MONTHLY MARKET INSIGHTS REPORT

October 2022

Single-Family Homes

The 886 homes sold in October 2021 was the fourteenth highest sales total on record for the month, and lowest total since 2011, and was a 16.2 percent decrease in sales volume from the October 2021 sales total of 1,058 homes sold. Additionally, the median sales price rose to a new record-high price for the month of October at $747,000, which is a 6.7 percent increase from the October 2021 median sales price of $700,000.

Condominiums

With747 condos sold, it was a 22.9 percent decrease from the October 2021 total of 963 units sold. This is the fourteenth highest sales total on record of the month and the least sales since 2011. The median sales price for condos also reached a new record high for the month of October at $615, 000, which was a modest 0.8 percent increase from the October 2021 median sales price of $615,000.

Multi-Family Homes

This month, 157 multi-family homes were sold in Greater Boston, which was a 27.3 percent decrease on the 216 units sold in October 2021.

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

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GREATER BOSTON ASSOCIATION OF REALTORS®

CONTENTS

REALTOR®

Data thru 11/10/2022

GREATER BOSTON MARKET SUMMARY

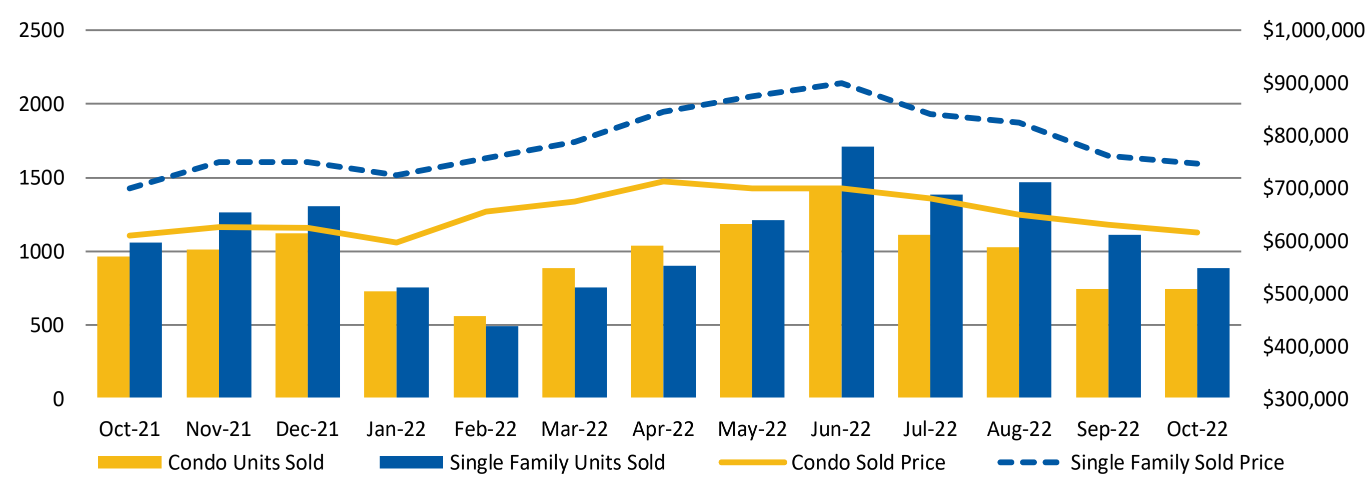
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$747,000**	$700,000	6.7%	$761,000	-1.8%	**$810,000**	$750,000	8.0%
Units Sold	**886**	1,058	-16.3%	1,110	-20.2%	**10,676**	11,974	-10.8%
Active Listings	**1,748**	1,481	18.0%	1,824	-4.2%	**---**	---	---
Months Supply of Inventory	**2.0**	1.4	42.9%	1.6	25.0%	**---**	---	---
New Listings	**1,138**	1,319	-13.7%	1,510	-24.6%	**13,806**	15,028	-8.1%
Pending Sales	**994**	1,368	-27.3%	919	8.2%	**10,846**	12,555	-13.6%
Days to Off Market	**21**	19	10.5%	20	5.0%	**16**	17	-5.9%
Sold to Original Price Ratio	**99.5%**	102.0%	-2.5%	100.3%	-0.8%	**104.4%**	104.0%	0.4%
Price per Square Foot	**$378**	$360	5.0%	$383	-1.3%	**$402**	$368	9.2%

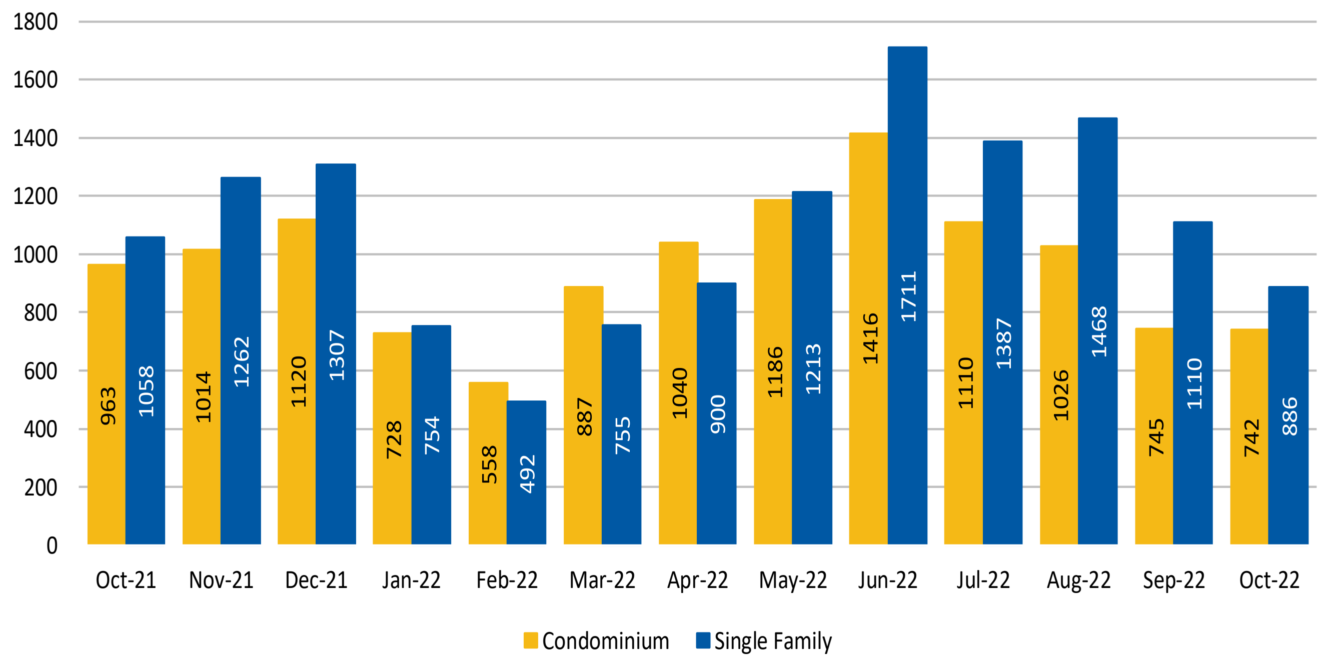
Condominiums

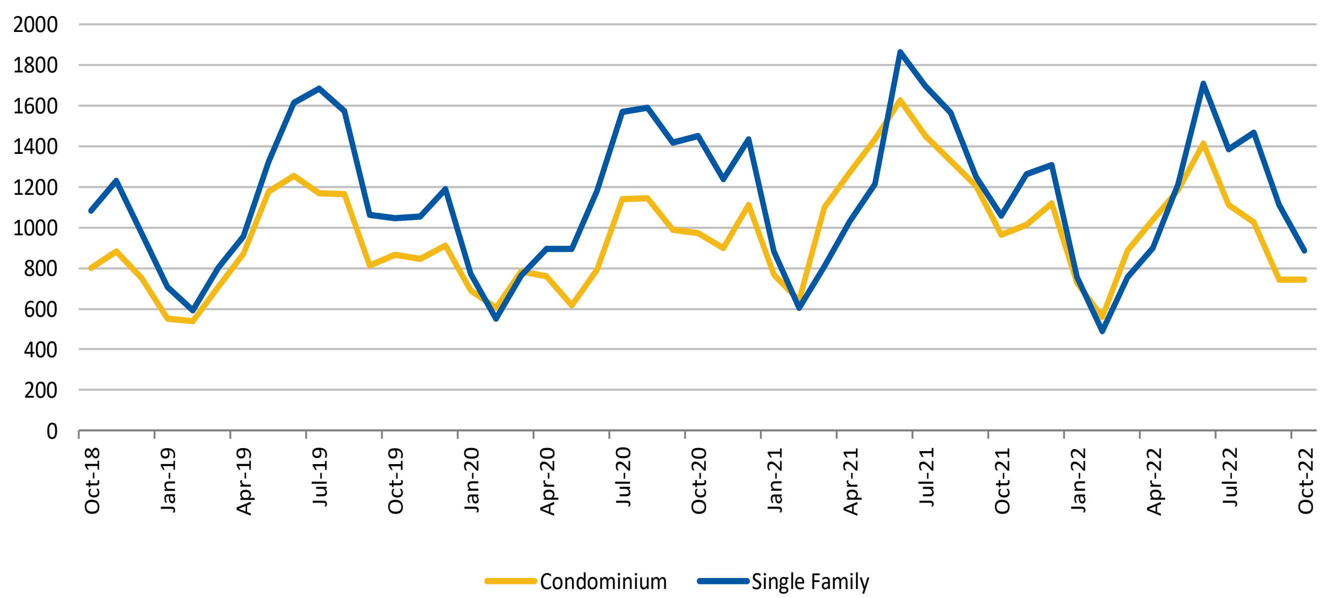
	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$615,000**	$609,900	0.8%	$630,000	-2.4%	**$667,748**	$625,000	6.8%
Units Sold	**742**	963	-22.9%	745	-0.4%	**9,438**	11,795	-20.0%
Active Listings	**2,102**	2,340	-10.2%	2,177	-3.4%	**---**	---	---
Months Supply of Inventory	**2.8**	2.4	16.7%	2.9	-3.4%	**---**	---	---
New Listings	**1,021**	1,232	-17.1%	1,570	-35.0%	**13,515**	15,548	-13.1%
Pending Sales	**760**	1,109	-31.5%	766	-0.8%	**9,541**	12,001	-20.5%
Days to Off Market	**25**	21	19.0%	20	25.0%	**19**	20	-5.0%
Sold to Original Price Ratio	**98.8%**	99.7%	-0.9%	99.0%	-0.2%	**101.1%**	99.9%	1.2%
Price per Square Foot	**$549**	$497	10.5%	$525	4.6%	**$573**	$542	5.7%



