

MONTHLY MARKET INSIGHTS REPORT

September 2022

Single-Family Homes

The 1,092 homes sold this month was the tenth highest sales total for the month of September in Greater Boston, and was a 12.7 percent decrease in sales volume from the September 2021 sales total of 1,25. Additionally, the median sales price reached a new record high price for the month of September at \$763,000 which is a 1.7 percent increase on the September 2021 median sales price of \$750,000.

Condominiums

With 729 condos sold in September, it was the lowest sales total in September since 2011, as the market experienced a 39.6 percent decrease in sales volume from the record-high 1,207 units sold in September 2021. The median sales price for condo rose 1.6 percent from \$620,000 in September 2021 to \$630,000 this year, a record-high for the month.

Multi-Family Homes

This month, 179 multi-family homes were sold in Greater Boston, which reflects a 28.6 percent increase in sales from the 251 units sold in September 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

Three Center Plaza, Mezzanine Suite
Boston, MA 02108
Phone: 617-423-8700
Email: housingreports@gbreb.com

68 Main Street
Reading, MA 01867

Online: www.gbar.org



Data thru 10/10/2022

GREATER BOSTON MARKET SUMMARY

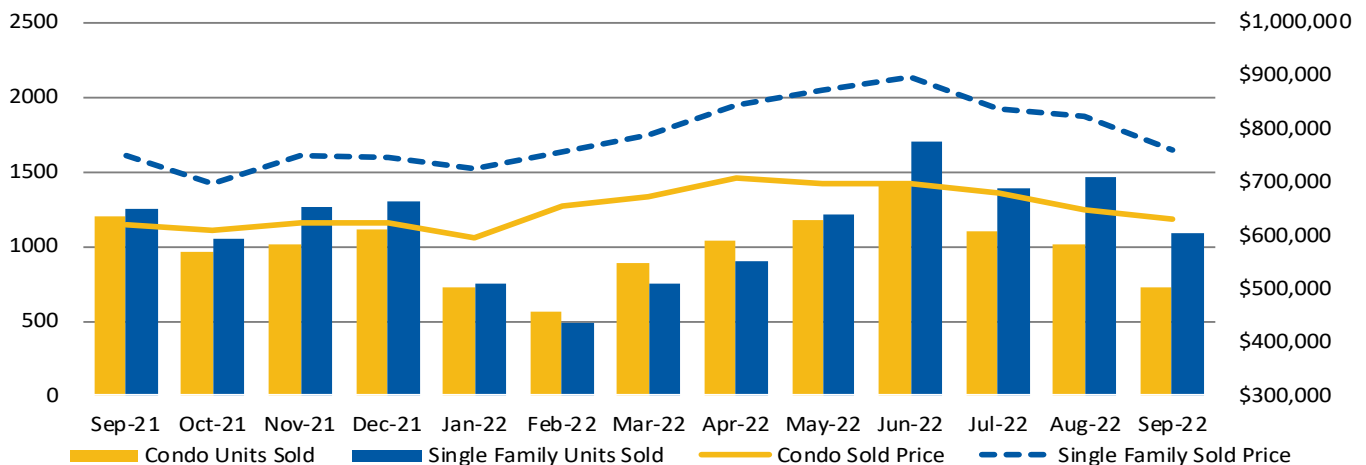
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$763,000	\$750,000	▲ 1.7%	\$825,000	▼ -7.5%	\$820,000	\$755,000	▲ 8.6%
Units Sold	1,092	1,251	▼ -12.7%	1,467	▼ -25.6%	9,770	10,915	▼ -10.5%
Active Listings	1,827	1,785	▲ 2.4%	1,456	▲ 25.5%	---	---	---
Months Supply of Inventory	1.7	1.4	▲ 21.4%	1.0	▲ 70.0%	---	---	---
New Listings	1,514	1,754	▼ -13.7%	1,060	▲ 42.8%	12,688	13,710	▼ -7.5%
Pending Sales	952	1,108	▼ -14.1%	1,065	▼ -10.6%	9,907	11,190	▼ -11.5%
Days to Off Market	20	17	▲ 17.6%	21	▼ -4.8%	16	16	▬ 0.0%
Sold to Original Price Ratio	100.4%	103.3%	▼ -2.8%	101.6%	▼ -1.2%	104.9%	104.2%	▲ 0.7%
Price per Square Foot	\$384	\$363	▲ 5.8%	\$399	▼ -3.8%	\$405	\$369	▲ 9.8%

