

MONTHLY MARKET INSIGHTS REPORT

August 2022

Single-Family Homes

The 1,454 homes sold in August 2022 was a 7.1 percent decline in sales volume from the 1,565 homes sold in August 2021. This was also the lowest sales volume for the month since 2011. Additionally, the median sales price reached a new record high price for the month of August at \$825,000 which reflects a 5.8 percent increase on the August 2021 median sales price of \$780,000.

Condominiums

With 994 condos sold in August, it was a 25.3 percent decrease from the 1,330 units sold in August 201. This is the fewest number of condos sold in August since 2010. The median sales price for condos increased to a new record high for the month at \$652,950 which is a 2.8 percent increase from the August 2021 median sales price of \$635,000.

Multi-Family Homes

This month, 234 multi-family homes were sold in Greater Boston, which reflects a 7.1 percent decrease in sales from the 252 units sold in August 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 9/10/2022

GREATER BOSTON MARKET SUMMARY

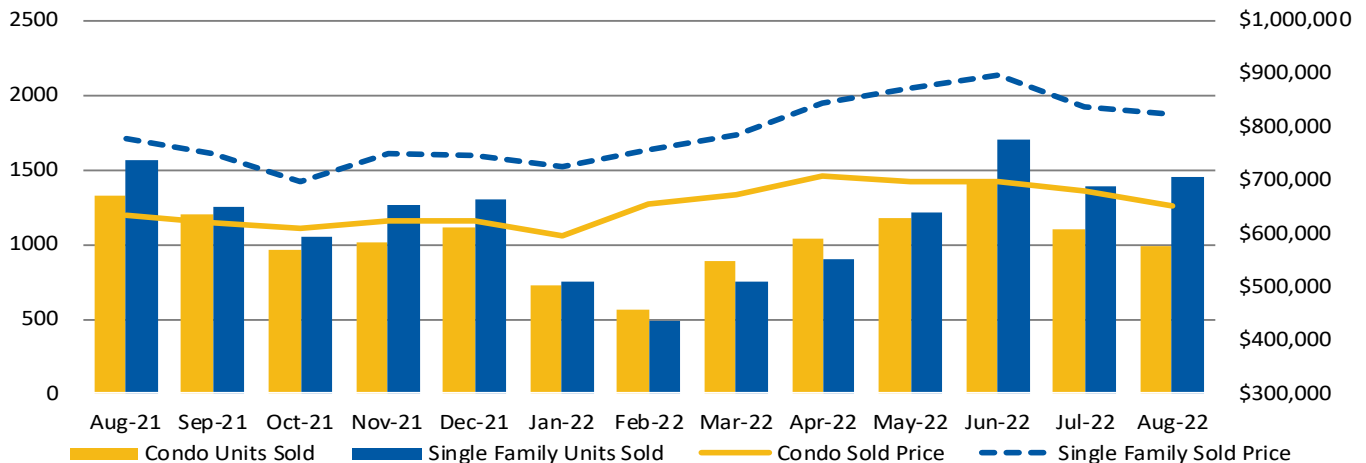
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$825,000	\$780,000	▲ 5.8%	\$840,000	▼ -1.8%	\$829,700	\$758,750	▲ 9.4%
Units Sold	1,454	1,565	▼ -7.1%	1,387	▲ 4.8%	8,664	9,664	▼ -10.3%
Active Listings	1,458	1,433	▲ 1.7%	1,714	▼ -14.9%	---	---	---
Months Supply of Inventory	1.0	0.9	▲ 11.1%	1.2	▼ -16.7%	---	---	---
New Listings	1,060	1,255	▼ -15.5%	1,338	▼ -20.8%	11,186	11,956	▼ -6.4%
Pending Sales	1,099	1,218	▼ -9.8%	1,140	▼ -3.6%	9,012	10,085	▼ -10.6%
Days to Off Market	21	19	▲ 10.5%	20	▲ 5.0%	16	16	■ 0.0%
Sold to Original Price Ratio	101.6%	104.2%	▼ -2.5%	105.0%	▼ -3.2%	105.4%	104.4%	▲ 1.0%
Price per Square Foot	\$399	\$371	▲ 7.5%	\$403	▼ -1.0%	\$407	\$369	▲ 10.3%

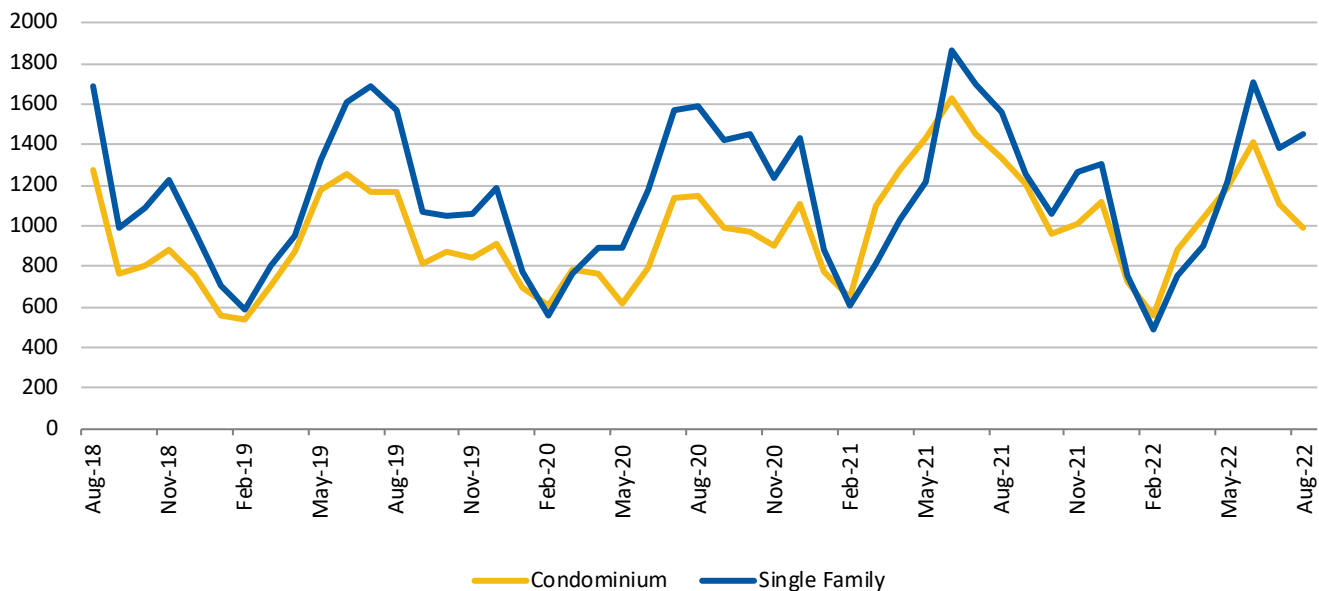
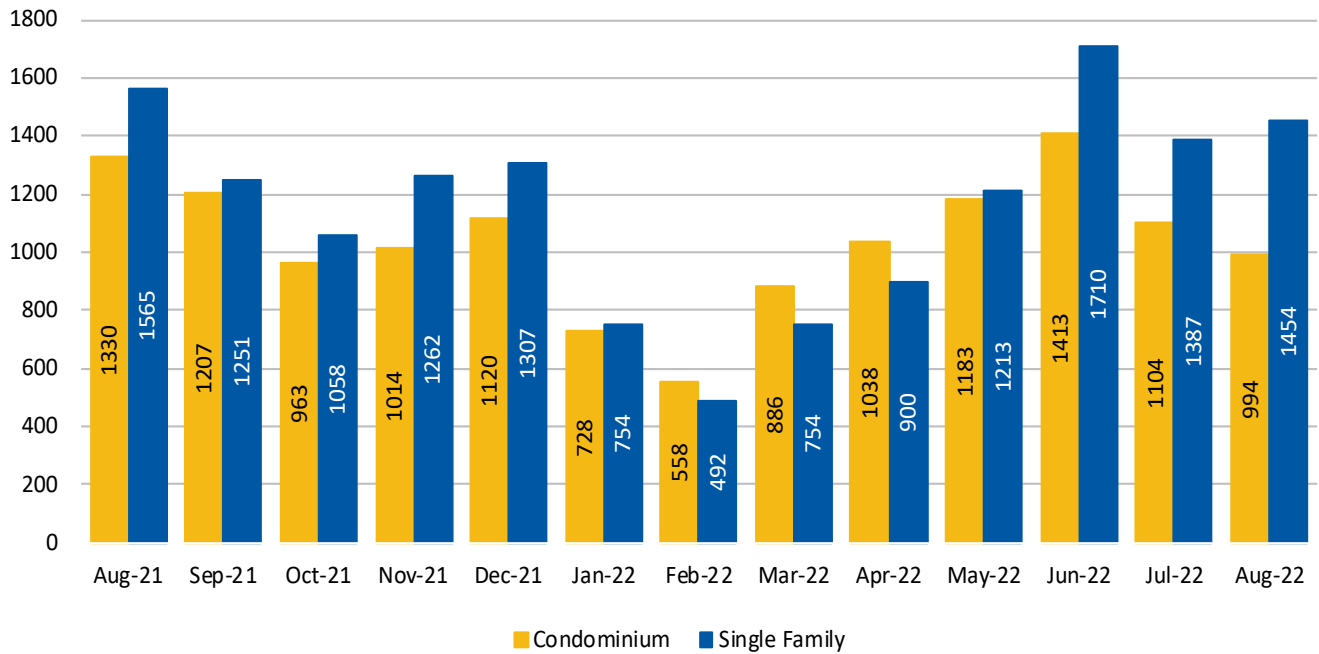
Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$652,950	\$635,000	▲ 2.8%	\$680,000	▼ -4.0%	\$679,000	\$625,000	▲ 8.6%
Units Sold	994	1,330	▼ -25.3%	1,104	▼ -10.0%	7,904	9,625	▼ -17.9%
Active Listings	1,696	1,936	▼ -12.4%	2,066	▼ -17.9%	---	---	---
Months Supply of Inventory	1.7	1.5	▲ 13.3%	1.9	▼ -10.5%	---	---	---
New Listings	874	1,055	▼ -17.2%	1,151	▼ -24.1%	10,921	12,302	▼ -11.2%
Pending Sales	788	1,006	▼ -21.7%	810	▼ -2.7%	8,068	9,894	▼ -18.5%
Days to Off Market	26	22	▲ 18.2%	22	▲ 18.2%	19	20	▼ -5.0%
Sold to Original Price Ratio	99.7%	99.9%	▼ -0.2%	101.5%	▼ -1.8%	101.5%	100.0%	▲ 1.5%
Price per Square Foot	\$557	\$566	▼ -1.6%	\$583	▼ -4.5%	\$581	\$547	▲ 6.2%