UNITS SOLD

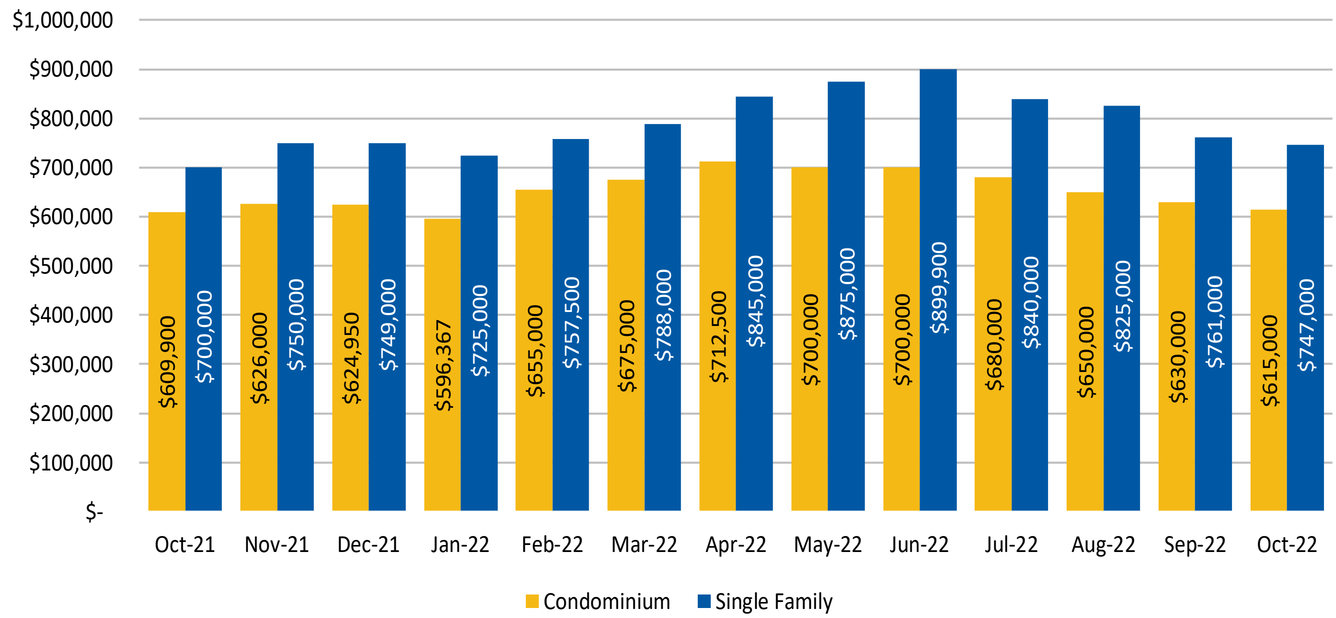
	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	**886**	1,058	-16.3%	1,110	-20.2%	**10,676**	11,974	-10.8%
CONDOMINIUMS	**742**	963	-22.9%	745	-0.4%	**9,438**	11,795	-20.0%

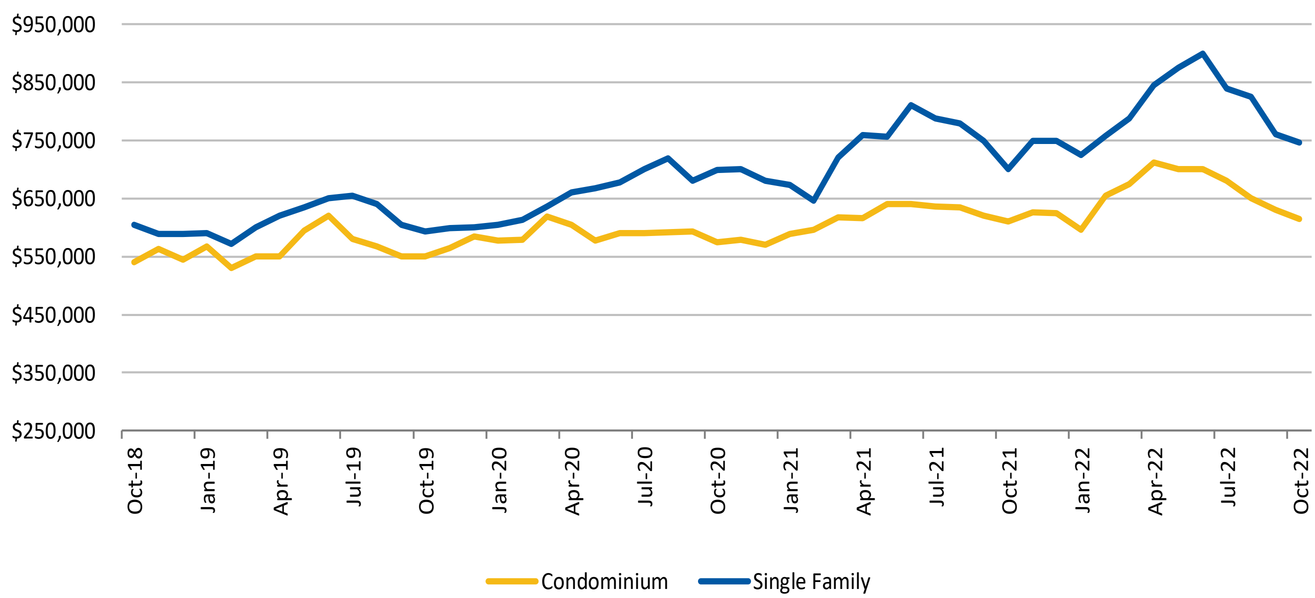




MEDIAN SELLING PRICE

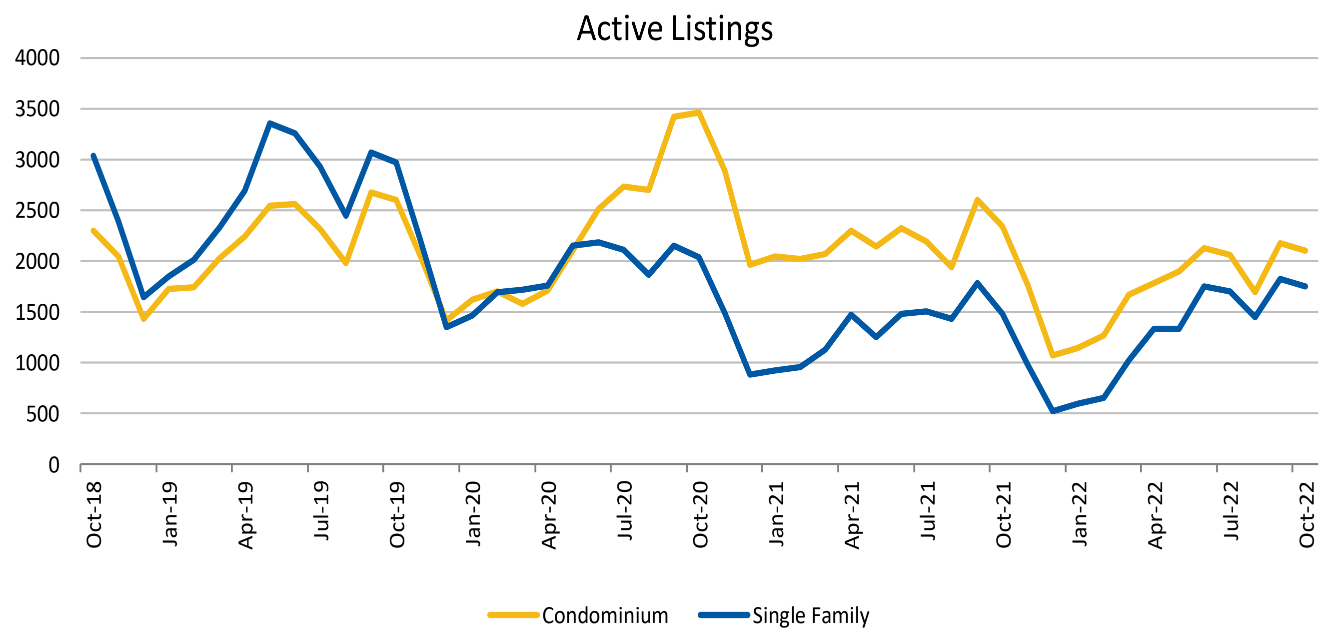
	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES								
	$747,000	$700,000	▲ 6.7%	$761,000	▼ -1.8%	**$810,000**	$750,000	▲ 8.0%
CONDOMINIUMS								
	$615,000	$609,900	▲ 0.8%	$630,000	▼ -2.4%	**$667,748**	$625,000	▲ 6.8%