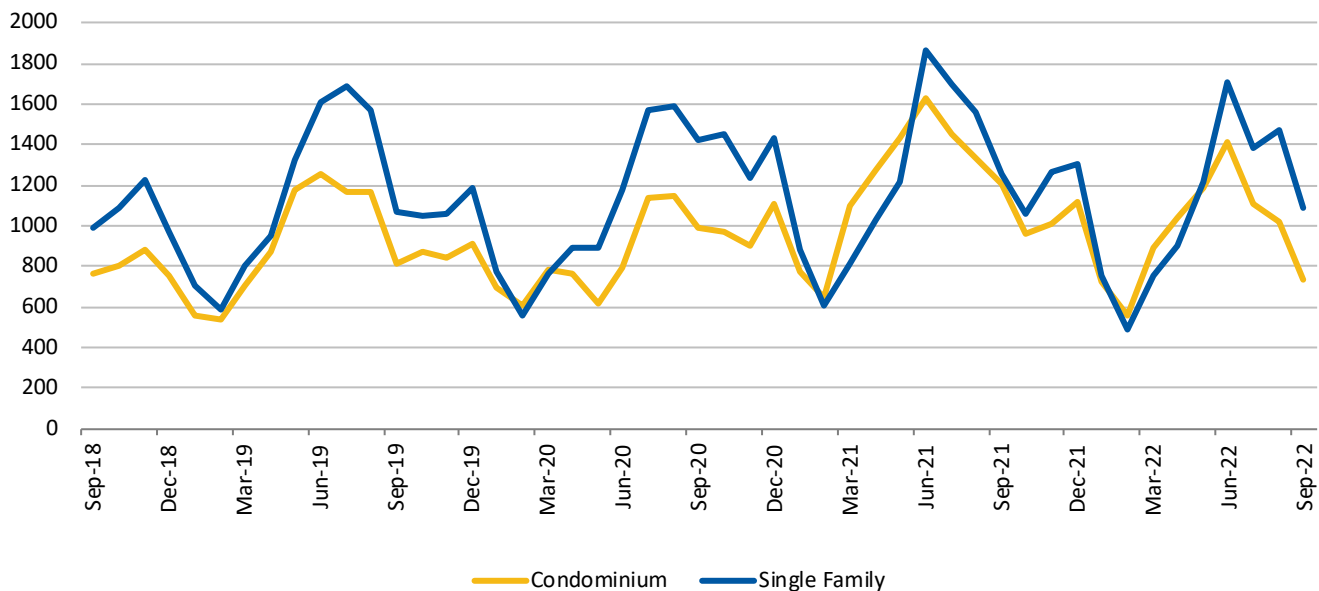
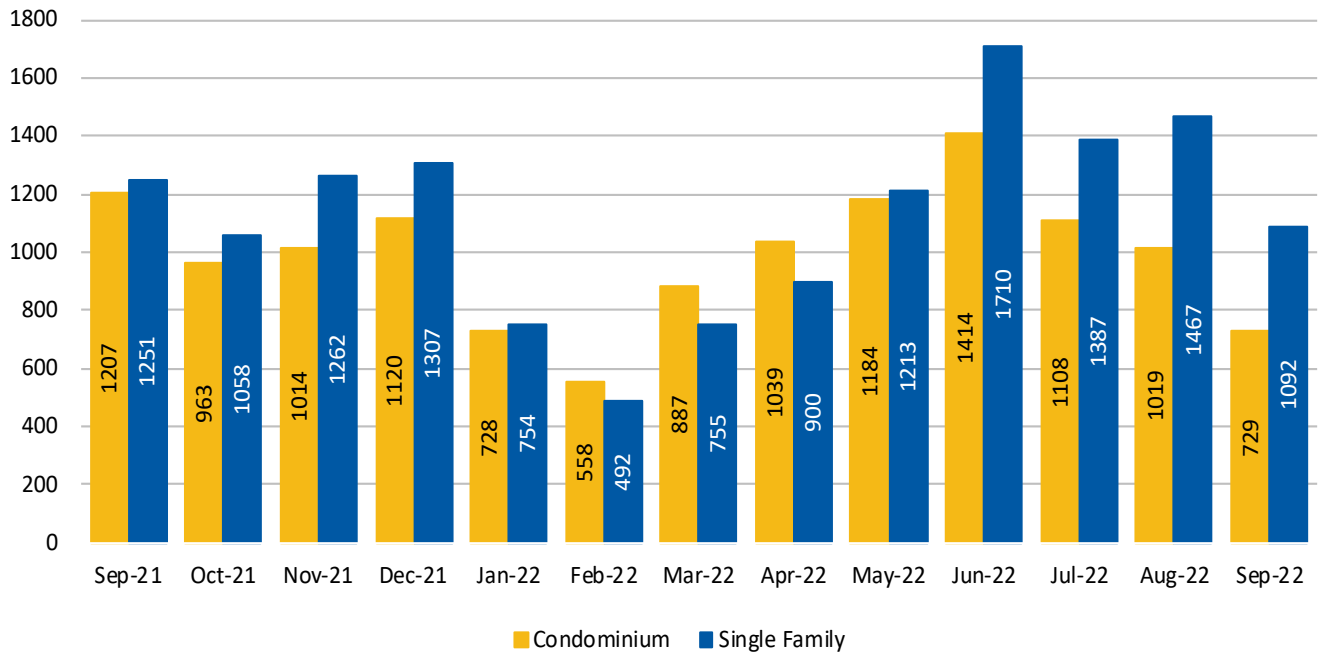
Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$630,000	\$620,000	▲ 1.6%	\$650,000	▼ -3.1%	\$675,000	\$625,000	▲ 8.0%
Units Sold	729	1,207	▼ -39.6%	1,019	▼ -28.5%	8,666	10,832	▼ -20.0%
Active Listings	2,173	2,604	▼ -16.6%	1,693	▲ 28.4%	---	---	---
Months Supply of Inventory	3.0	2.2	▲ 36.4%	1.7	▲ 76.5%	---	---	---
New Listings	1,568	2,013	▼ -22.1%	875	▲ 79.2%	12,487	14,315	▼ -12.8%
Pending Sales	786	999	▼ -21.3%	765	▲ 2.7%	8,814	10,891	▼ -19.1%
Days to Off Market	20	20	▬ 0.0%	26	▼ -23.1%	19	20	▼ -5.0%
Sold to Original Price Ratio	99.0%	99.9%	▼ -0.9%	99.6%	▼ -0.6%	101.3%	100.0%	▲ 1.3%
Price per Square Foot	\$525	\$527	▼ -0.4%	\$560	▼ -6.3%	\$576	\$545	▲ 5.7%