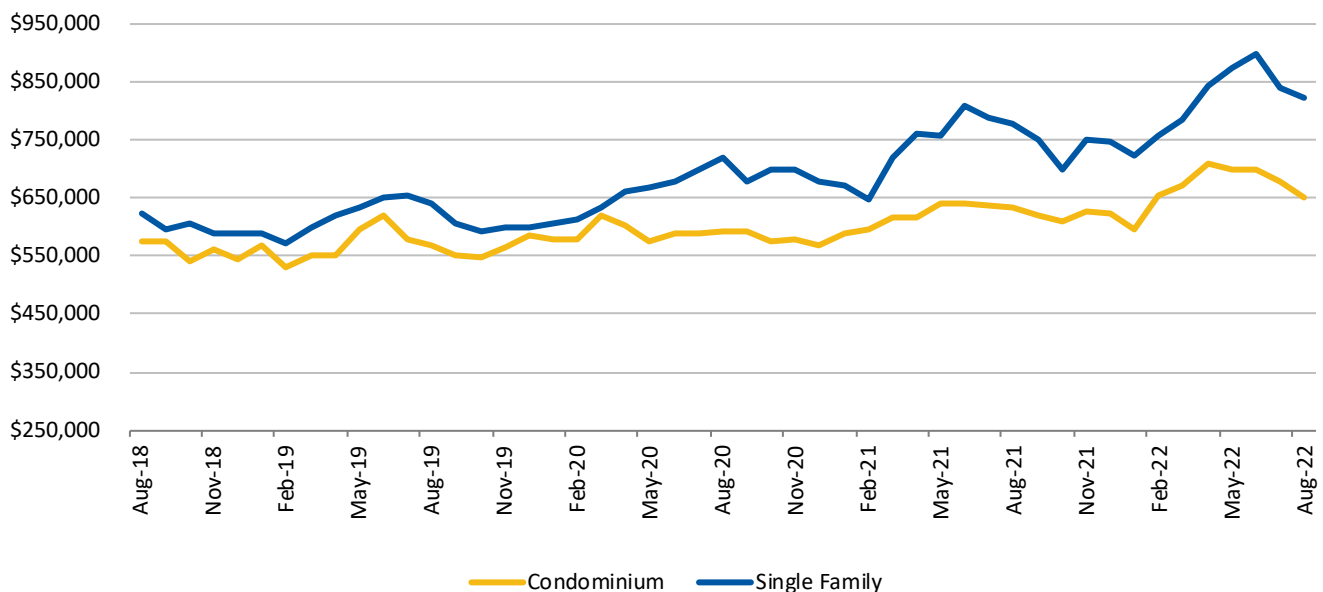
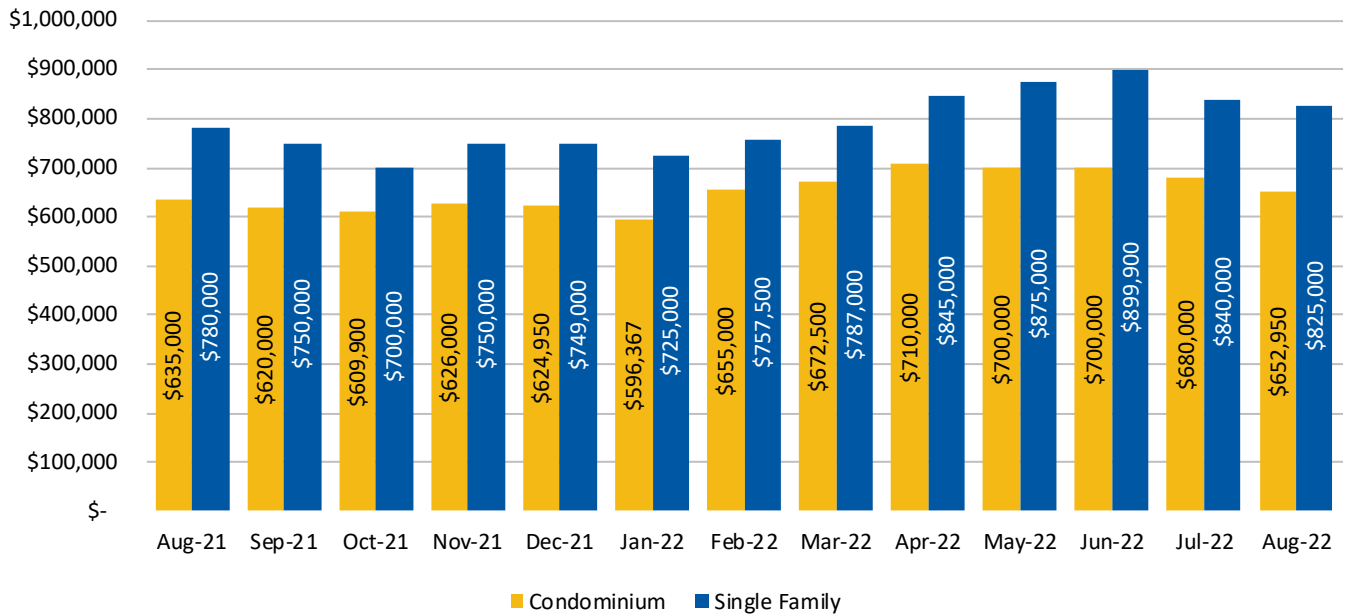
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,454	1,565	▼ -7.1%	1,387	▲ 4.8%	8,664	9,664	▼ -10.3%
CONDOMINIUMS	994	1,330	▼ -25.3%	1,104	▼ -10.0%	7,904	9,625	▼ -17.9%



MEDIAN SELLING PRICE

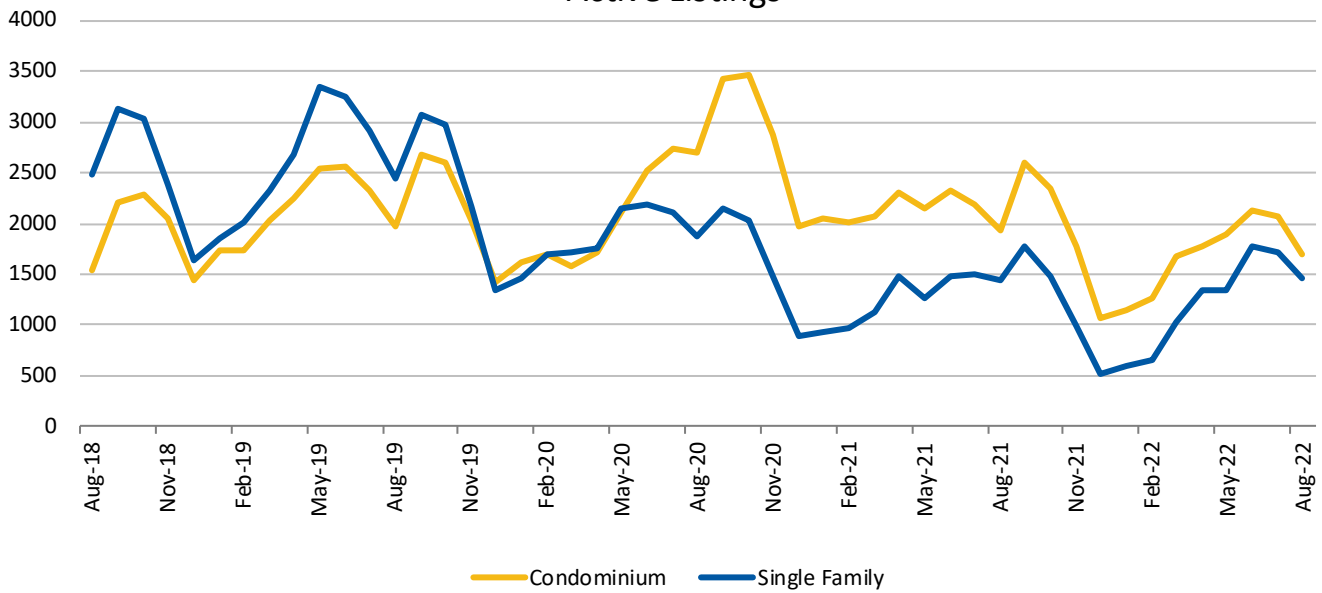
	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	\$825,000	\$780,000	▲ 5.8%	\$840,000	▼ -1.8%	\$829,700	\$758,750	▲ 9.4%
CONDOMINIUMS	\$652,950	\$635,000	▲ 2.8%	\$680,000	▼ -4.0%	\$679,000	\$625,000	▲ 8.6%