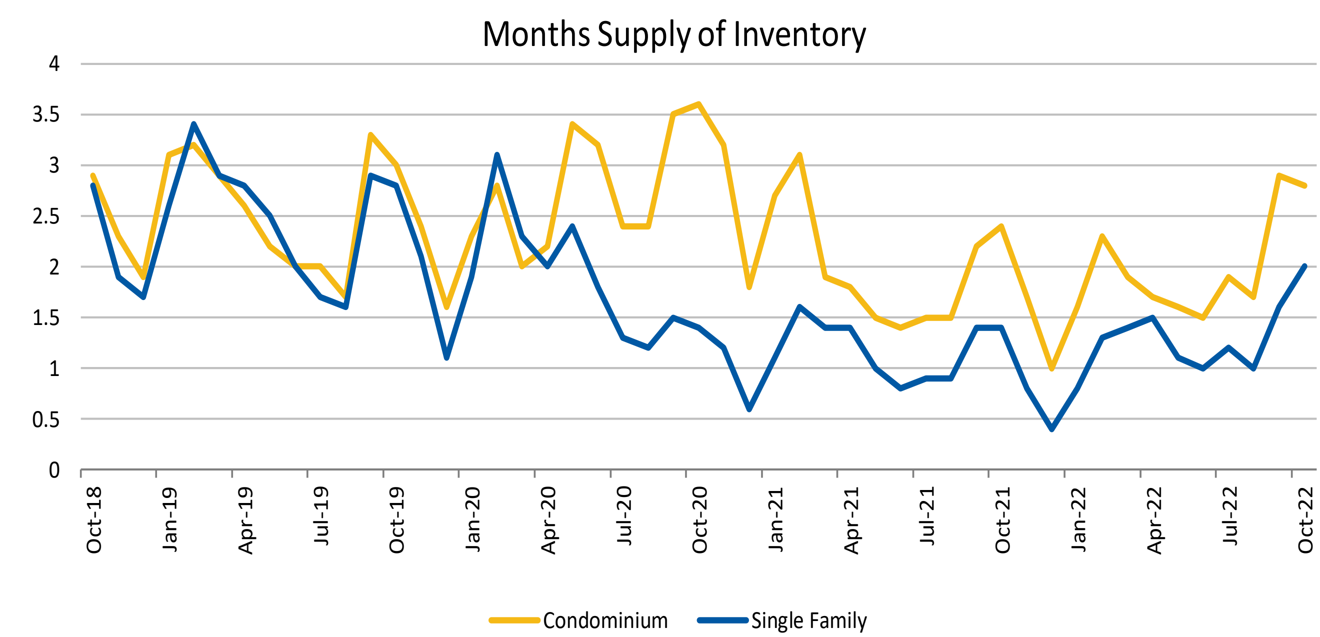




ACTIVE LISTINGS

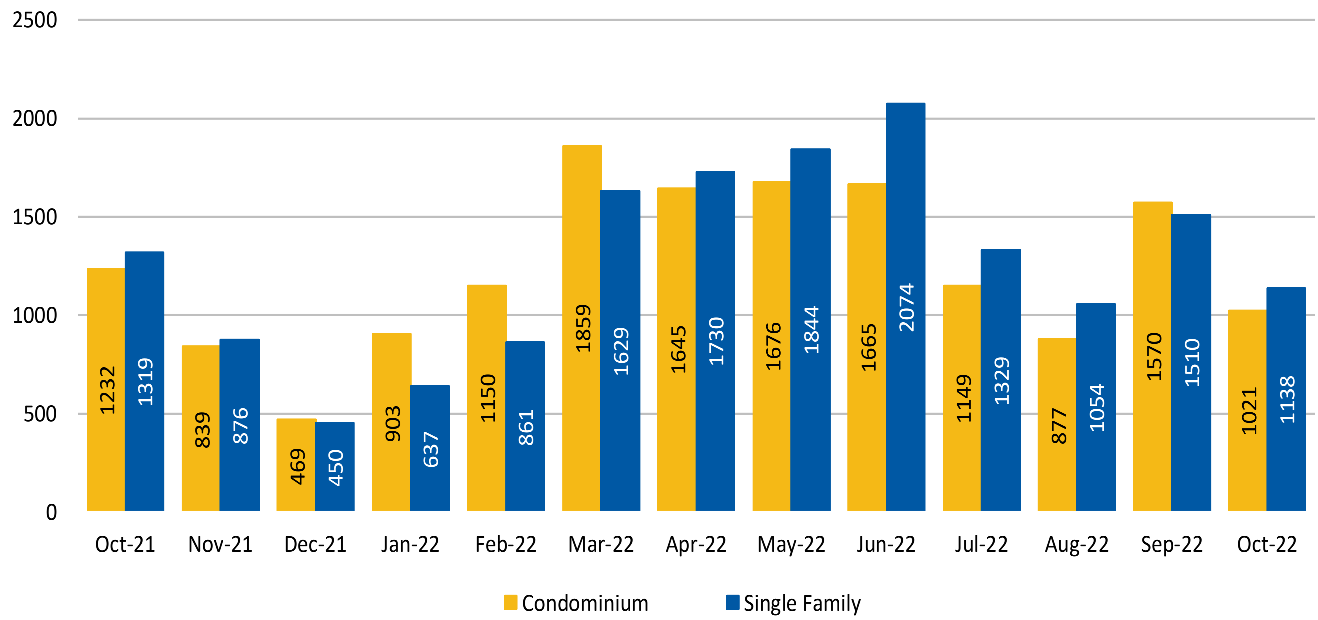
		Year over Year			Month over Month	
		Oct 2022	Oct 2021	Change	Sep 2022	Change
SINGLE FAMILY HOMES	Active Listings	**1,748**	1,481	18.0%	1,824	-4.2%
	Months Supply of Inventory	**2.0**	1.4	42.9%	1.6	25.0%
CONDOMINIUMS	Active Listings	**2,102**	2,340	-10.2%	2,177	-3.4%
	Months Supply of Inventory	**2.8**	2.4	16.7%	2.9	-3.4%