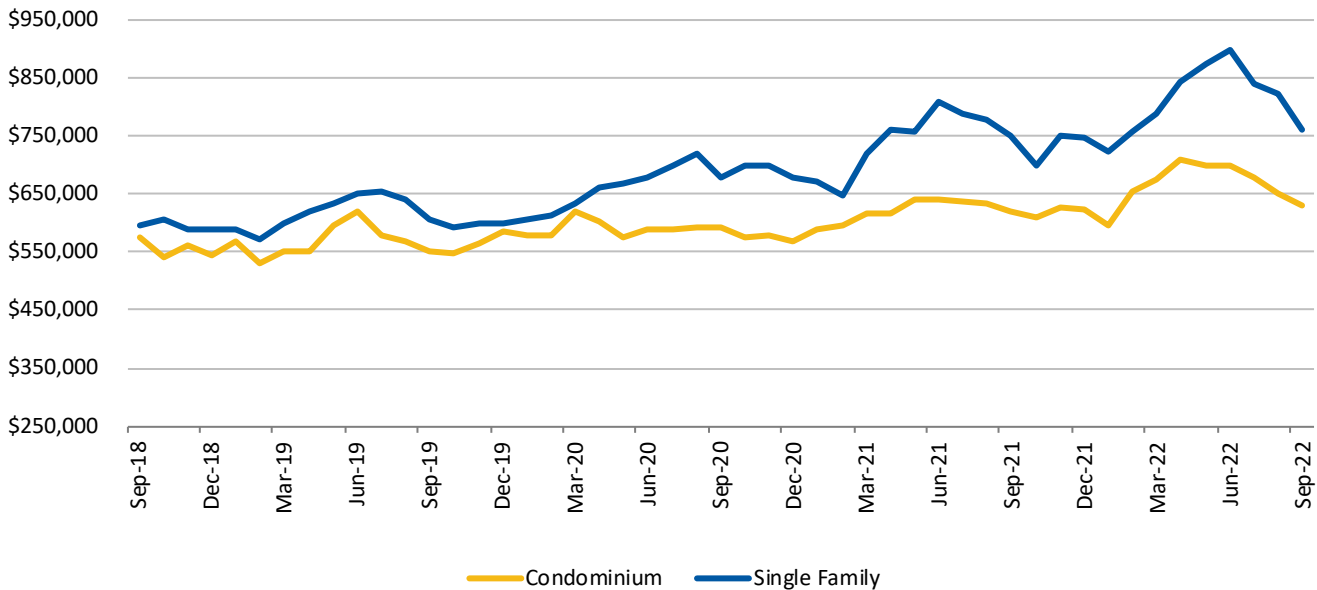
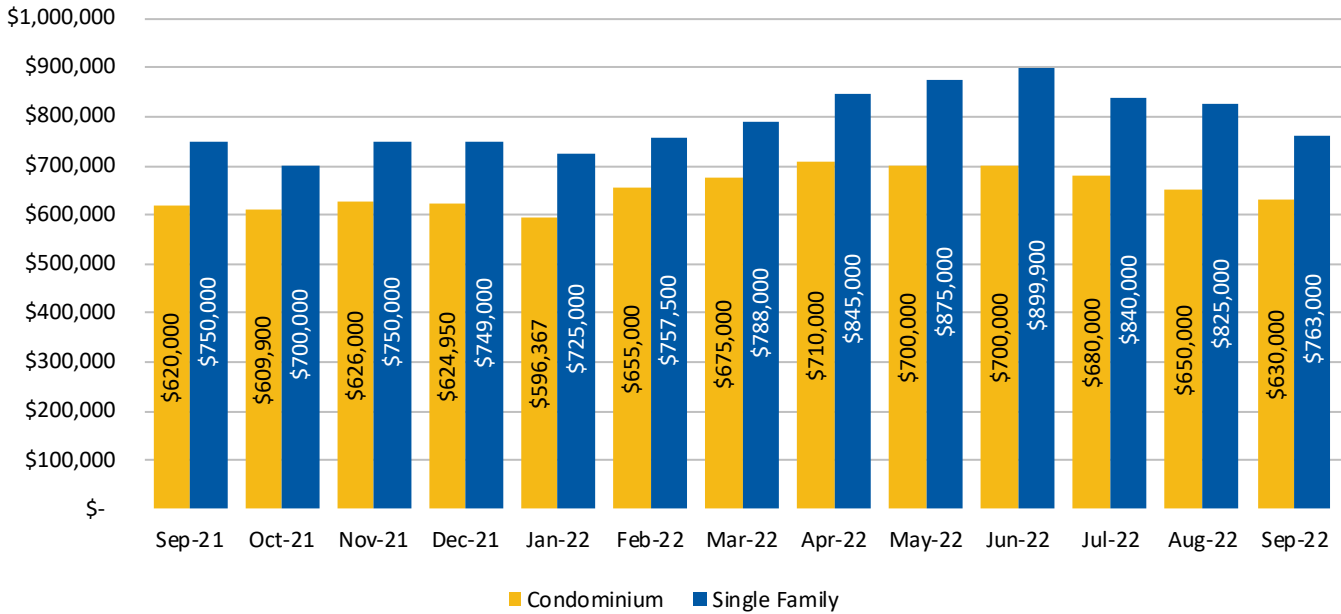
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,092	1,251	▼ -12.7%	1,467	▼ -25.6%	9,770	10,915	▼ -10.5%
CONDOMINIUMS	729	1,207	▼ -39.6%	1,019	▼ -28.5%	8,666	10,832	▼ -20.0%