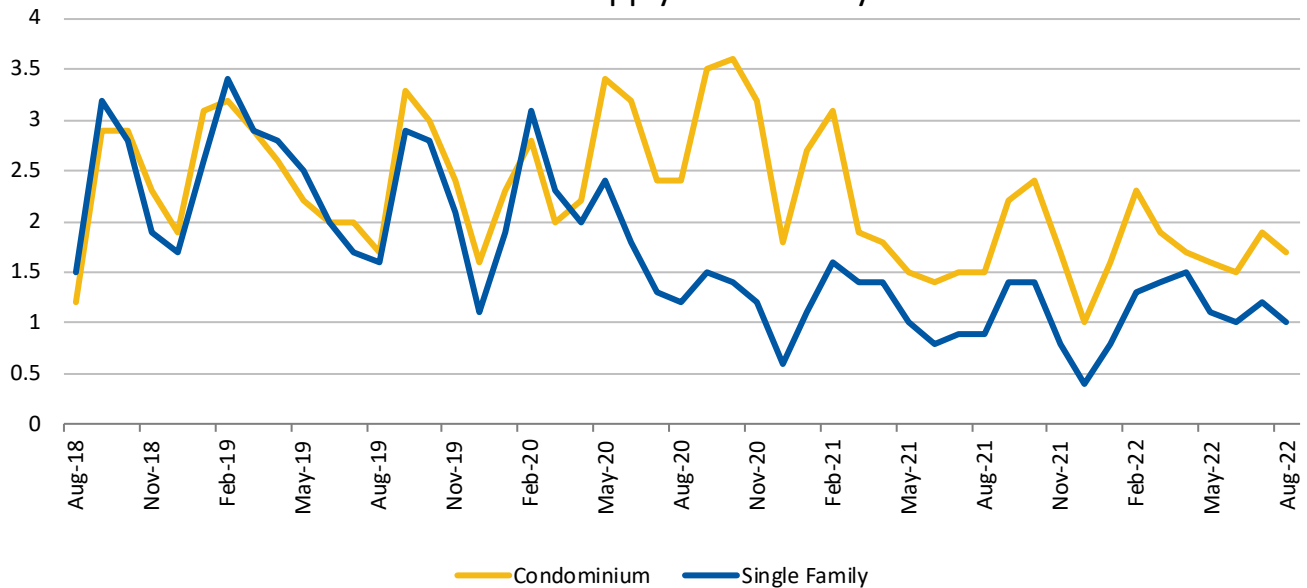
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Aug 2022	Aug 2021	Change	Jul 2022	Change
SINGLE FAMILY HOMES	Active Listings	1,458	1,433	▲ 1.7%	1,714	▼ -14.9%
	Months Supply of Inventory	1.0	0.9	▲ 11.1%	1.2	▼ -16.7%
CONDOMINIUMS	Active Listings	1,696	1,936	▼ -12.4%	2,066	▼ -17.9%
	Months Supply of Inventory	1.7	1.5	▲ 13.3%	1.9	▼ -10.5%

Active Listings

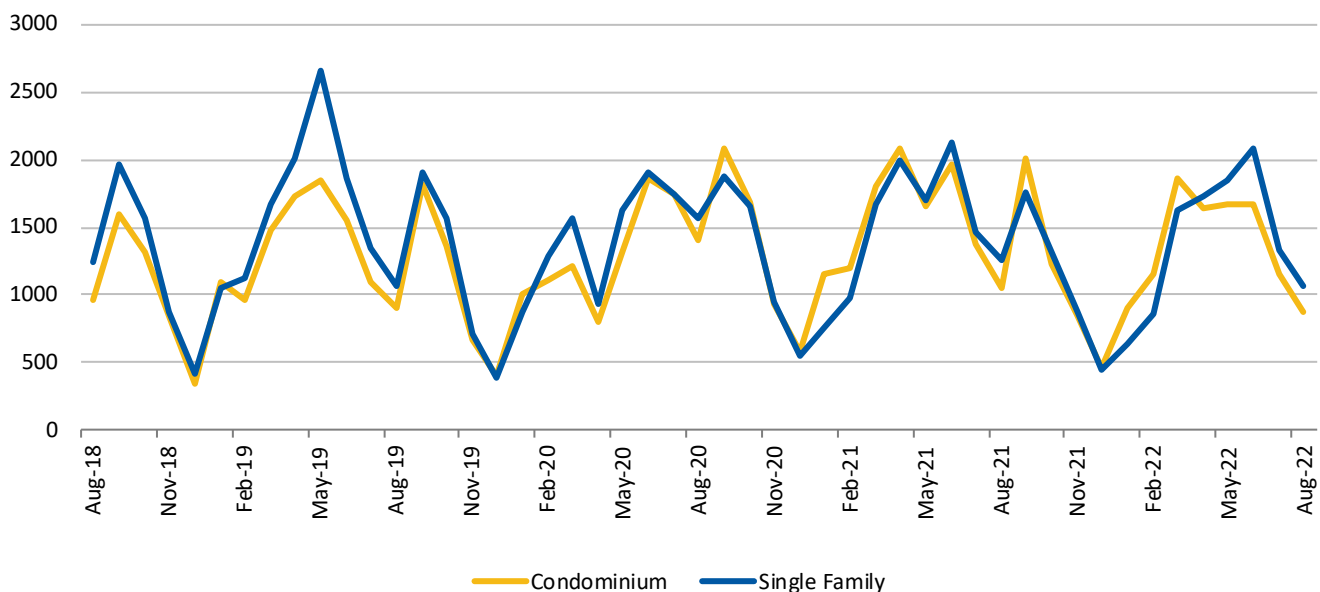
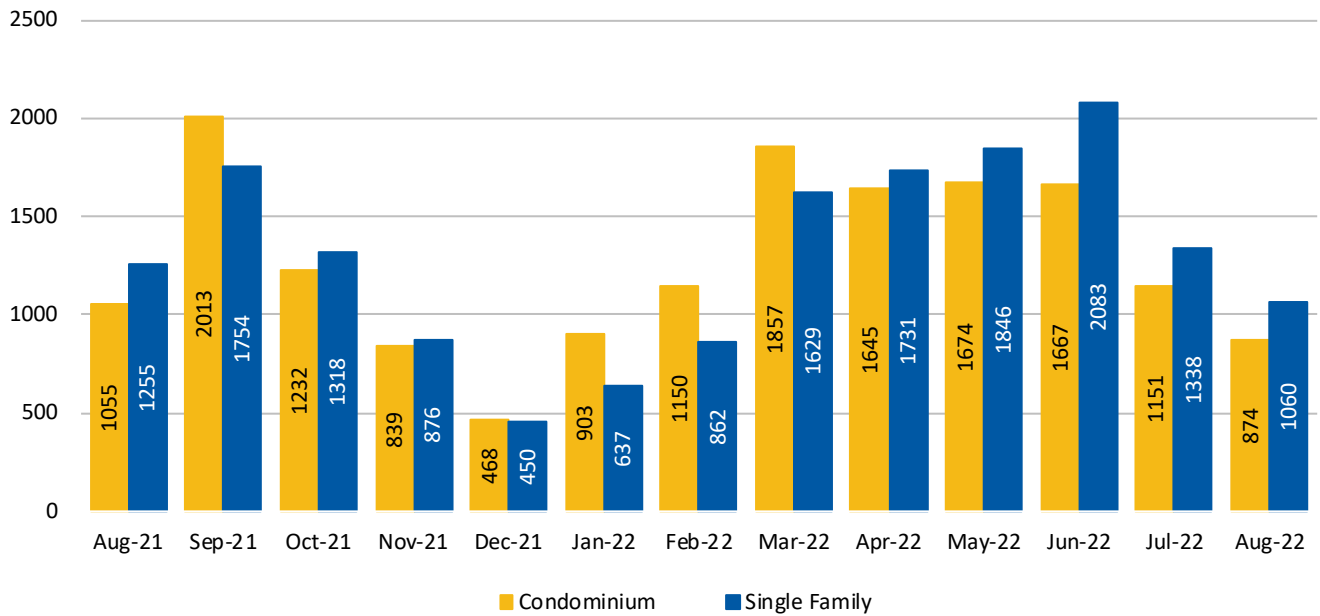