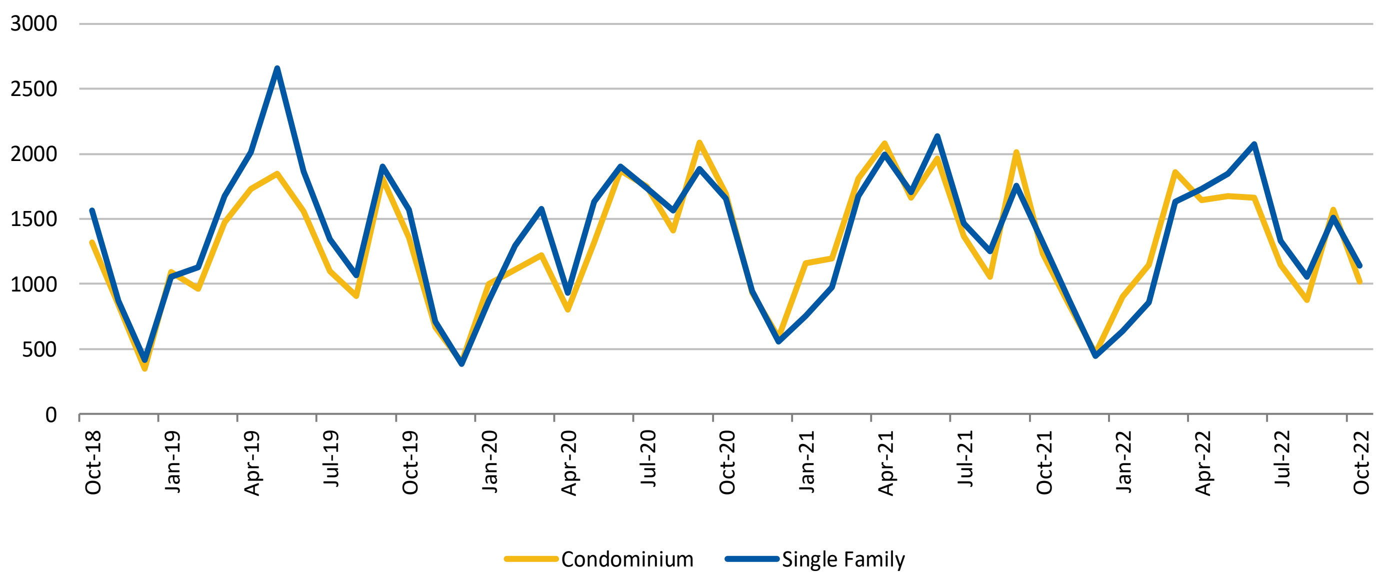




NEW LISTINGS

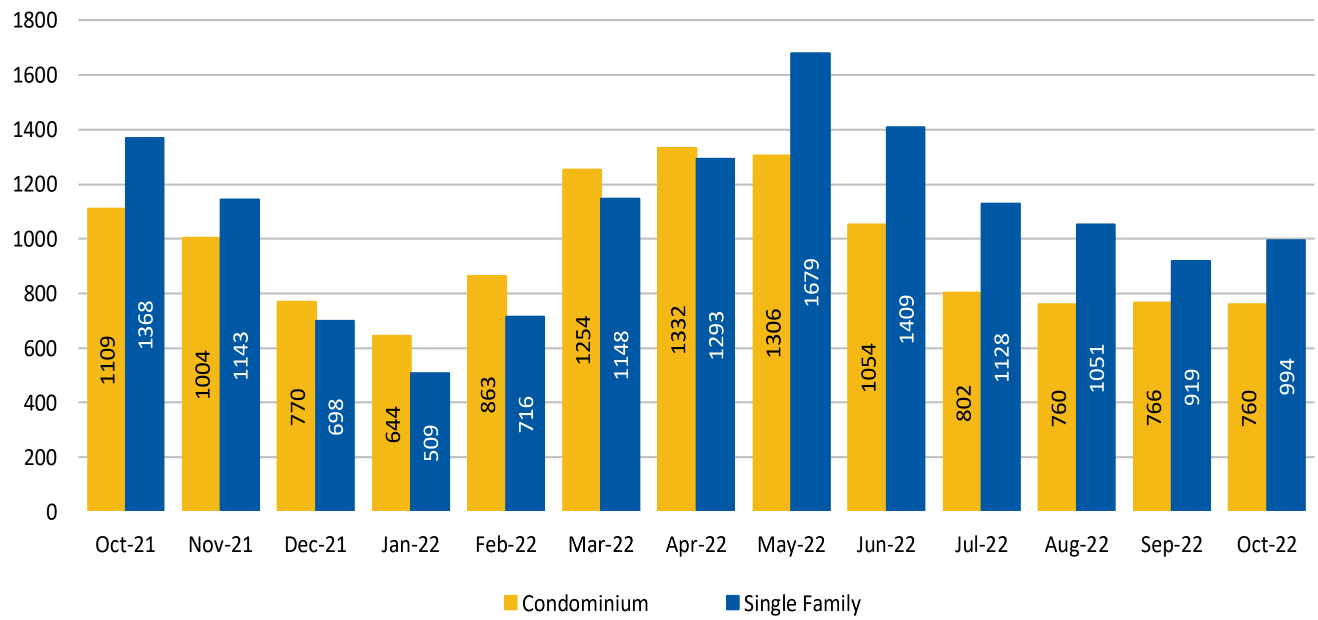
	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES								
	1,138	1,319	-13.7%	1,510	-24.6%	**13,806**	15,028	-8.1%
CONDOMINIUMS								
	1,021	1,232	-17.1%	1,570	-35.0%	**13,515**	15,548	-13.1%

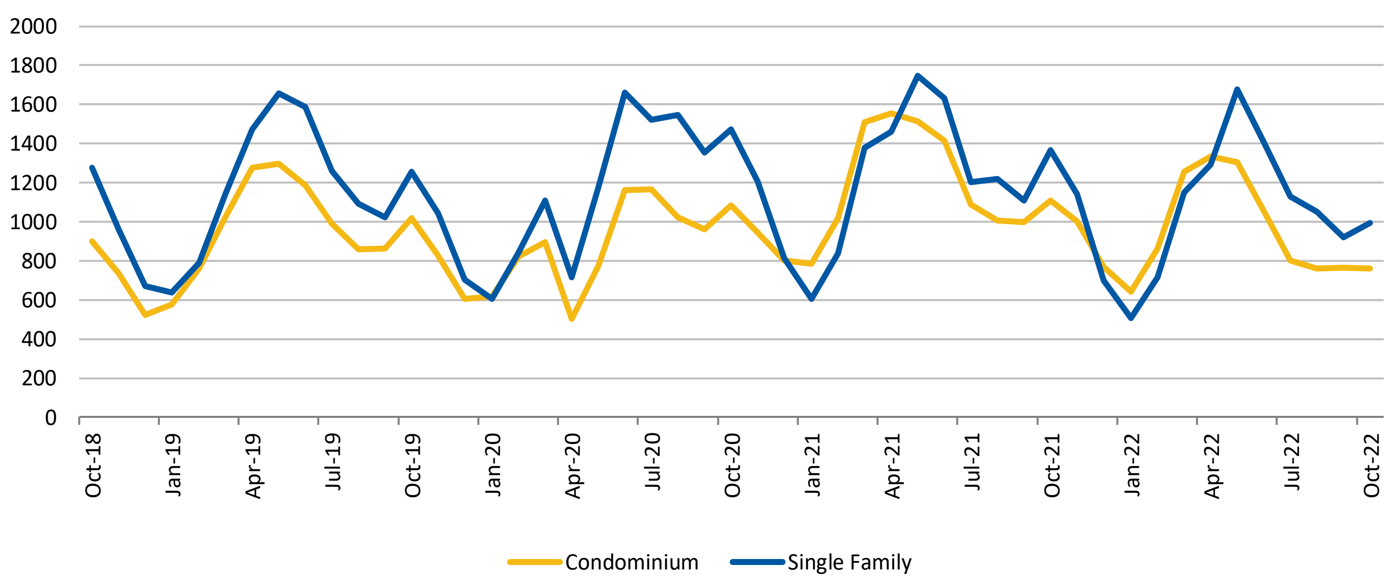




PENDING SALES

	Year over Year				Month over Month			Year to Date			
	Oct 2022	Oct 2021	Change		Sep 2022	Change		2022	2021	Change	
SINGLE FAMILY HOMES											
	994	1,368	▼	-27.3%	919	▲	8.2%	**10,846**	12,555	▼	-13.6%
CONDOMINIUMS											
	760	1,109	▼	-31.5%	766	▼	-0.8%	**9,541**	12,001	▼	-20.5%