MEDIAN SELLING PRICE

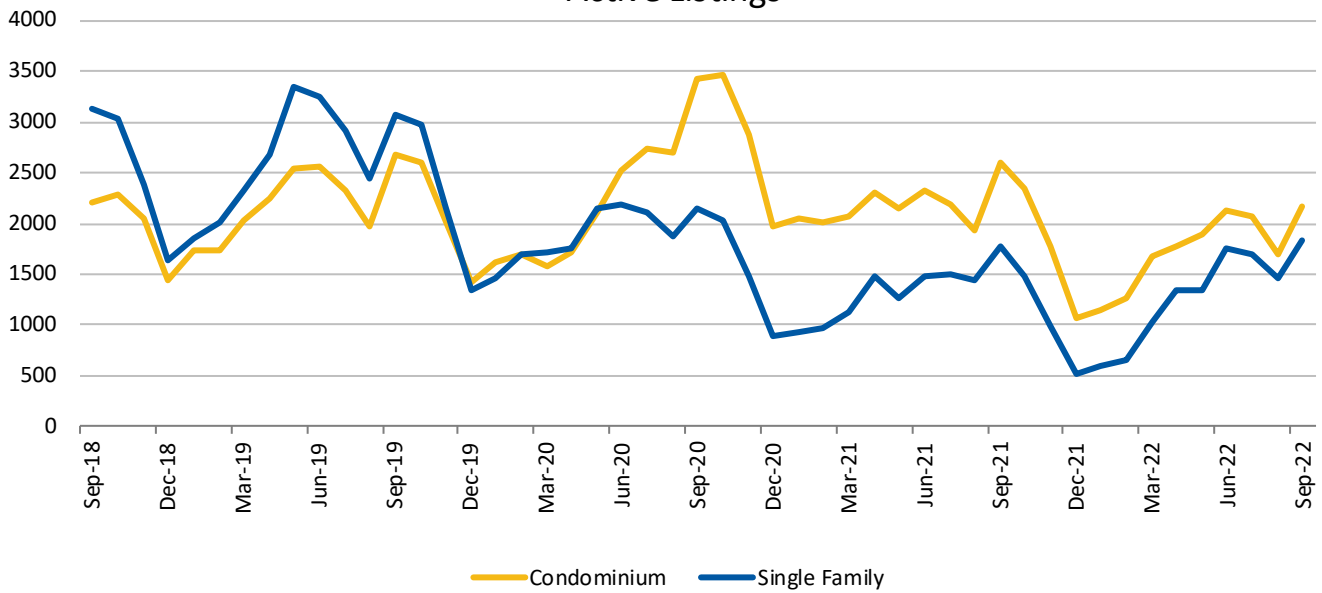
	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	\$763,000	\$750,000	▲ 1.7%	\$825,000	▼ -7.5%	\$820,000	\$755,000	▲ 8.6%
CONDOMINIUMS	\$630,000	\$620,000	▲ 1.6%	\$650,000	▼ -3.1%	\$675,000	\$625,000	▲ 8.0%



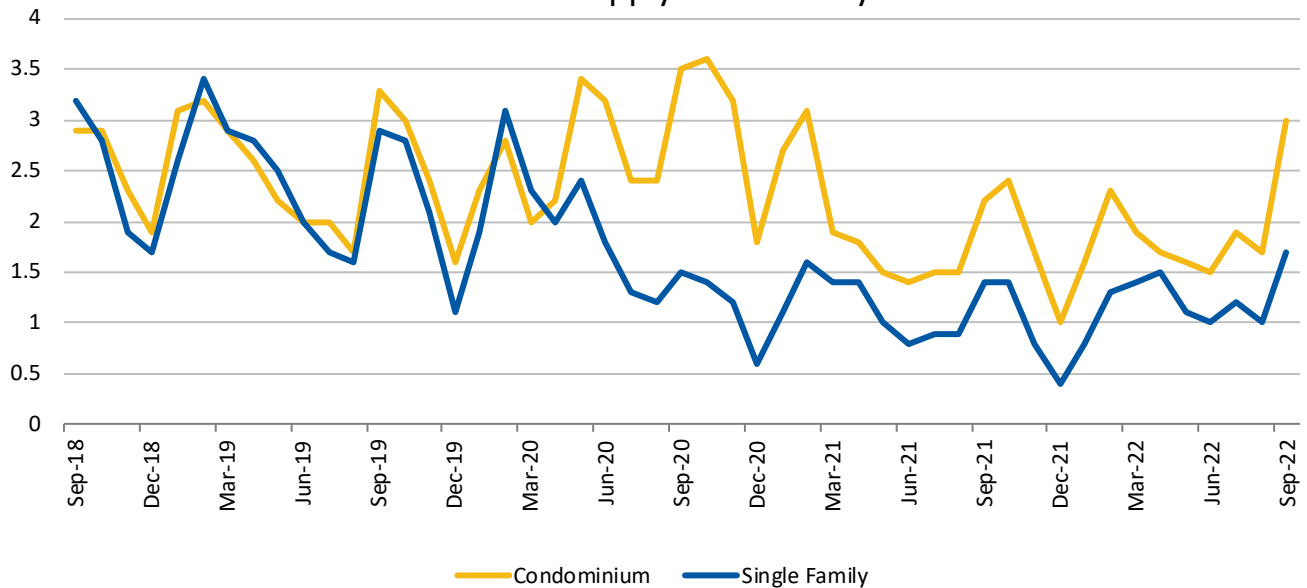
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Sep 2022	Sep 2021	Change	Aug 2022	Change
SINGLE FAMILY HOMES	Active Listings	1,827	1,785	▲ 2.4%	1,456	▲ 25.5%
	Months Supply of Inventory	1.7	1.4	▲ 21.4%	1.0	▲ 70.0%
CONDOMINIUMS	Active Listings	2,173	2,604	▼ -16.6%	1,693	▲ 28.4%
	Months Supply of Inventory	3.0	2.2	▲ 36.4%	1.7	▲ 76.5%