Months Supply of Inventory



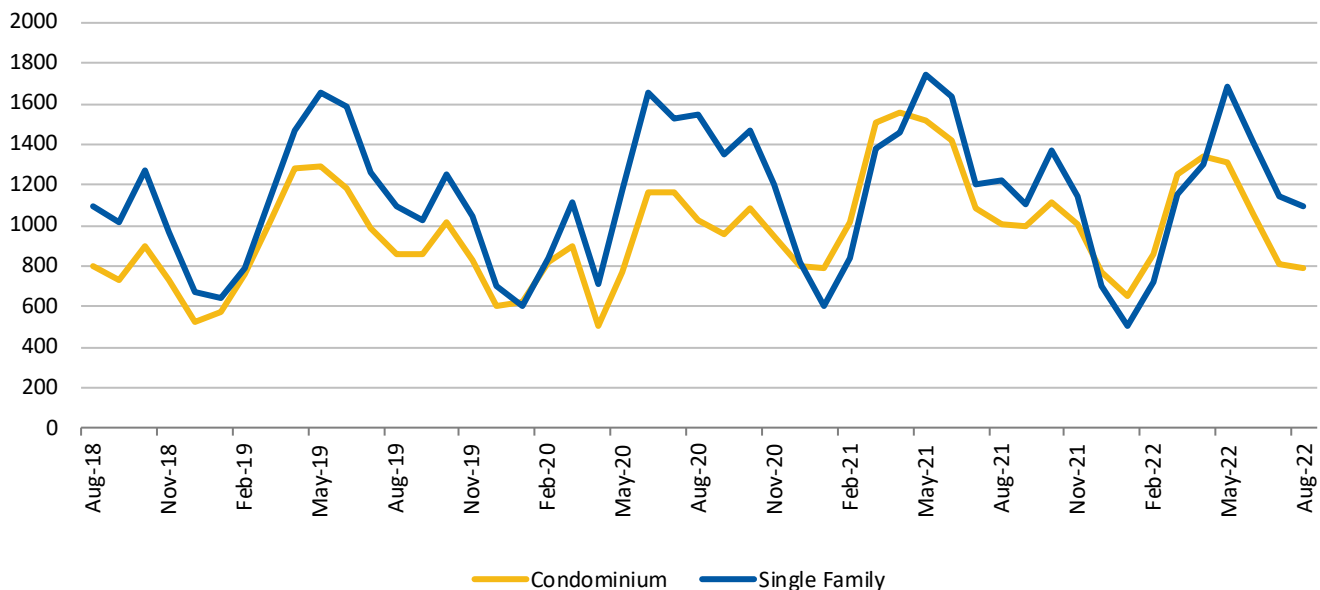
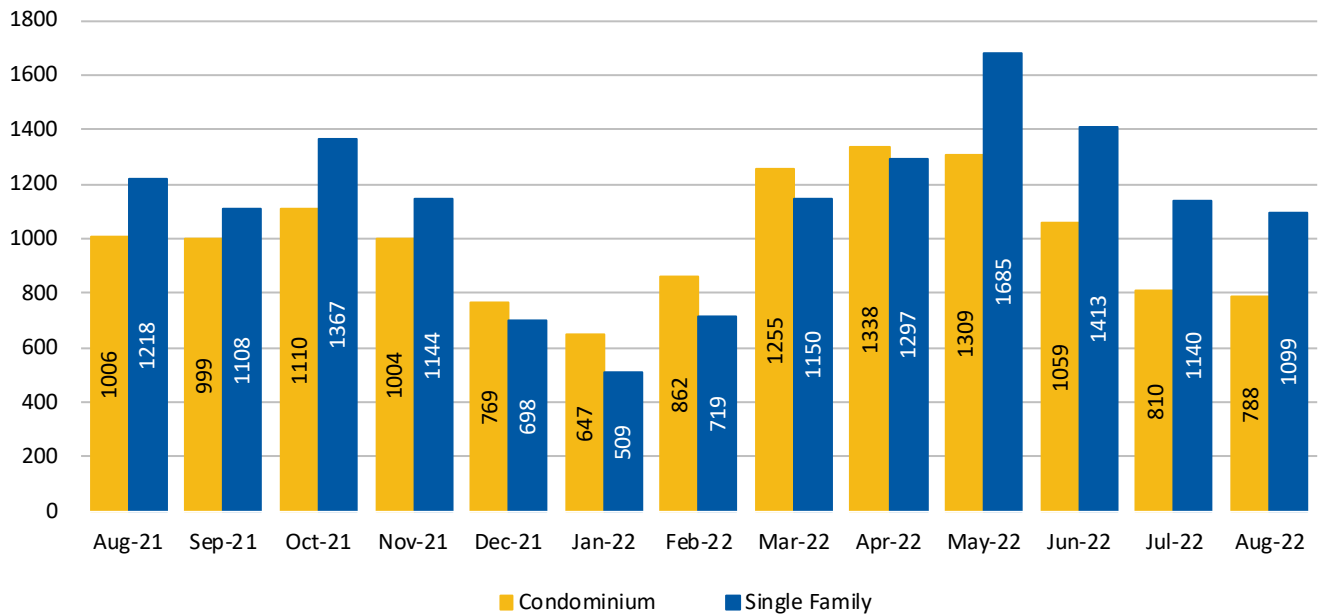
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,060	1,255	▼ -15.5%	1,338	▼ -20.8%	11,186	11,956	▼ -6.4%
CONDOMINIUMS	874	1,055	▼ -17.2%	1,151	▼ -24.1%	10,921	12,302	▼ -11.2%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,099	1,218	▼ -9.8%	1,140	▼ -3.6%	9,012	10,085	▼ -10.6%
CONDOMINIUMS	788	1,006	▼ -21.7%	810	▼ -2.7%	8,068	9,894	▼ -18.5%



CENTRAL MIDDLESEX REGION

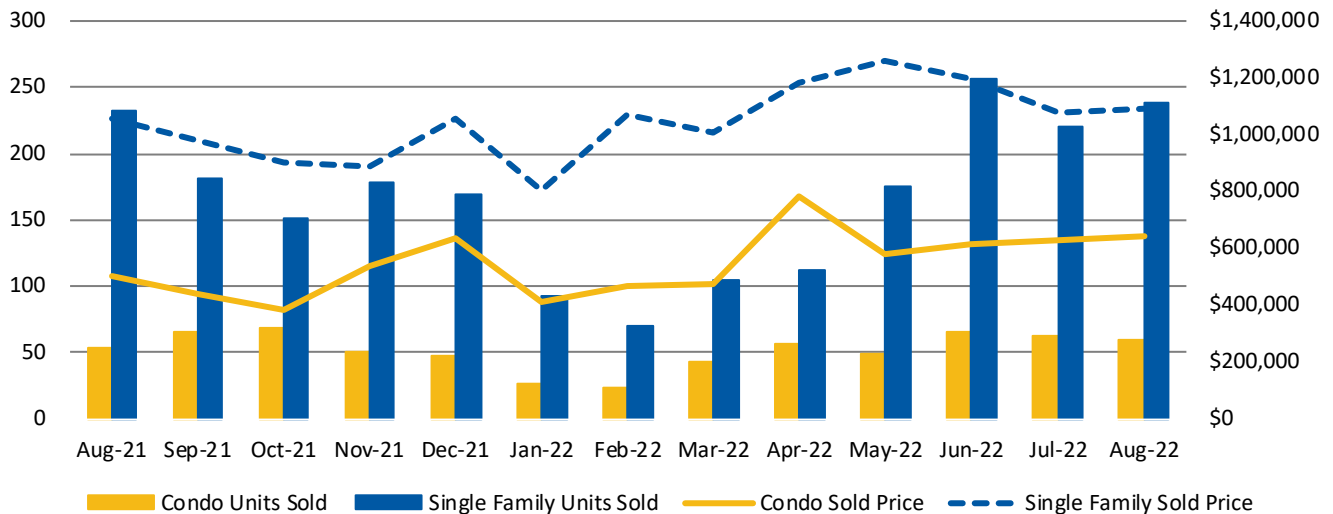
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$1,088,800	\$1,057,500	▲ 3.0%	\$1,077,500	▲ 1.0%	\$1,125,000	\$1,010,000	▲ 11.4%
Units Sold	239	232	▲ 3.0%	220	▲ 8.6%	1,270	1,412	▼ -10.1%
Active Listings	248	224	▲ 10.7%	298	▼ -16.8%	---	---	---
Months Supply of Inventory	1.0	1.0	▬ 0.0%	1.4	▼ -28.6%	---	---	---
New Listings	131	184	▼ -28.8%	216	▼ -39.4%	1,696	1,726	▼ -1.7%
Pending Sales	147	165	▼ -10.9%	172	▼ -14.5%	1,339	1,484	▼ -9.8%
Days to Off Market	21	19	▲ 10.5%	19	▲ 10.5%	15	16	▼ -6.3%
Sold to Original Price Ratio	103.2%	106.8%	▼ -3.4%	107.5%	▼ -4.0%	107.4%	105.3%	▲ 2.0%
Price per Square Foot	\$400	\$376	▲ 6.4%	\$410	▼ -2.4%	\$413	\$367	▲ 12.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$640,000	\$501,900	▲ 27.5%	\$632,000	▲ 1.3%	\$607,000	\$475,000	▲ 27.8%
Units Sold	59	54	▲ 9.3%	63	▼ -6.3%	386	395	▼ -2.3%
Active Listings	74	80	▼ -7.5%	91	▼ -18.7%	---	---	---
Months Supply of Inventory	1.3	1.5	▼ -13.3%	1.4	▼ -7.1%	---	---	---
New Listings	44	54	▼ -18.5%	67	▼ -34.3%	494	509	▼ -2.9%
Pending Sales	46	61	▼ -24.6%	56	▼ -17.9%	411	427	▼ -3.7%
Days to Off Market	22	18	▲ 22.2%	20	▲ 10.0%	16	16	▬ 0.0%
Sold to Original Price Ratio	103.5%	102.4%	▲ 1.1%	106.3%	▼ -2.6%	105.6%	102.7%	▲ 2.8%
Price per Square Foot	\$361	\$302	▲ 19.5%	\$332	▲ 8.7%	\$336	\$290	▲ 15.9%



