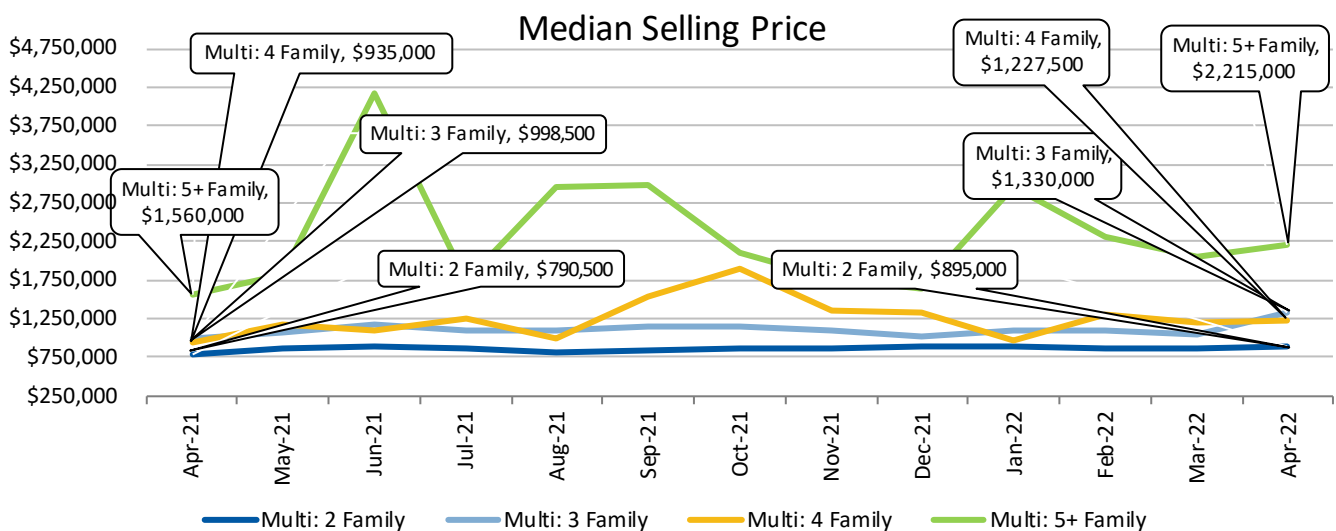
	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$1,050,000	\$1,180,000	▼ -11.0%	\$1,227,500	▼ -14.5%	\$1,250,000	\$1,192,063	▲ 4.9%
Units Sold	5	5	▬ 0.0%	10	▼ -50.0%	29	18	▲ 61.1%
Active Listings	29	21	▲ 38.1%	27	▲ 7.4%	---	---	---
Months Supply of Inventory	5.8	4.2	▲ 38.1%	2.7	▲ 114.8%	---	---	---
New Listings	16	15	▲ 6.7%	16	▬ 0.0%	58	47	▲ 23.4%
Pending Sales	12	9	▲ 33.3%	10	▲ 20.0%	36	24	▲ 50.0%
Days to Off Market	22	20	▲ 10.0%	49	▼ -55.1%	26	20	▲ 30.0%
Sold to Original Price Ratio	97.6%	90.6%	▲ 7.7%	100.2%	▼ -2.6%	99.4%	95.8%	▲ 3.8%
Price per Square Foot	\$273	\$214	▲ 27.6%	\$422	▼ -35.3%	\$306	\$301	▲ 1.7%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

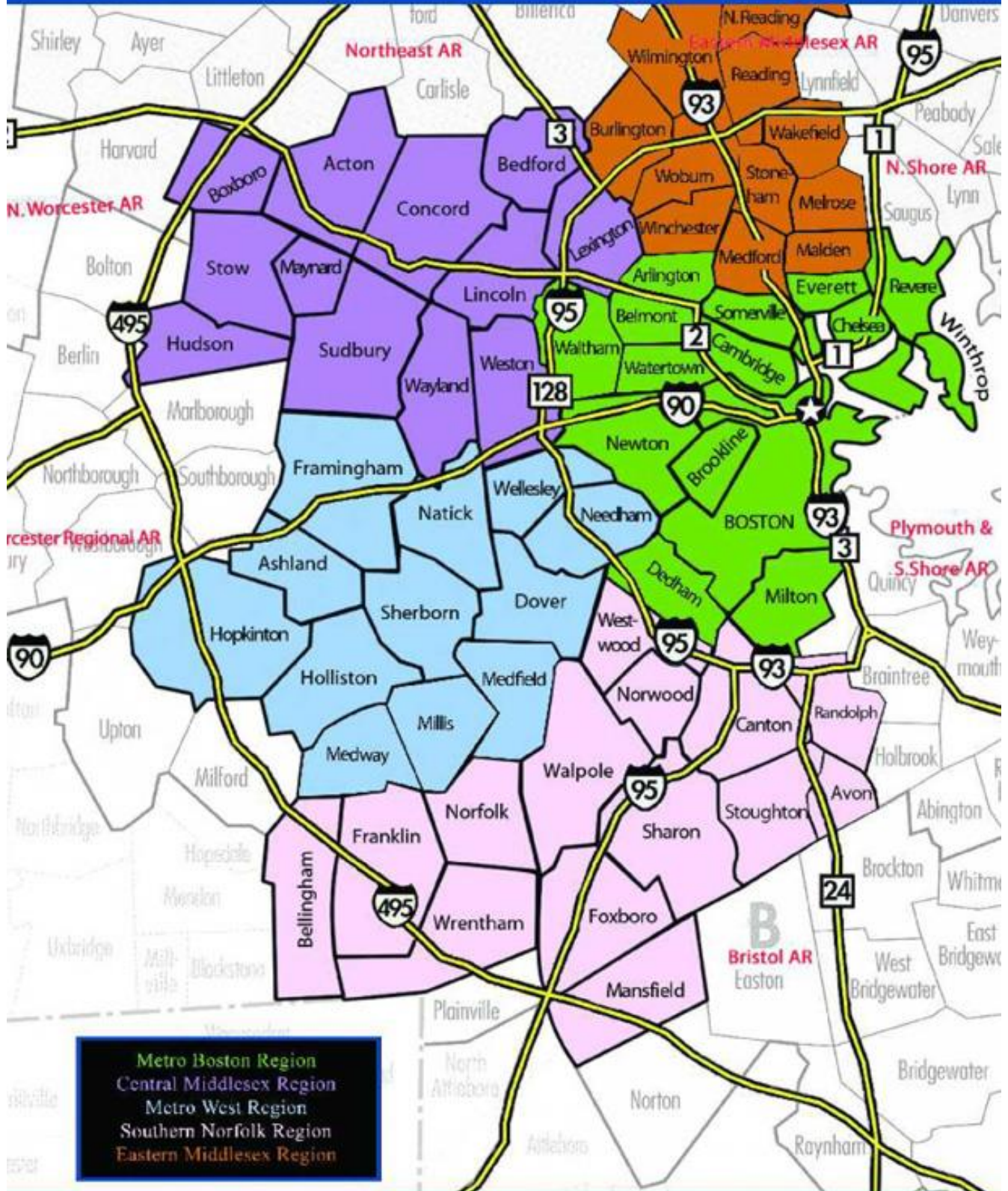
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Apr 2022	Apr 2021	Change	Mar 2022	Change	2022	2021	Change
Median Selling Price	\$4,940,000	\$1,825,000	▲ 170.7%	\$2,215,000	▲ 123.0%	\$2,365,000	\$1,700,000	▲ 39.1%
Units Sold	2	7	▼ -71.4%	8	▼ -75.0%	20	21	▼ -4.8%
Active Listings	58	47	▲ 23.4%	55	▲ 5.5%	---	---	---
Months Supply of Inventory	29.0	6.7	▲ 332.8%	6.9	▲ 320.3%	---	---	---
New Listings	26	24	▲ 8.3%	23	▲ 13.0%	77	71	▲ 8.5%
Pending Sales	14	11	▲ 27.3%	7	▲ 100.0%	33	26	▲ 26.9%
Days to Off Market	24	25	▼ -4.0%	29	▼ -17.2%	29	27	▲ 7.4%
Sold to Original Price Ratio	99.0%	86.8%	▲ 14.1%	93.8%	▲ 5.5%	94.0%	91.3%	▲ 3.0%
Price per Square Foot	\$699	\$383	▲ 82.5%	\$330	▲ 111.8%	\$398	\$336	▲ 18.5%



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.