CENTRAL MIDDLESEX REGION

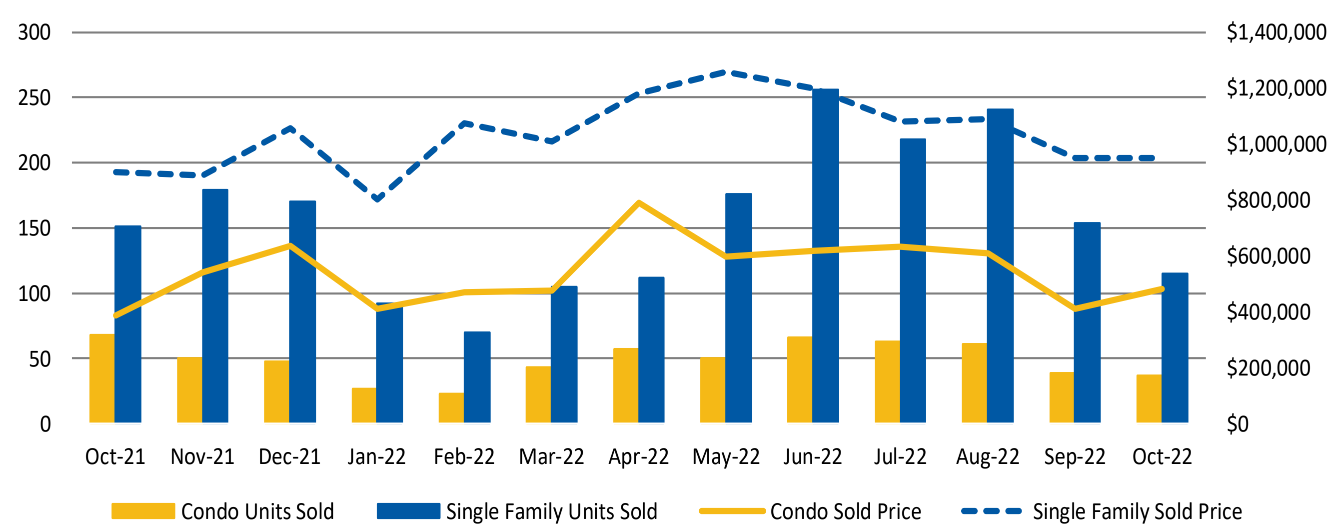
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	**Oct 2021**	**Change**	**Sep 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$950,000**	$900,000	5.6%	$950,000	0.0%	**$1,080,000**	$1,000,000	8.0%
Units Sold	**115**	151	-23.8%	154	-25.3%	**1,539**	1,745	-11.8%
Active Listings	**284**	213	33.3%	315	-9.8%	**---**	---	---
Months Supply of Inventory	**2.5**	1.4	78.6%	2.0	25.0%	**---**	---	---
New Listings	**141**	166	-15.1%	225	-37.3%	**2,061**	2,148	-4.1%
Pending Sales	**148**	204	-27.5%	119	24.4%	**1,596**	1,845	-13.5%
Days to Off Market	**21**	19	10.5%	21	0.0%	**16**	17	-5.9%
Sold to Original Price Ratio	**100.6%**	102.2%	-1.6%	101.0%	-0.4%	**106.3%**	104.9%	1.3%
Price per Square Foot	**$373**	$348	7.2%	$378	-1.3%	**$409**	$364	12.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	**Oct 2021**	**Change**	**Sep 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$481,500**	$386,000	24.7%	$410,000	17.4%	**$565,250**	$451,000	25.3%
Units Sold	**37**	68	-45.6%	39	-5.1%	**466**	529	-11.9%
Active Listings	**94**	79	19.0%	99	-5.1%	**---**	---	---
Months Supply of Inventory	**2.5**	1.2	108.3%	2.5	0.0%	**---**	---	---
New Listings	**53**	58	-8.6%	76	-30.3%	**622**	652	-4.6%
Pending Sales	**52**	56	-7.1%	37	40.5%	**496**	553	-10.3%
Days to Off Market	**21**	20	5.0%	17	23.5%	**16**	16	0.0%
Sold to Original Price Ratio	**101.3%**	101.4%	-0.1%	100.7%	0.6%	**104.8%**	102.5%	2.2%
Price per Square Foot	**$322**	$299	7.7%	$307	4.9%	**$333**	$290	14.8%



EASTERN MIDDLESEX REGION

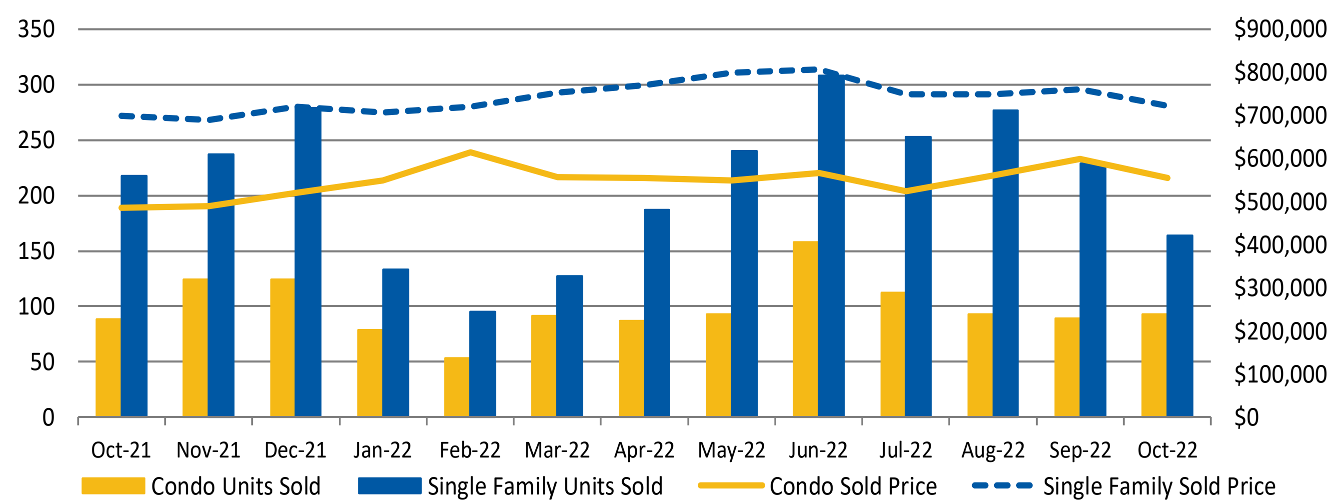
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$722,500**	$700,000	3.2%	$760,000	-4.9%	**$765,000**	$714,000	7.1%
Units Sold	**164**	218	-24.8%	229	-28.4%	**2,013**	2,153	-6.5%
Active Listings	**272**	258	5.4%	284	-4.2%	**---**	---	---
Months Supply of Inventory	**1.7**	1.2	41.7%	1.2	41.7%	**---**	---	---
New Listings	**206**	261	-21.1%	271	-24.0%	**2,525**	2,653	-4.8%
Pending Sales	**177**	248	-28.6%	181	-2.2%	**2,046**	2,251	-9.1%
Days to Off Market	**21**	20	5.0%	19	10.5%	**16**	16	0.0%
Sold to Original Price Ratio	**99.0%**	103.3%	-4.2%	100.5%	-1.5%	**105.0%**	105.0%	0.0%
Price per Square Foot	**$379**	$372	1.9%	$407	-6.9%	**$406**	$382	6.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$555,000**	$486,500	14.1%	$600,000	-7.5%	**$562,500**	$499,400	12.6%
Units Sold	**93**	88	5.7%	89	4.5%	**948**	1,132	-16.3%
Active Listings	**132**	159	-17.0%	120	10.0%	**---**	---	---
Months Supply of Inventory	**1.4**	1.8	-22.2%	1.3	7.7%	**---**	---	---
New Listings	**93**	127	-26.8%	131	-29.0%	**1,174**	1,368	-14.2%
Pending Sales	**67**	139	-51.8%	88	-23.9%	**957**	1,164	-17.8%
Days to Off Market	**21**	19	10.5%	16	31.3%	**17**	**19**	-10.5%
Sold to Original Price Ratio	**100.3%**	100.7%	-0.4%	100.8%	-0.5%	**102.3%**	101.2%	1.1%
Price per Square Foot	**$451**	$415	8.7%	$464	-2.8%	**$442**	$413	7.0%



METRO BOSTON REGION

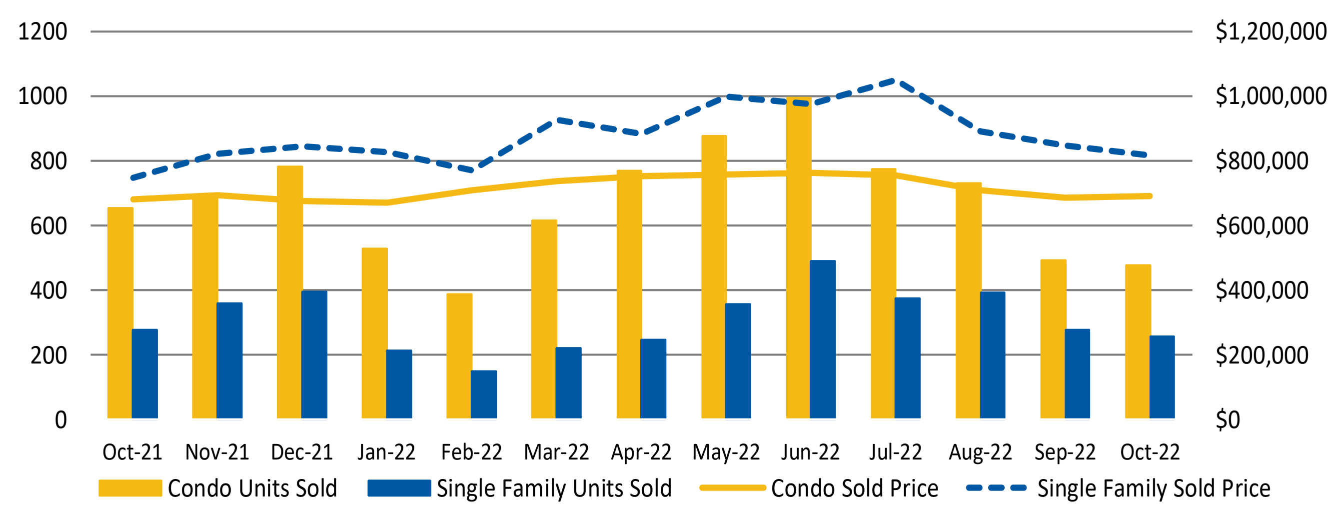
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	**Oct 2021**	**Change**	**Sep 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$816,400**	$747,000	▲ 9.3%	$847,500	▼ -3.7%	**$910,000**	$875,000	▲ 4.0%
Units Sold	**258**	278	▼ -7.2%	278	▼ -7.2%	**2,979**	3,287	▼ -9.4%
Active Listings	**607**	513	▲ 18.3%	608	▼ -0.2%	**---**	---	---
Months Supply of Inventory	**2.4**	1.8	▲ 33.3%	2.2	▲ 9.1%	**---**	---	---
New Listings	**383**	415	▼ -7.7%	498	▼ -23.1%	**4,135**	4,415	▼ -6.3%
Pending Sales	**296**	392	▼ -24.5%	276	▲ 7.2%	**3,045**	3,454	▼ -11.8%
Days to Off Market	**22**	19	▲ 15.8%	21	▲ 4.8%	**17**	17	0.0%
Sold to Original Price Ratio	**98.3%**	101.2%	▼ -2.9%	99.0%	▼ -0.7%	**103.2%**	102.6%	▲ 0.6%
Price per Square Foot	**$469**	$450	▲ 4.2%	$468	▲ 0.2%	**$491**	$463	▲ 6.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	**Oct 2021**	**Change**	**Sep 2022**	**Change**	**2022**	**2021**	**Change**
Median Selling Price	**$690,000**	$680,000	▲ 1.5%	$685,500	▲ 0.7%	**$730,000**	$693,000	▲ 5.3%
Units Sold	**477**	653	▼ -27.0%	492	▼ -3.0%	**6,644**	8,485	▼ -21.7%
Active Listings	**1,690**	1,906	▼ -11.3%	1,782	▼ -5.2%	**---**	---	---
Months Supply of Inventory	**3.5**	2.9	▲ 20.7%	3.6	▼ -2.8%	**---**	---	---
New Listings	**735**	893	▼ -17.7%	1,197	▼ -38.6%	**10,108**	11,533	▼ -12.4%
Pending Sales	**527**	766	▼ -31.2%	489	▲ 7.8%	**6,746**	8,546	▼ -21.1%
Days to Off Market	**27**	23	▲ 17.4%	22	▲ 22.7%	**20**	21	▼ -4.8%
Sold to Original Price Ratio	**97.8%**	99.0%	▼ -1.2%	98.0%	▼ -0.2%	**100.1%**	99.3%	▲ 0.8%
Price per Square Foot	**$662**	$653	▲ 1.4%	$668	▼ -0.9%	**$692**	$660	▲ 4.8%