EASTERN MIDDLESEX REGION

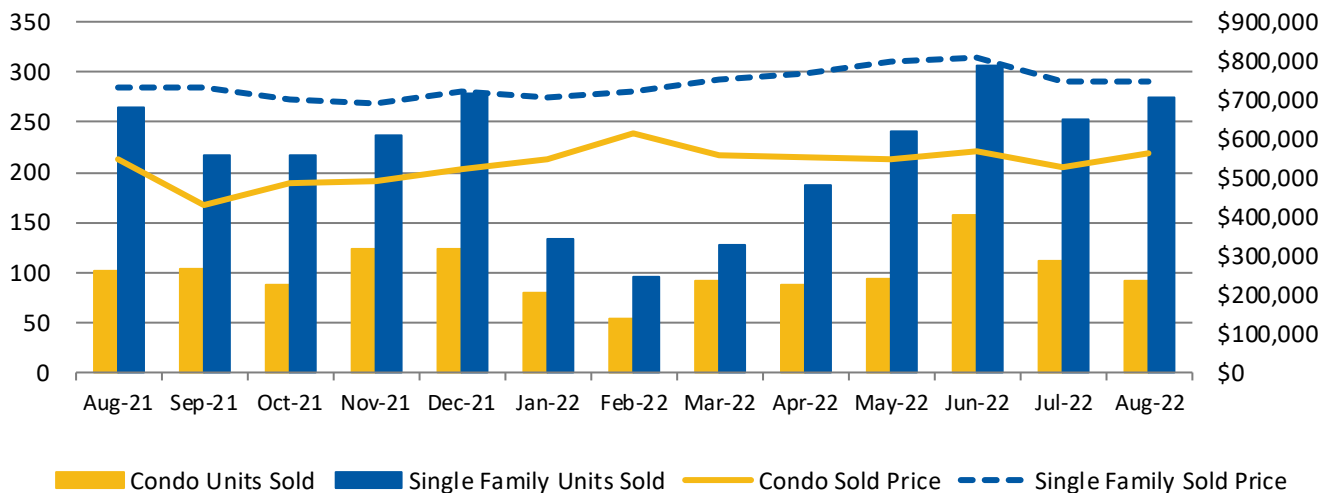
Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$750,000	\$732,000	▲ 2.5%	\$750,000	■ 0.0%	\$770,000	\$715,000	▲ 7.7%
Units Sold	275	265	▲ 3.8%	252	▲ 9.1%	1,616	1,716	▼ -5.8%
Active Listings	244	229	▲ 6.6%	287	▼ -15.0%	---	---	---
Months Supply of Inventory	0.9	0.9	■ 0.0%	1.1	▼ -18.2%	---	---	---
New Listings	238	249	▼ -4.4%	258	▼ -7.8%	2,053	2,088	▼ -1.7%
Pending Sales	245	238	▲ 2.9%	221	▲ 10.9%	1,701	1,794	▼ -5.2%
Days to Off Market	20	19	▲ 5.3%	20	■ 0.0%	15	16	▼ -6.3%
Sold to Original Price Ratio	101.7%	104.9%	▼ -3.1%	106.5%	▼ -4.5%	106.3%	105.5%	▲ 0.8%
Price per Square Foot	\$403	\$386	▲ 4.4%	\$403	■ 0.0%	\$410	\$384	▲ 6.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$561,000	\$549,000	▲ 2.2%	\$525,000	▲ 6.9%	\$560,000	\$502,000	▲ 11.6%
Units Sold	92	102	▼ -9.8%	111	▼ -17.1%	764	941	▼ -18.8%
Active Listings	108	124	▼ -12.9%	117	▼ -7.7%	---	---	---
Months Supply of Inventory	1.2	1.2	■ 0.0%	1.1	▲ 9.1%	---	---	---
New Listings	95	109	▼ -12.8%	106	▼ -10.4%	950	1,073	▼ -11.5%
Pending Sales	84	92	▼ -8.7%	75	▲ 12.0%	802	930	▼ -13.8%
Days to Off Market	20	21	▼ -4.8%	20	■ 0.0%	16	19	▼ -15.8%
Sold to Original Price Ratio	101.0%	101.1%	▼ -0.1%	102.2%	▼ -1.2%	102.8%	101.2%	▲ 1.6%
Price per Square Foot	\$428	\$428	■ 0.0%	\$445	▼ -3.8%	\$438	\$412	▲ 6.3%



METRO BOSTON REGION

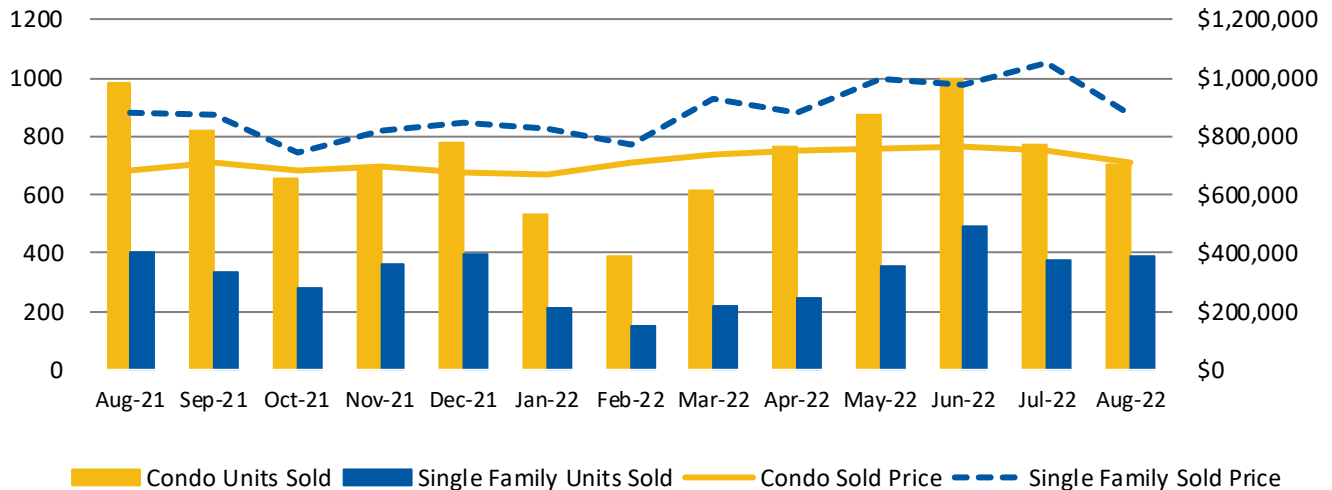
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$875,000	\$880,000	▼ -0.6%	\$1,050,000	▼ -16.7%	\$929,000	\$880,000	▲ 5.6%
Units Sold	389	401	▼ -3.0%	373	▲ 4.3%	2,437	2,677	▼ -9.0%
Active Listings	454	469	▼ -3.2%	526	▼ -13.7%	---	---	---
Months Supply of Inventory	1.2	1.2	▬ 0.0%	1.4	▼ -14.3%	---	---	---
New Listings	281	319	▼ -11.9%	377	▼ -25.5%	3,271	3,437	▼ -4.8%
Pending Sales	281	312	▼ -9.9%	322	▼ -12.7%	2,511	2,755	▼ -8.9%
Days to Off Market	24	20	▲ 20.0%	21	▲ 14.3%	16	17	▼ -5.9%
Sold to Original Price Ratio	100.4%	102.3%	▼ -1.9%	103.0%	▼ -2.5%	104.2%	102.9%	▲ 1.3%
Price per Square Foot	\$475	\$473	▲ 0.4%	\$506	▼ -6.1%	\$496	\$465	▲ 6.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$711,000	\$680,000	▲ 4.6%	\$753,275	▼ -5.6%	\$740,000	\$691,000	▲ 7.1%
Units Sold	705	980	▼ -28.1%	769	▼ -8.3%	5,641	7,015	▼ -19.6%
Active Listings	1,321	1,533	▼ -13.8%	1,677	▼ -21.2%	---	---	---
Months Supply of Inventory	1.9	1.6	▲ 18.8%	2.2	▼ -13.6%	---	---	---
New Listings	578	729	▼ -20.7%	852	▼ -32.2%	8,174	9,089	▼ -10.1%
Pending Sales	538	676	▼ -20.4%	568	▼ -5.3%	5,776	7,101	▼ -18.7%
Days to Off Market	30	23	▲ 30.4%	26	▲ 15.4%	20	21	▼ -4.8%
Sold to Original Price Ratio	98.7%	99.2%	▼ -0.5%	100.5%	▼ -1.8%	100.5%	99.3%	▲ 1.2%
Price per Square Foot	\$680	\$671	▲ 1.3%	\$708	▼ -4.0%	\$695	\$656	▲ 5.9%