Active Listings

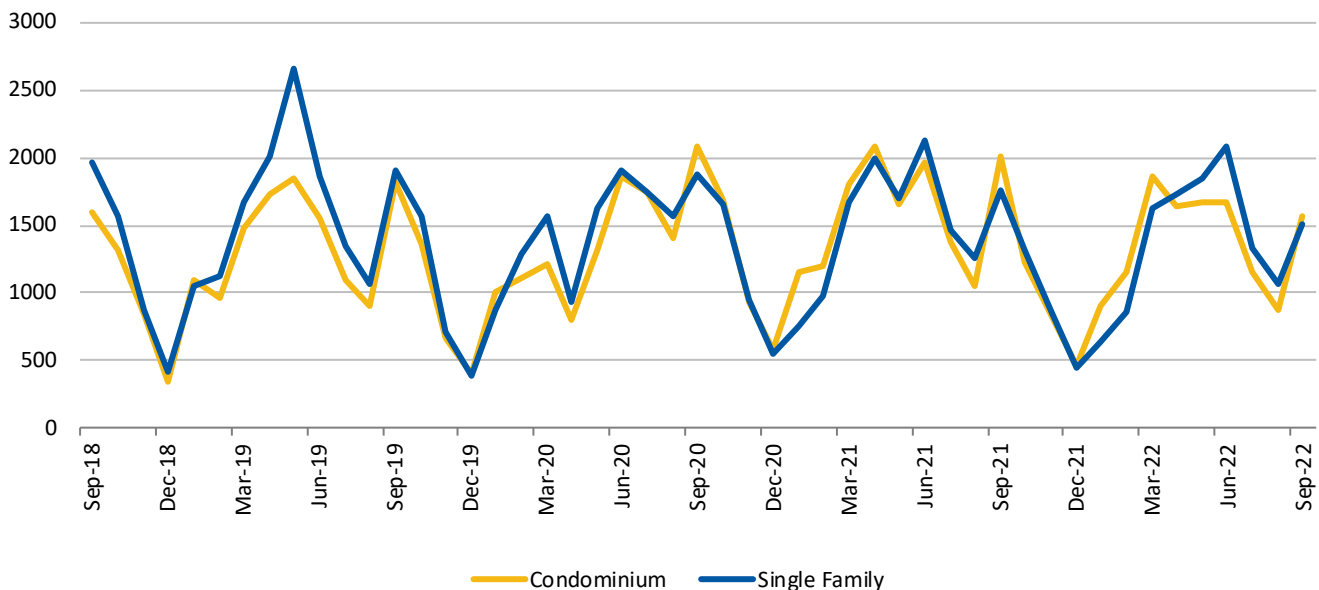
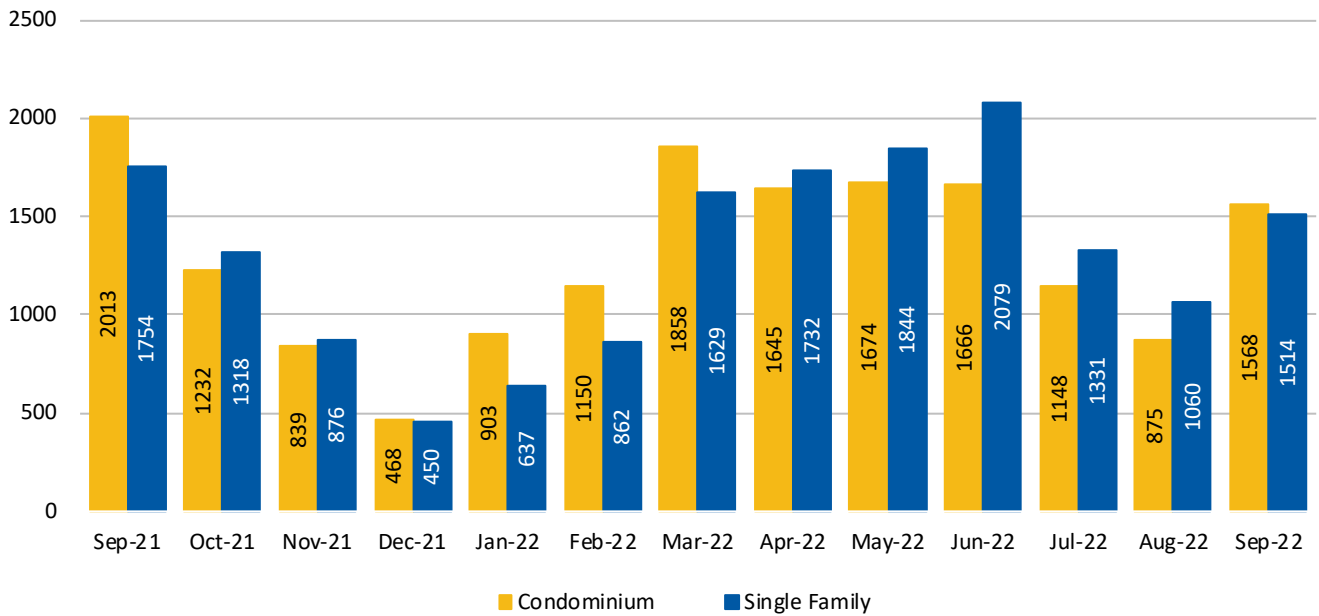