METRO WEST REGION

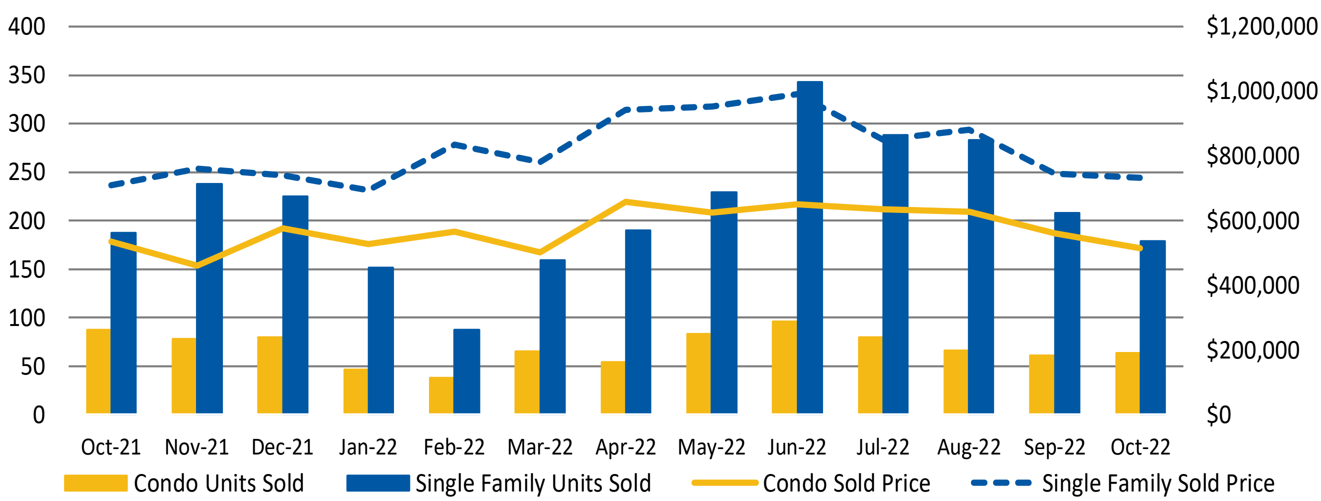
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield, Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	$731,000	$710,000	3.0%	$745,000	-1.9%	$857,500	$770,000	11.4%
Units Sold	179	187	-4.3%	208	-13.9%	2,117	2,318	-8.7%
Active Listings	272	243	11.9%	294	-7.5%	---	---	---
Months Supply of Inventory	1.5	1.3	15.4%	1.4	7.1%	---	---	---
New Listings	204	233	-12.4%	269	-24.2%	2,608	2,842	-8.2%
Pending Sales	181	249	-27.3%	166	9.0%	2,124	2,428	-12.5%
Days to Off Market	18	17	5.9%	19	-5.3%	14	15	-6.7%
Sold to Original Price Ratio	100.0%	101.5%	-1.5%	101.0%	-1.0%	105.0%	104.5%	0.5%
Price per Square Foot	$348	$338	3.0%	$353	-1.4%	$371	$337	10.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	$515,000	$535,000	-3.7%	$560,000	-8.0%	$599,900	$497,500	20.6%
Units Sold	63	87	-27.6%	61	3.3%	652	801	-18.6%
Active Listings	97	93	4.3%	90	7.8%	---	---	---
Months Supply of Inventory	1.5	1.1	36.4%	1.5	0.0%	---	---	---
New Listings	76	63	20.6%	81	-6.2%	790	947	-16.6%
Pending Sales	63	75	-16.0%	61	3.3%	650	830	-21.7%
Days to Off Market	21	19	10.5%	17	23.5%	16	18	-11.1%
Sold to Original Price Ratio	99.6%	101.4%	-1.8%	101.2%	-1.6%	103.4%	101.5%	1.9%
Price per Square Foot	$318	$314	1.3%	$342	-7.0%	$337	$308	9.4%



SOUTHERN NORFOLK REGION

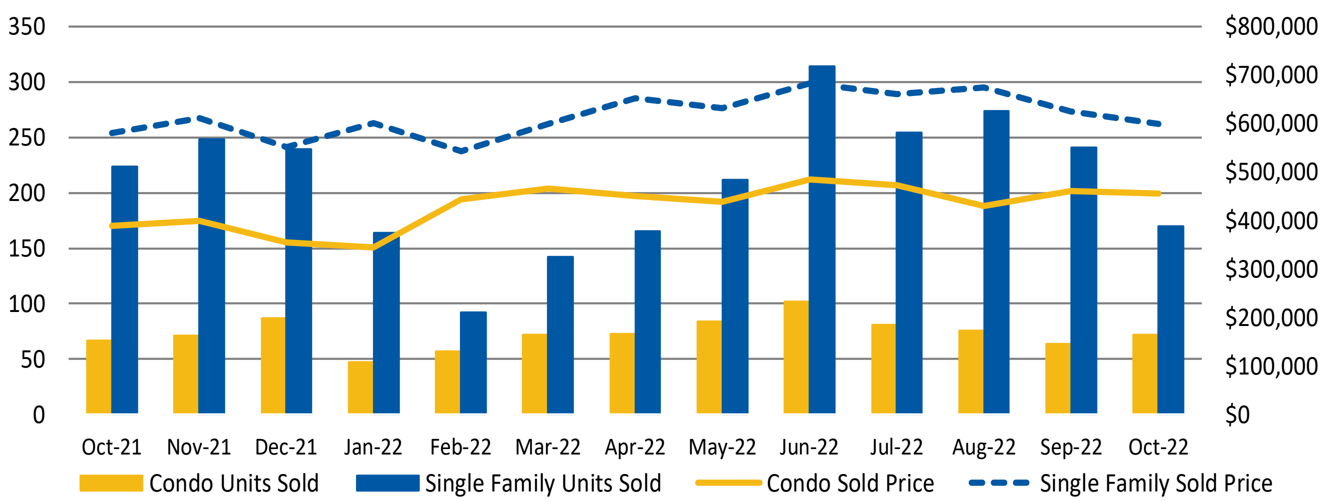
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$600,000**	$580,000	3.4%	$625,000	-4.0%	**$640,000**	$597,900	7.0%
Units Sold	**170**	224	-24.1%	241	-29.5%	**2,028**	2,471	-17.9%
Active Listings	**313**	254	23.2%	323	-3.1%	**---**	---	---
Months Supply of Inventory	**1.8**	1.1	63.6%	1.3	38.5%	**---**	---	---
New Listings	**204**	244	-16.4%	247	-17.4%	**2,477**	2,970	-16.6%
Pending Sales	**192**	275	-30.2%	177	8.5%	**2,035**	2,577	-21.0%
Days to Off Market	**20**	20	0.0%	20	0.0%	**18**	18	0.0%
Sold to Original Price Ratio	**100.4%**	102.0%	-1.6%	100.7%	-0.3%	**103.5%**	104.0%	-0.5%
Price per Square Foot	**$334**	$303	10.2%	$320	4.4%	**$331**	$297	11.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$455,000**	$389,000	17.0%	$460,000	-1.1%	**$450,000**	$400,000	12.5%
Units Sold	**72**	67	7.5%	64	12.5%	**728**	848	-14.2%
Active Listings	**89**	103	-13.6%	86	3.5%	**---**	---	---
Months Supply of Inventory	**1.2**	1.5	-20.0%	1.3	-7.7%	**---**	---	---
New Listings	**64**	91	-29.7%	85	-24.7%	**821**	1,048	-21.7%
Pending Sales	**51**	73	-30.1%	91	-44.0%	**692**	908	-23.8%
Days to Off Market	**19**	20	-5.0%	16	18.8%	**16**	19	-15.8%
Sold to Original Price Ratio	**101.1%**	101.1%	0.0%	101.9%	-0.8%	**104.0%**	101.8%	2.2%
Price per Square Foot	**$319**	$304	4.9%	$313	1.9%	**$319**	$288	10.8%