METRO WEST REGION

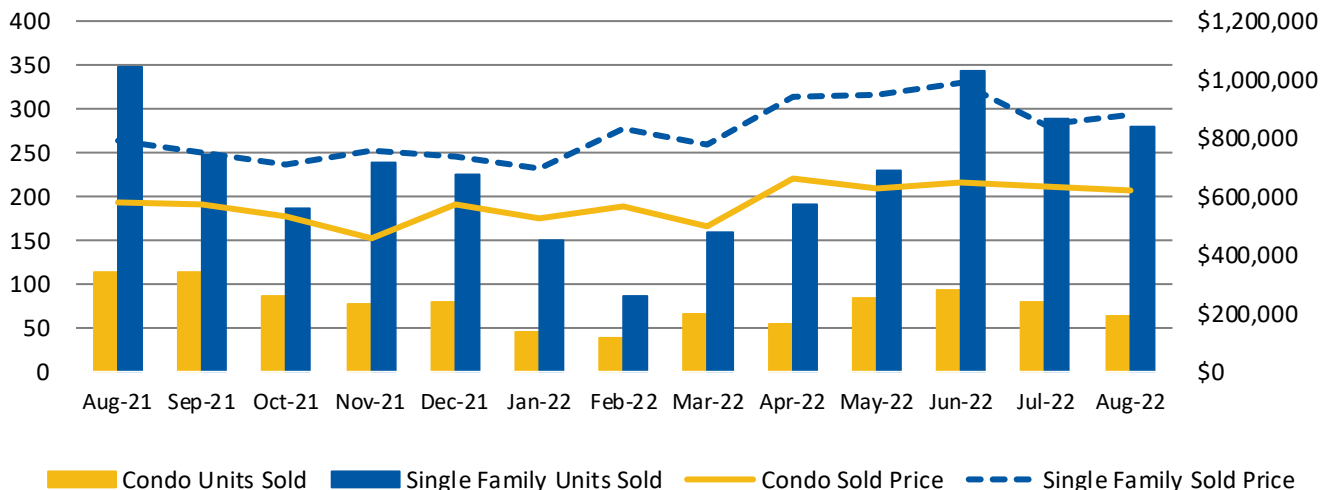
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$882,500	\$790,000	▲ 11.7%	\$850,000	▲ 3.8%	\$885,000	\$775,500	▲ 14.1%
Units Sold	280	348	▼ -19.5%	288	▼ -2.8%	1,727	1,882	▼ -8.2%
Active Listings	223	243	▼ -8.2%	283	▼ -21.2%	---	---	---
Months Supply of Inventory	0.8	0.7	▲ 14.3%	1.0	▼ -20.0%	---	---	---
New Listings	191	236	▼ -19.1%	234	▼ -18.4%	2,136	2,299	▼ -7.1%
Pending Sales	200	226	▼ -11.5%	195	▲ 2.6%	1,783	1,974	▼ -9.7%
Days to Off Market	19	16	▲ 18.8%	19	▬ 0.0%	14	14	▬ 0.0%
Sold to Original Price Ratio	102.0%	104.5%	▼ -2.4%	104.8%	▼ -2.7%	106.1%	104.8%	▲ 1.2%
Price per Square Foot	\$372	\$325	▲ 14.5%	\$361	▲ 3.0%	\$376	\$340	▲ 10.6%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$623,500	\$580,000	▲ 7.5%	\$635,450	▼ -1.9%	\$610,000	\$482,500	▲ 26.4%
Units Sold	64	113	▼ -43.4%	80	▼ -20.0%	523	600	▼ -12.8%
Active Listings	92	100	▼ -8.0%	92	▬ 0.0%	---	---	---
Months Supply of Inventory	1.4	0.9	▲ 55.6%	1.2	▲ 16.7%	---	---	---
New Listings	77	71	▲ 8.5%	62	▲ 24.2%	631	779	▼ -19.0%
Pending Sales	63	90	▼ -30.0%	50	▲ 26.0%	525	687	▼ -23.6%
Days to Off Market	20	19	▲ 5.3%	20	▬ 0.0%	15	18	▼ -16.7%
Sold to Original Price Ratio	101.4%	101.3%	▲ 0.1%	104.8%	▼ -3.2%	104.1%	101.6%	▲ 2.5%
Price per Square Foot	\$336	\$306	▲ 9.8%	\$342	▼ -1.8%	\$337	\$306	▲ 10.1%



SOUTHERN NORFOLK REGION

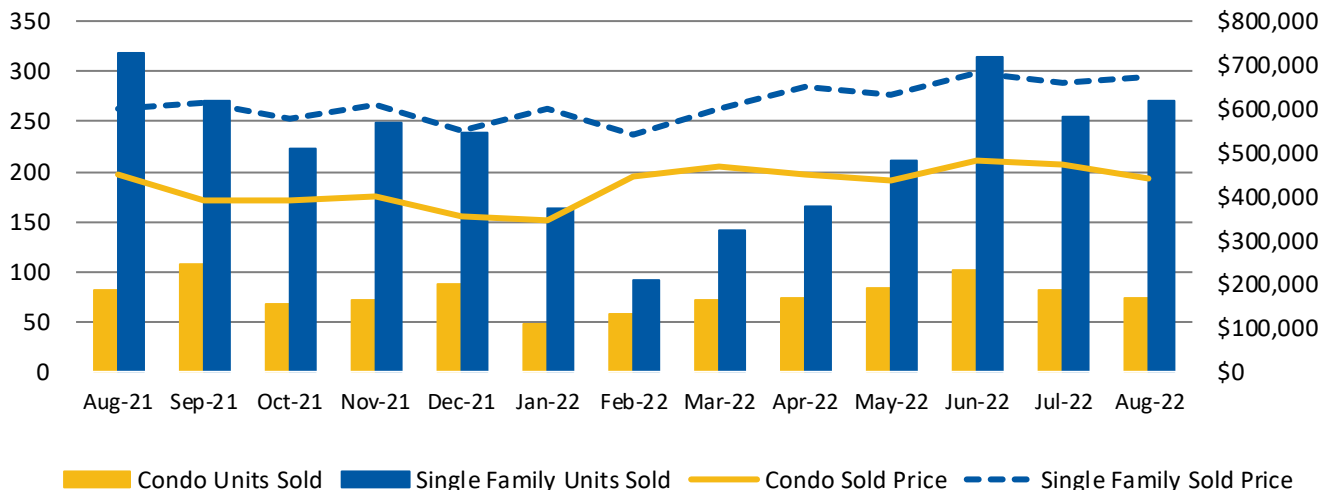
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$675,000	\$602,000	▲ 12.1%	\$660,000	▲ 2.3%	\$647,750	\$595,000	▲ 8.9%
Units Sold	271	319	▼ -15.0%	254	▲ 6.7%	1,614	1,977	▼ -18.4%
Active Listings	289	268	▲ 7.8%	320	▼ -9.7%	---	---	---
Months Supply of Inventory	1.1	0.8	▲ 37.5%	1.3	▼ -15.4%	---	---	---
New Listings	219	267	▼ -18.0%	253	▼ -13.4%	2,030	2,406	▼ -15.6%
Pending Sales	226	277	▼ -18.4%	230	▼ -1.7%	1,678	2,078	▼ -19.2%
Days to Off Market	21	19	▲ 10.5%	20	▲ 5.0%	18	18	▬ 0.0%
Sold to Original Price Ratio	101.5%	103.6%	▼ -2.0%	104.7%	▼ -3.1%	104.3%	104.4%	▼ -0.1%
Price per Square Foot	\$326	\$296	▲ 10.1%	\$333	▼ -2.1%	\$333	\$296	▲ 12.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$442,500	\$450,000	▼ -1.7%	\$473,055	▼ -6.5%	\$450,000	\$403,000	▲ 11.7%
Units Sold	74	81	▼ -8.6%	81	▼ -8.6%	590	674	▼ -12.5%
Active Listings	101	99	▲ 2.0%	89	▲ 13.5%	---	---	---
Months Supply of Inventory	1.4	1.2	▲ 16.7%	1.1	▲ 27.3%	---	---	---
New Listings	80	92	▼ -13.0%	64	▲ 25.0%	672	852	▼ -21.1%
Pending Sales	57	87	▼ -34.5%	61	▼ -6.6%	554	749	▼ -26.0%
Days to Off Market	18	21	▼ -14.3%	17	▲ 5.9%	16	19	▼ -15.8%
Sold to Original Price Ratio	103.5%	102.3%	▲ 1.2%	103.7%	▼ -0.2%	104.6%	101.8%	▲ 2.8%
Price per Square Foot	\$323	\$302	▲ 7.0%	\$350	▼ -7.7%	\$321	\$287	▲ 11.8%