Months Supply of Inventory



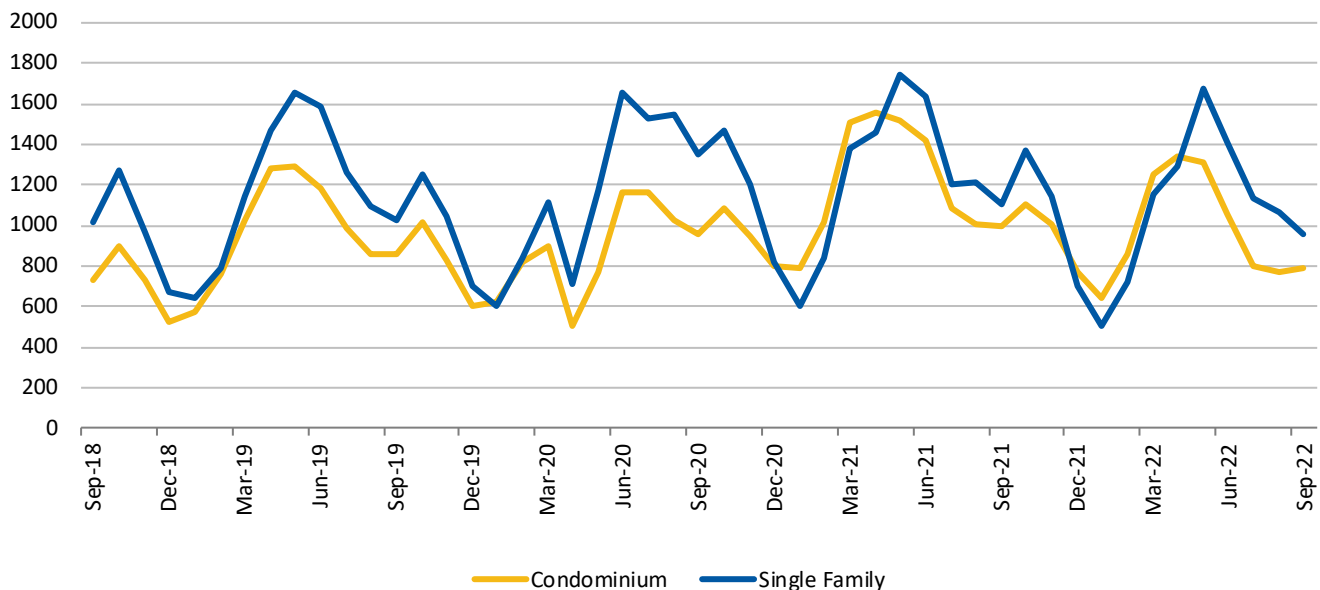
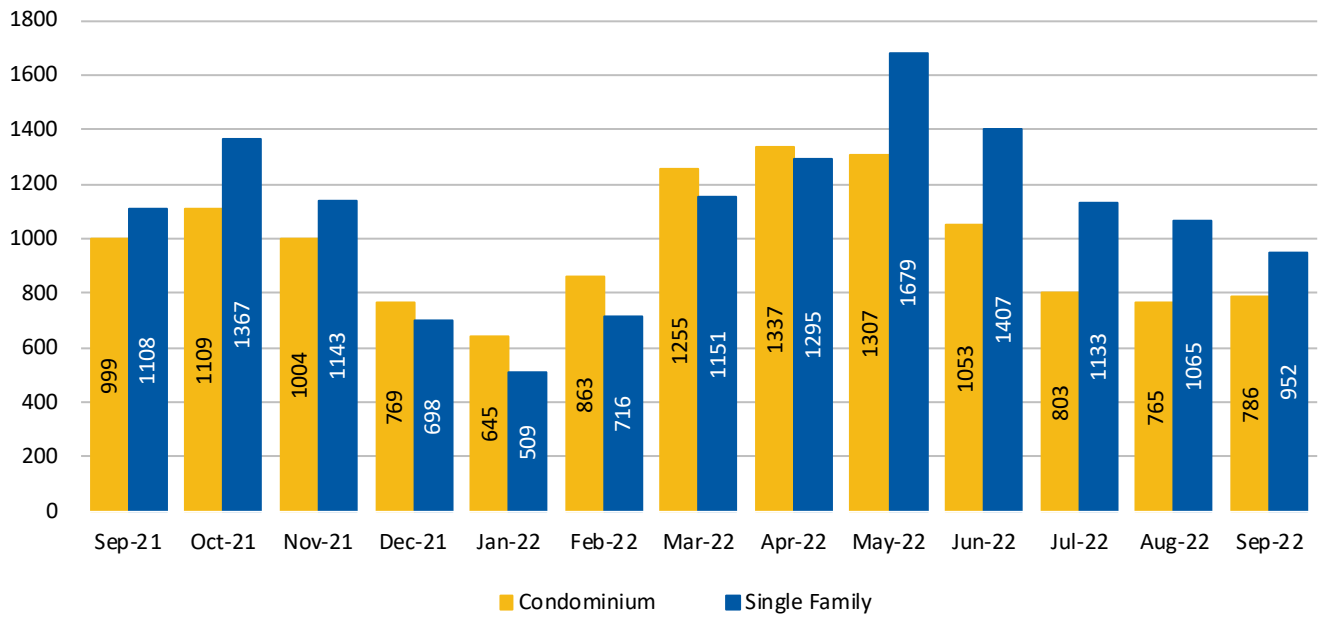
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,514	1,754	▼ -13.7%	1,060	▲ 42.8%	12,688	13,710	▼ -7.5%
CONDOMINIUMS	1,568	2,013	▼ -22.1%	875	▲ 79.2%	12,487	14,315	▼ -12.8%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	952	1,108	▼ -14.1%	1,065	▼ -10.6%	9,907	11,190	▼ -11.5%
CONDOMINIUMS	786	999	▼ -21.3%	765	▲ 2.7%	8,814	10,891	▼ -19.1%