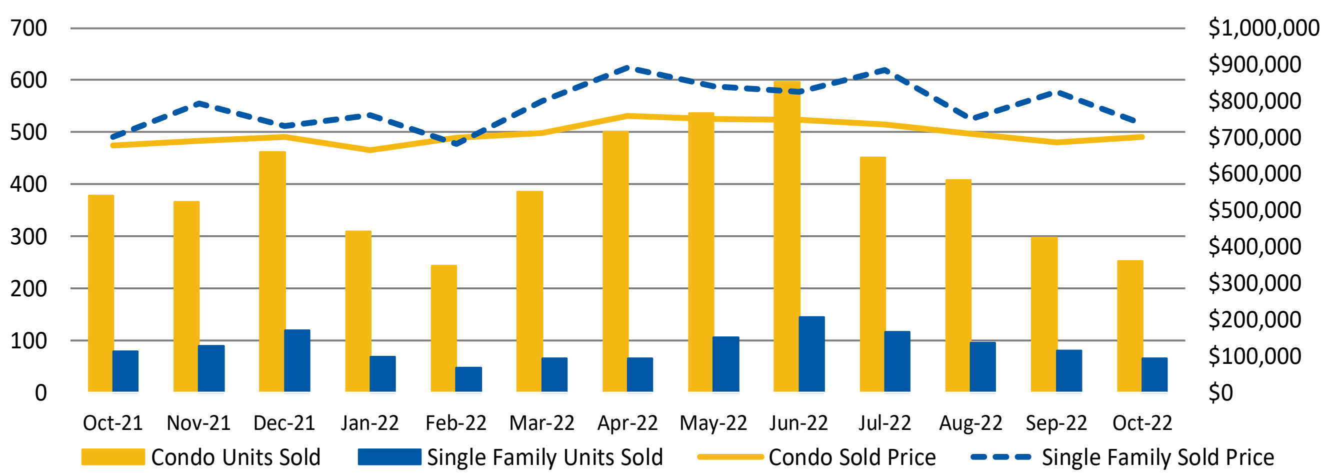
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$737,000**	$700,000	▲ 5.3%	$825,000	▼ -10.7%	**$803,000**	$770,000	▲ 4.3%
Units Sold	**66**	79	▼ -16.5%	81	▼ -18.5%	**853**	907	▼ -6.0%
Active Listings	**203**	194	▲ 4.6%	197	▲ 3.0%	**---**	---	---
Months Supply of Inventory	**3.1**	2.5	▲ 24.0%	2.4	▲ 29.2%	**---**	---	---
New Listings	**117**	134	▼ -12.7%	142	▼ -17.6%	**1,194**	1,273	▼ -6.2%
Pending Sales	**79**	105	▼ -24.8%	69	▲ 14.5%	**859**	939	▼ -8.5%
Days to Off Market	**25**	21	▲ 19.0%	24	▲ 4.2%	**20**	19	▲ 5.3%
Sold to Original Price Ratio	**97.5%**	98.3%	▼ -0.8%	98.2%	▼ -0.7%	**101.7%**	101.5%	▲ 0.2%
Price per Square Foot	**$445**	$461	▼ -3.5%	$471	▼ -5.5%	**$487**	$462	▲ 5.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$700,000**	$677,250	▲ 3.4%	$685,000	▲ 2.2%	**$725,000**	$690,000	▲ 5.1%
Units Sold	**252**	378	▼ -33.3%	297	▼ -15.2%	**3,978**	5,090	▼ -21.8%
Active Listings	**1,084**	1,317	▼ -17.7%	1,145	▼ -5.3%	**---**	---	---
Months Supply of Inventory	**4.3**	3.5	▲ 22.9%	3.9	▲ 10.3%	**---**	---	---
New Listings	**433**	539	▼ -19.7%	707	▼ -38.8%	**6,313**	7,120	▼ -11.3%
Pending Sales	**297**	439	▼ -32.3%	262	▲ 13.4%	**4,064**	5,048	▼ -19.5%
Days to Off Market	**30**	26	▲ 15.4%	27	▲ 11.1%	**21**	23	▼ -8.7%
Sold to Original Price Ratio	**96.7%**	98.0%	▼ -1.3%	97.4%	▼ -0.7%	**99.2%**	98.5%	▲ 0.7%
Price per Square Foot	**$742**	$775	▼ -4.3%	$750	▼ -1.1%	**$763**	$732	▲ 4.2%



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		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	$850,000	$858,000	-0.9%	$900,000	-5.6%	$890,000	$830,000	7.2%
Units Sold	115	160	-28.1%	135	-14.8%	1,252	1,410	-11.2%
Active Listings	235	256	-8.2%	251	-6.4%	---	---	---
Months Supply of Inventory	2.0	1.6	25.0%	1.9	5.3%	---	---	---
New Listings	131	212	-38.2%	196	-33.2%	1,775	2,038	-12.9%
Pending Sales	114	196	-41.8%	112	1.8%	1,253	1,486	-15.7%
Days to Off Market	25	21	19.0%	20	25.0%	20	19	5.3%
Sold to Original Price Ratio	99.6%	99.7%	-0.1%	98.2%	1.4%	101.3%	100.3%	1.0%
Price per Square Foot	$350	$355	-1.4%	$362	-3.3%	$358	$337	6.2%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	$1,065,000	$1,145,000	-7.0%	$1,014,500	5.0%	$1,129,500	$1,080,000	4.6%
Units Sold	33	44	-25.0%	26	26.9%	422	493	-14.4%
Active Listings	128	134	-4.5%	142	-9.9%	---	---	---
Months Supply of Inventory	3.9	3.0	30.0%	5.5	-29.1%	---	---	---
New Listings	61	65	-6.2%	80	-23.8%	726	786	-7.6%
Pending Sales	39	51	-23.5%	36	8.3%	425	514	-17.3%
Days to Off Market	21	23	-8.7%	26	-19.2%	21	21	0.0%
Sold to Original Price Ratio	92.5%	96.4%	-4.0%	96.1%	-3.7%	97.6%	97.6%	0.0%
Price per Square Foot	$322	$322	0.0%	$302	6.6%	$344	$323	6.5%

4 Family Homes

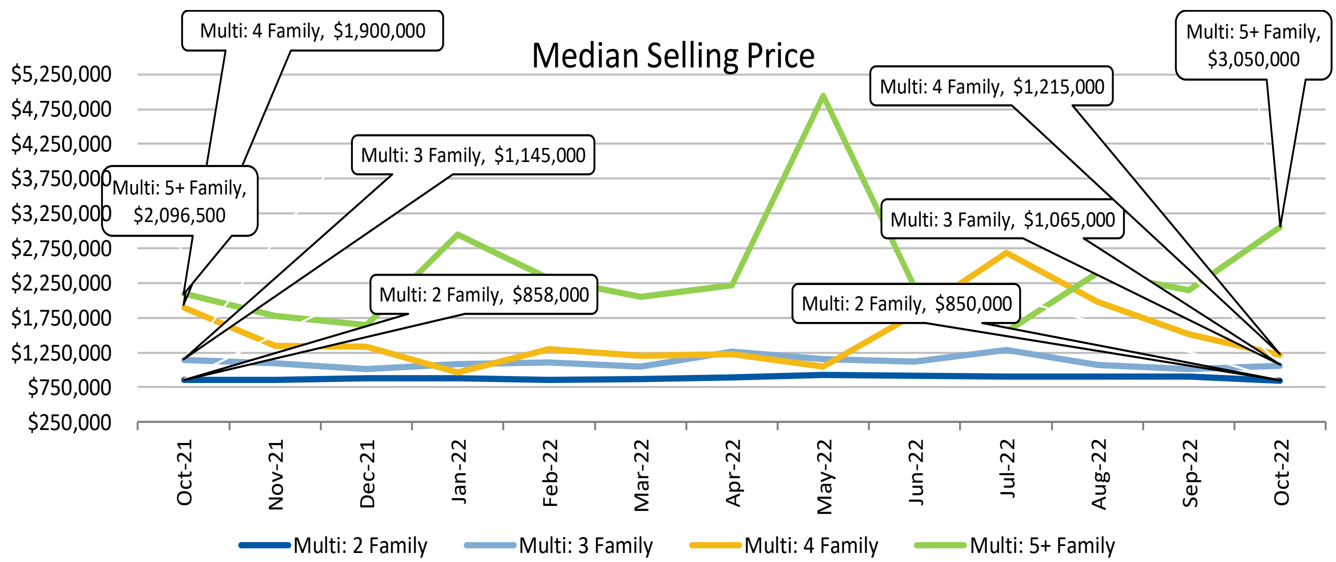
	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	$1,560,000	$1,345,000	16.0%	$1,215,000	28.4%	$1,502,125	$1,202,063	25.0%
Units Sold	5	10	-50.0%	11	-54.5%	73	82	-11.0%
Active Listings	32	28	14.3%	37	-13.5%	---	---	---
Months Supply of Inventory	6.4	2.8	128.6%	3.4	88.2%	---	---	---
New Listings	15	14	7.1%	18	-16.7%	155	147	5.4%
Pending Sales	6	8	-25.0%	2	200.0%	69	90	-23.3%
Days to Off Market	19	20	-5.0%	24	-20.8%	27	20	35.0%
Sold to Original Price Ratio	89.0%	96.2%	-7.5%	93.9%	-5.2%	96.2%	96.1%	0.1%
Price per Square Foot	$497	$321	54.8%	$386	28.8%	$382	$325	17.5%