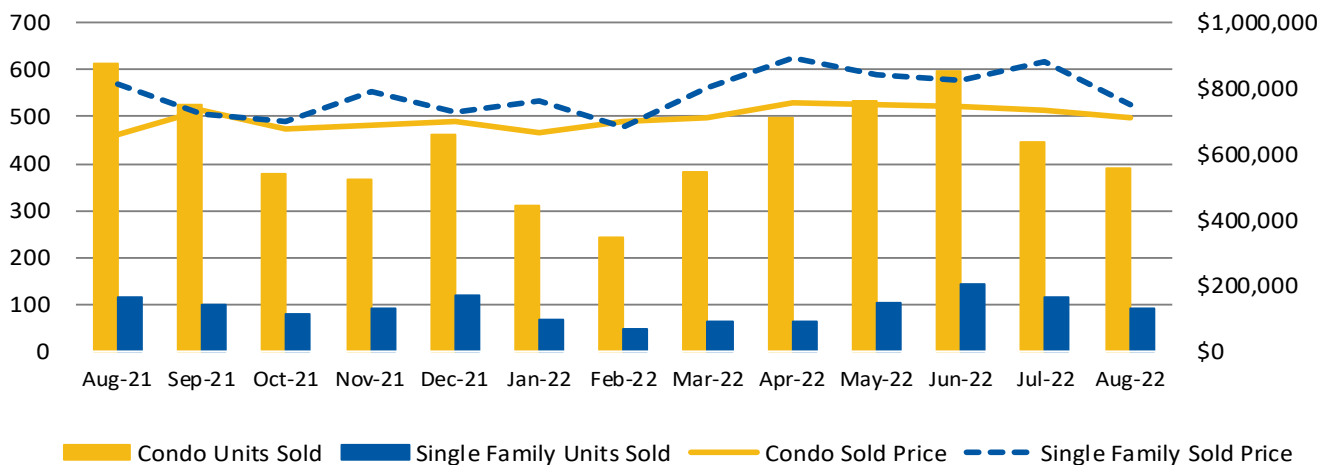
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$750,000	\$812,000	▼ -7.6%	\$881,000	▼ -14.9%	\$804,000	\$790,000	▲ 1.8%
Units Sold	91	117	▼ -22.2%	115	▼ -20.9%	700	728	▼ -3.8%
Active Listings	151	161	▼ -6.2%	168	▼ -10.1%	---	---	---
Months Supply of Inventory	1.7	1.4	▲ 21.4%	1.5	▲ 13.3%	---	---	---
New Listings	82	96	▼ -14.6%	91	▼ -9.9%	938	975	▼ -3.8%
Pending Sales	73	94	▼ -22.3%	83	▼ -12.0%	715	750	▼ -4.7%
Days to Off Market	34	21	▲ 61.9%	24	▲ 41.7%	19	19	▬ 0.0%
Sold to Original Price Ratio	98.0%	101.7%	▼ -3.6%	102.5%	▼ -4.4%	102.5%	101.9%	▲ 0.6%
Price per Square Foot	\$449	\$460	▼ -2.4%	\$503	▼ -10.7%	\$494	\$461	▲ 7.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$710,000	\$660,000	▲ 7.6%	\$735,000	▼ -3.4%	\$730,000	\$685,000	▲ 6.6%
Units Sold	390	612	▼ -36.3%	447	▼ -12.8%	3,403	4,188	▼ -18.7%
Active Listings	889	1,041	▼ -14.6%	1,137	▼ -21.8%	---	---	---
Months Supply of Inventory	2.3	1.7	▲ 35.3%	2.5	▼ -8.0%	---	---	---
New Listings	348	445	▼ -21.8%	535	▼ -35.0%	5,178	5,606	▼ -7.6%
Pending Sales	318	388	▼ -18.0%	310	▲ 2.6%	3,540	4,225	▼ -16.2%
Days to Off Market	29	27	▲ 7.4%	29	▬ 0.0%	20	23	▼ -13.0%
Sold to Original Price Ratio	98.4%	98.7%	▼ -0.3%	99.8%	▼ -1.4%	99.6%	98.6%	▲ 1.0%
Price per Square Foot	\$783	\$730	▲ 7.3%	\$791	▼ -1.0%	\$762	\$724	▲ 5.2%



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		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change	
Median Selling Price	\$895,225	\$825,000	▲ 8.5%	\$900,000	▼ -0.5%	\$890,000	\$825,000	▲ 7.9%	
Units Sold	158	163	▼ -3.1%	124	▲ 27.4%	999	1,096	▼ -8.9%	
Active Listings	216	260	▼ -16.9%	274	▼ -21.2%	---	---	---	
Months Supply of Inventory	1.4	1.6	▼ -12.5%	2.2	▼ -36.4%	---	---	---	
New Listings	143	193	▼ -25.9%	210	▼ -31.9%	1,452	1,563	▼ -7.1%	
Pending Sales	157	143	▲ 9.8%	127	▲ 23.6%	1,043	1,131	▼ -7.8%	
Days to Off Market	23	20	▲ 15.0%	21	▲ 9.5%	20	19	▲ 5.3%	
Sold to Original Price Ratio	100.0%	100.5%	▼ -0.5%	101.7%	▼ -1.7%	101.8%	100.6%	▲ 1.2%	
Price per Square Foot	\$358	\$337	▲ 6.2%	\$348	▲ 2.9%	\$358	\$334	▲ 7.2%	

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$1,075,000	\$1,093,750	▼ -1.7%	\$1,287,500	▼ -16.5%	\$1,150,000	\$1,066,000	▲ 7.9%
Units Sold	55	58	▼ -5.2%	50	▲ 10.0%	362	392	▼ -7.7%
Active Listings	133	135	▼ -1.5%	137	▼ -2.9%	---	---	---
Months Supply of Inventory	2.4	2.3	▲ 4.3%	2.7	▼ -11.1%	---	---	---
New Listings	66	92	▼ -28.3%	70	▼ -5.7%	584	626	▼ -6.7%
Pending Sales	40	60	▼ -33.3%	36	▲ 11.1%	361	419	▼ -13.8%
Days to Off Market	23	22	▲ 4.5%	23	▬ 0.0%	21	20	▲ 5.0%
Sold to Original Price Ratio	96.5%	99.8%	▼ -3.3%	100.7%	▼ -4.2%	98.2%	97.7%	▲ 0.5%
Price per Square Foot	\$343	\$327	▲ 4.9%	\$370	▼ -7.3%	\$345	\$323	▲ 6.8%