CENTRAL MIDDLESEX REGION

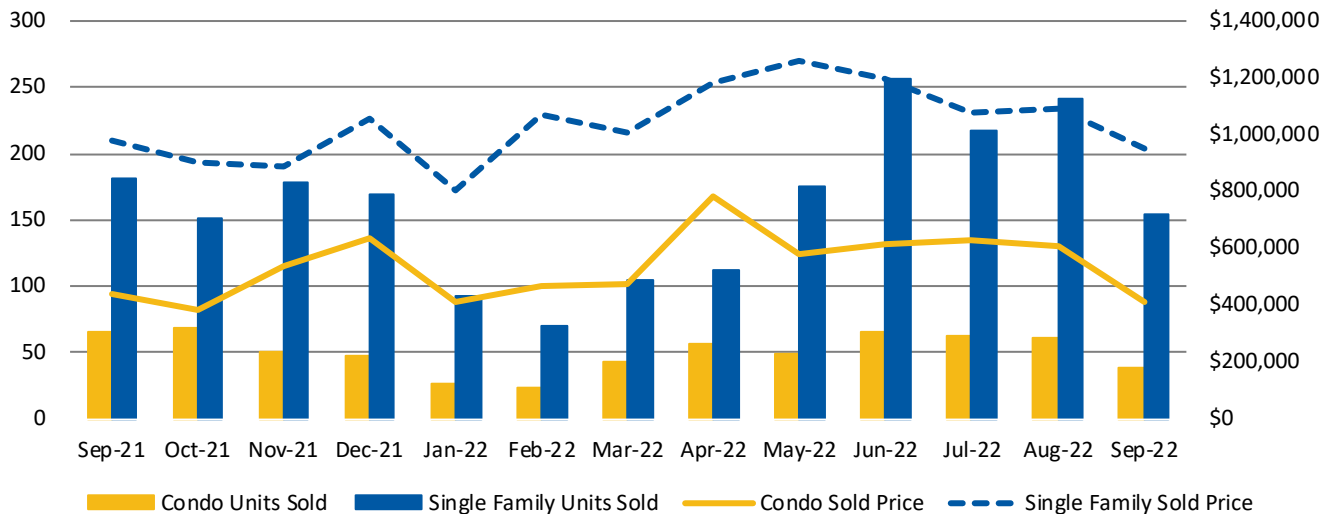
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$950,000	\$980,500	▼ -3.1%	\$1,088,800	▼ -12.7%	\$1,100,000	\$1,008,000	▲ 9.1%
Units Sold	154	182	▼ -15.4%	241	▼ -36.1%	1,424	1,594	▼ -10.7%
Active Listings	315	283	▲ 11.3%	249	▲ 26.5%	---	---	---
Months Supply of Inventory	2.0	1.6	▲ 25.0%	1.0	▲ 100.0%	---	---	---
New Listings	226	256	▼ -11.7%	132	▲ 71.2%	1,923	1,982	▼ -3.0%
Pending Sales	125	159	▼ -21.4%	145	▼ -13.8%	1,459	1,642	▼ -11.1%
Days to Off Market	21	19	▲ 10.5%	21	▬ 0.0%	16	17	▼ -5.9%
Sold to Original Price Ratio	101.0%	104.7%	▼ -3.5%	103.2%	▼ -2.1%	106.7%	105.2%	▲ 1.4%
Price per Square Foot	\$378	\$360	▲ 5.0%	\$400	▼ -5.5%	\$410	\$366	▲ 12.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$410,000	\$440,000	▼ -6.8%	\$610,000	▼ -32.8%	\$582,000	\$470,000	▲ 23.8%
Units Sold	39	66	▼ -40.9%	61	▼ -36.1%	427	461	▼ -7.4%
Active Listings	99	85	▲ 16.5%	75	▲ 32.0%	---	---	---
Months Supply of Inventory	2.5	1.3	▲ 92.3%	1.2	▲ 108.3%	---	---	---
New Listings	76	85	▼ -10.6%	44	▲ 72.7%	569	594	▼ -4.2%
Pending Sales	39	70	▼ -44.3%	44	▼ -11.4%	447	497	▼ -10.1%
Days to Off Market	17	16	▲ 6.3%	21	▼ -19.0%	16	16	▬ 0.0%
Sold to Original Price Ratio	100.7%	102.7%	▼ -1.9%	103.2%	▼ -2.4%	105.1%	102.7%	▲ 2.3%
Price per Square Foot	\$307	\$287	▲ 7.0%	\$361	▼ -15.0%	\$333	\$290	▲ 14.8%