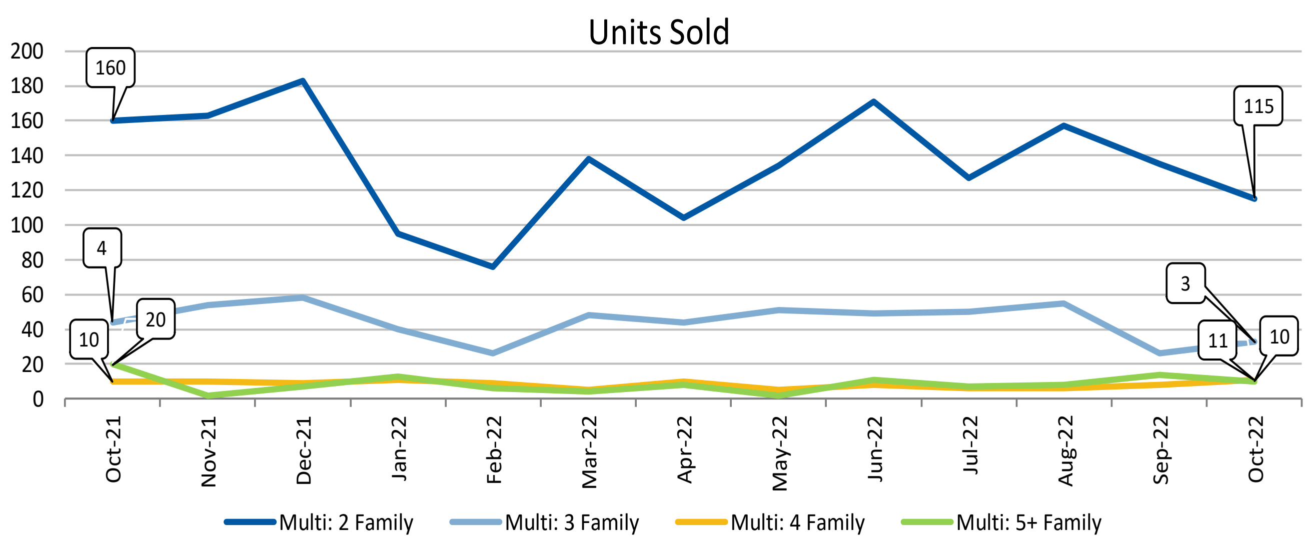
MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

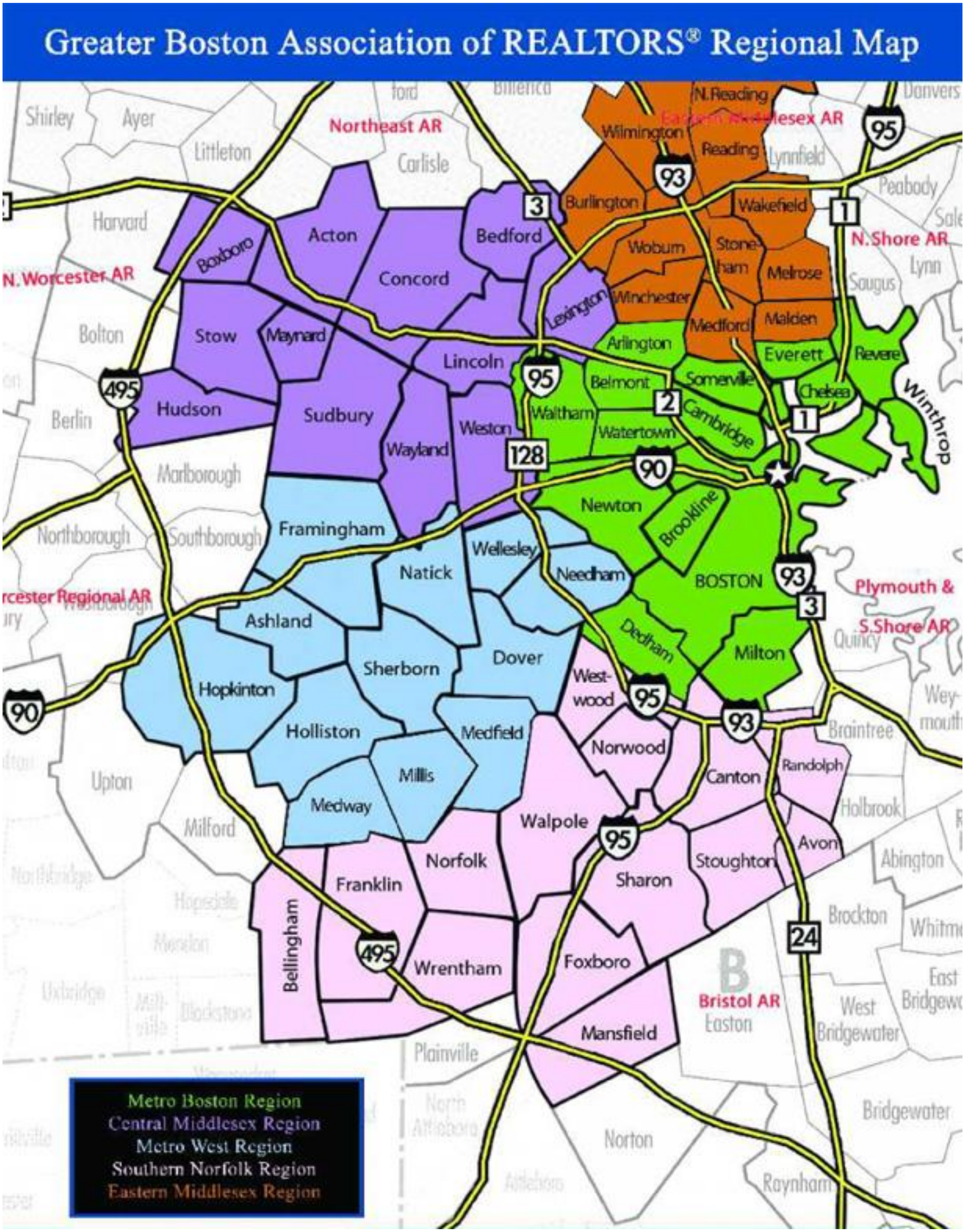
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Oct 2022	Oct 2021	Change	Sep 2022	Change	2022	2021	Change
Median Selling Price	**$2,080,000**	$1,780,000	▲ 16.9%	$3,050,000	▼ -31.8%	**$2,322,500**	$2,125,000	▲ 9.3%
Units Sold	**4**	2	▲ 100.0%	10	▼ -60.0%	**74**	85	▼ -12.9%
Active Listings	**62**	56	▲ 10.7%	54	▲ 14.8%	**---**	---	---
Months Supply of Inventory	**15.5**	28.0	▼ -44.6%	5.4	▲ 187.0%	**---**	---	---
New Listings	**28**	22	▲ 27.3%	18	▲ 55.6%	**217**	216	▲ 0.5%
Pending Sales	**5**	10	▼ -50.0%	10	▼ -50.0%	**86**	93	▼ -7.5%
Days to Off Market	**48**	18	▲ 166.7%	66	▼ -27.3%	**41**	27	▲ 51.9%
Sold to Original Price Ratio	**103.8%**	100.5%	▲ 3.3%	94.1%	▲ 10.3%	**95.5%**	93.5%	▲ 2.1%
Price per Square Foot	**$501**	$347	▲ 44.4%	$613	▼ -18.3%	**$424**	$392	▲ 8.2%





GBAR JURISDICTIONAL AREA



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.

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.