4 Family Homes

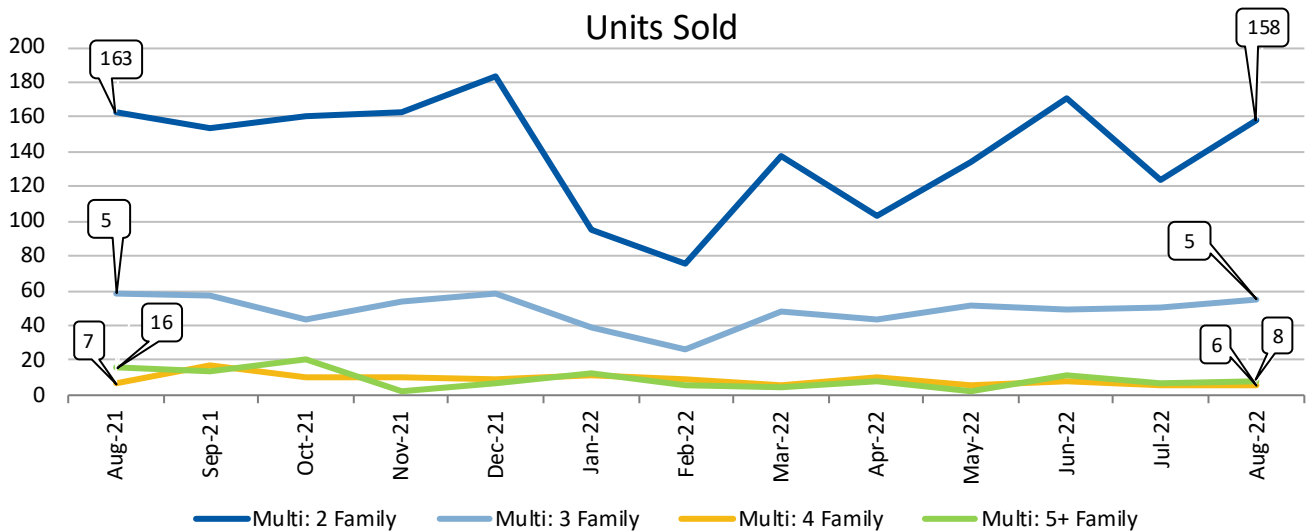
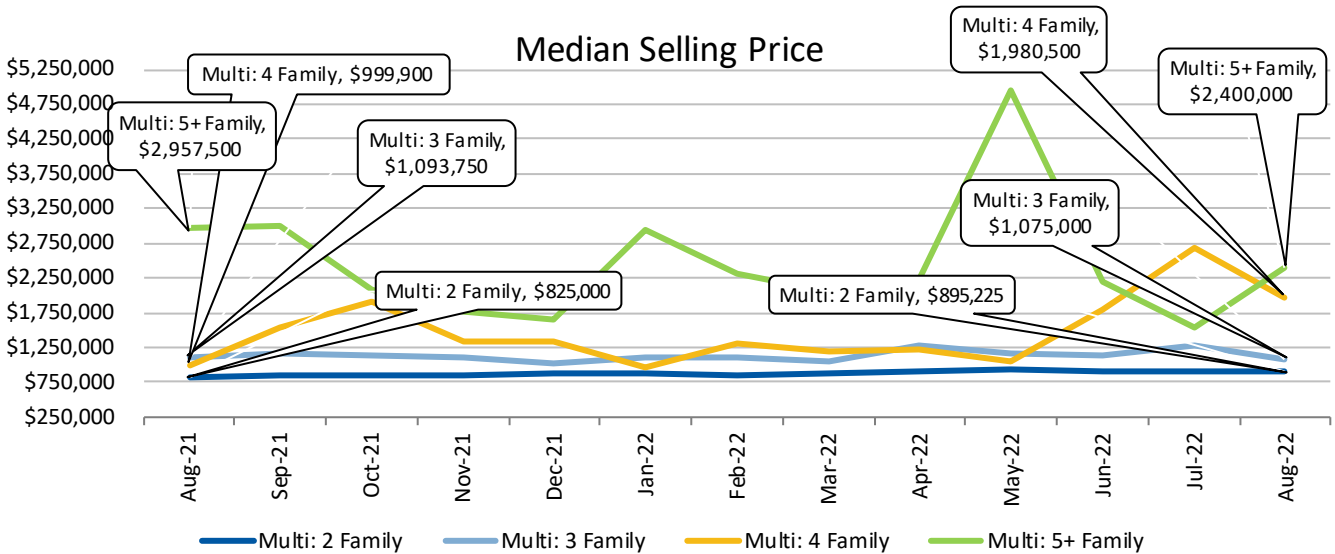
	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$1,512,500	\$1,550,000	▼ -2.4%	\$1,980,500	▼ -23.6%	\$1,480,000	\$1,177,500	▲ 25.7%
Units Sold	8	17	▼ -52.9%	6	▲ 33.3%	57	62	▼ -8.1%
Active Listings	26	27	▼ -3.7%	32	▼ -18.8%	---	---	---
Months Supply of Inventory	3.3	1.6	▲ 106.3%	5.3	▼ -37.7%	---	---	---
New Listings	17	14	▲ 21.4%	13	▲ 30.8%	123	113	▲ 8.8%
Pending Sales	9	12	▼ -25.0%	5	▲ 80.0%	62	70	▼ -11.4%
Days to Off Market	32	24	▲ 33.3%	31	▲ 3.2%	27	22	▲ 22.7%
Sold to Original Price Ratio	93.7%	96.2%	▼ -2.6%	90.4%	▲ 3.7%	97.3%	96.1%	▲ 1.2%
Price per Square Foot	\$340	\$357	▼ -4.8%	\$580	▼ -41.4%	\$362	\$322	▲ 12.4%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

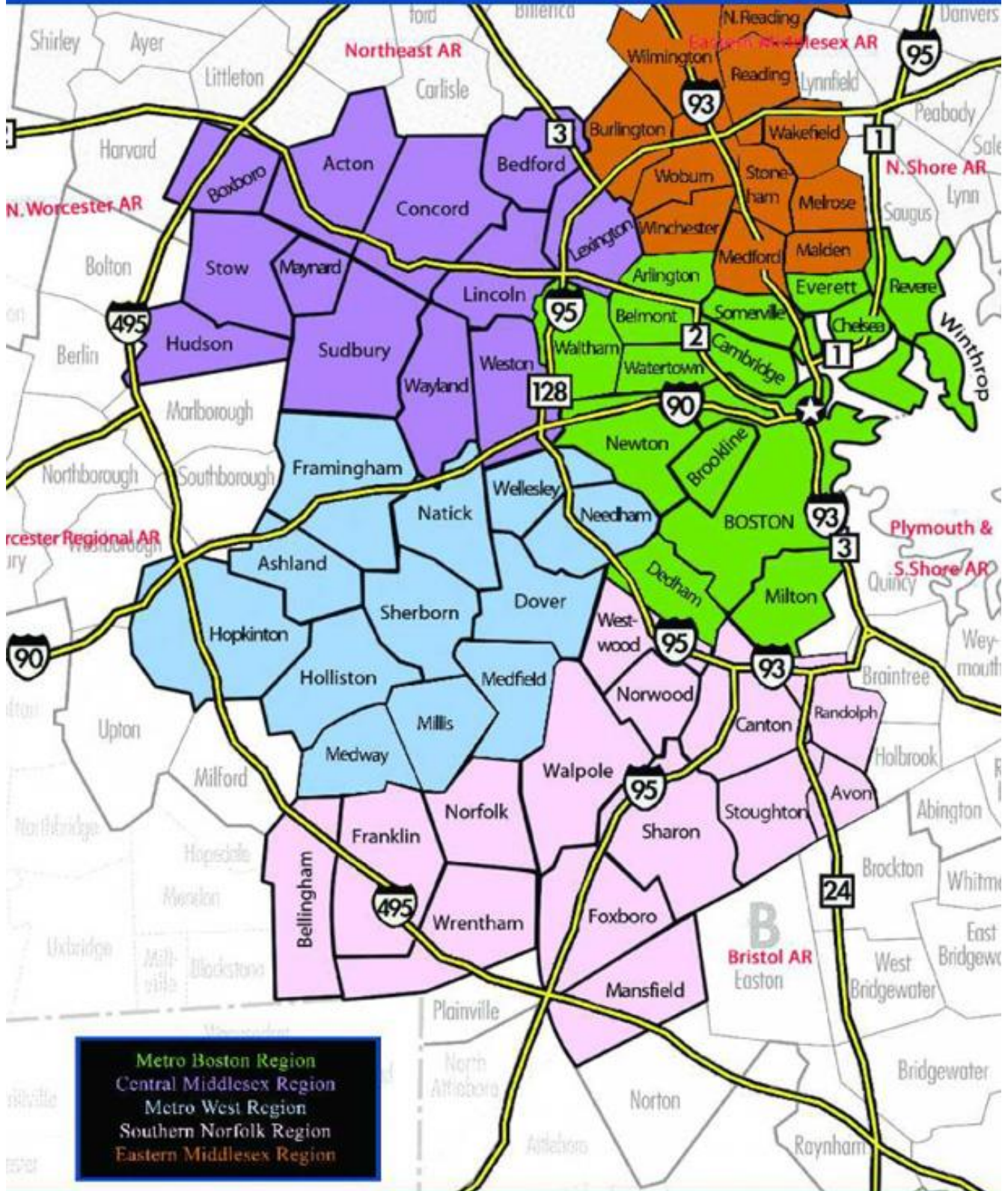
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Aug 2022	Aug 2021	Change	Jul 2022	Change	2022	2021	Change
Median Selling Price	\$1,975,000	\$2,987,500	▼ -33.9%	\$2,400,000	▼ -17.7%	\$2,100,000	\$2,173,500	▼ -3.4%
Units Sold	13	14	▼ -7.1%	8	▲ 62.5%	59	62	▼ -4.8%
Active Listings	60	53	▲ 13.2%	75	▼ -20.0%	---	---	---
Months Supply of Inventory	4.6	3.8	▲ 21.1%	9.4	▼ -51.1%	---	---	---
New Listings	20	24	▼ -16.7%	25	▼ -20.0%	170	172	▼ -1.2%
Pending Sales	16	8	▲ 100.0%	7	▲ 128.6%	72	73	▼ -1.4%
Days to Off Market	48	24	▲ 100.0%	70	▼ -31.4%	37	27	▲ 37.0%
Sold to Original Price Ratio	93.2%	92.6%	▲ 0.6%	93.6%	▼ -0.4%	95.2%	93.6%	▲ 1.7%
Price per Square Foot	\$354	\$616	▼ -42.5%	\$432	▼ -18.1%	\$390	\$408	▼ -4.4%



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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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.