EASTERN MIDDLESEX REGION

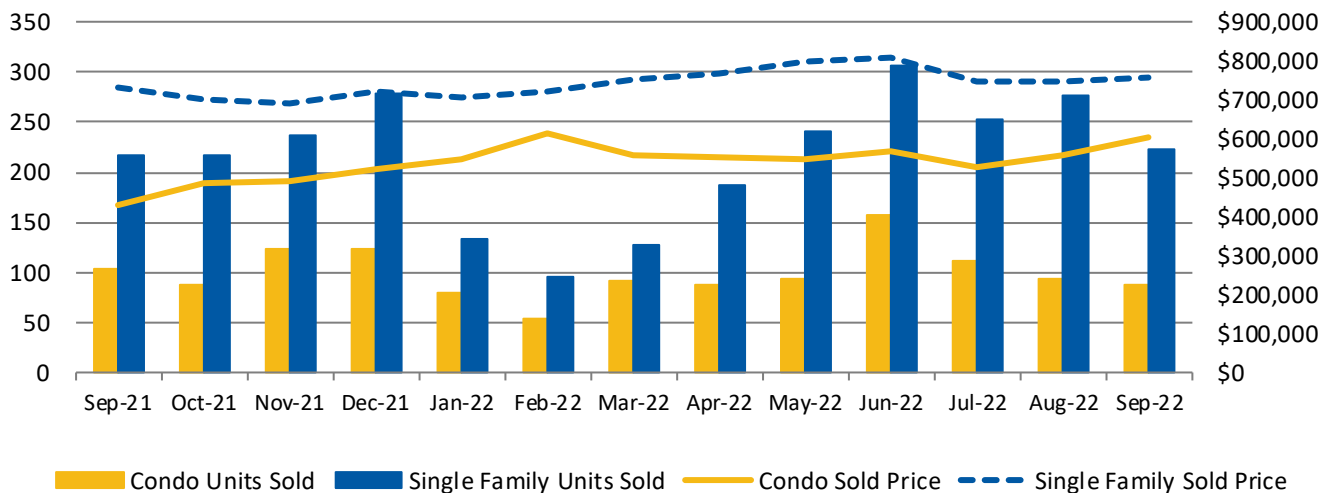
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$760,000	\$730,000	▲ 4.1%	\$750,000	▲ 1.3%	\$765,000	\$715,000	▲ 7.0%
Units Sold	223	218	▲ 2.3%	276	▼ -19.2%	1,841	1,934	▼ -4.8%
Active Listings	284	283	▲ 0.4%	242	▲ 17.4%	---	---	---
Months Supply of Inventory	1.3	1.3	▬ 0.0%	0.9	▲ 44.4%	---	---	---
New Listings	270	304	▼ -11.2%	238	▲ 13.4%	2,318	2,392	▼ -3.1%
Pending Sales	187	209	▼ -10.5%	237	▼ -21.1%	1,873	2,003	▼ -6.5%
Days to Off Market	20	16	▲ 25.0%	20	▬ 0.0%	16	16	▬ 0.0%
Sold to Original Price Ratio	100.6%	103.6%	▼ -2.9%	101.7%	▼ -1.1%	105.6%	105.3%	▲ 0.3%
Price per Square Foot	\$407	\$381	▲ 6.8%	\$403	▲ 1.0%	\$409	\$383	▲ 6.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$605,000	\$430,000	▲ 40.7%	\$560,000	▲ 8.0%	\$565,000	\$499,900	▲ 13.0%
Units Sold	88	103	▼ -14.6%	93	▼ -5.4%	854	1,044	▼ -18.2%
Active Listings	120	184	▼ -34.8%	108	▲ 11.1%	---	---	---
Months Supply of Inventory	1.4	1.8	▼ -22.2%	1.2	▲ 16.7%	---	---	---
New Listings	131	168	▼ -22.0%	95	▲ 37.9%	1,081	1,241	▼ -12.9%
Pending Sales	92	95	▼ -3.2%	84	▲ 9.5%	894	1,025	▼ -12.8%
Days to Off Market	16	19	▼ -15.8%	20	▼ -20.0%	16	19	▼ -15.8%
Sold to Original Price Ratio	100.6%	101.4%	▼ -0.8%	100.9%	▼ -0.3%	102.5%	101.2%	▲ 1.3%
Price per Square Foot	\$463	\$419	▲ 10.5%	\$431	▲ 7.4%	\$441	\$413	▲ 6.8%



METRO BOSTON REGION

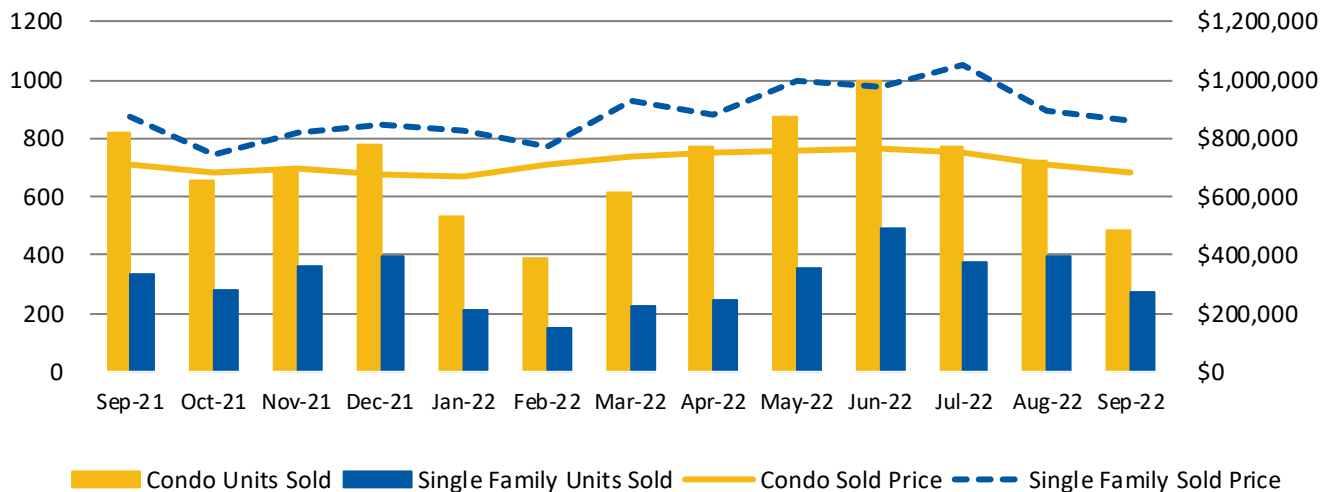
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$860,000	\$873,500	▼ -1.5%	\$893,000	▼ -3.7%	\$925,000	\$880,000	▲ 5.1%
Units Sold	272	332	▼ -18.1%	393	▼ -30.8%	2,715	3,009	▼ -9.8%
Active Listings	610	591	▲ 3.2%	453	▲ 34.7%	---	---	---
Months Supply of Inventory	2.2	1.8	▲ 22.2%	1.2	▲ 83.3%	---	---	---
New Listings	499	564	▼ -11.5%	281	▲ 77.6%	3,764	4,001	▼ -5.9%
Pending Sales	289	310	▼ -6.8%	265	▲ 9.1%	2,778	3,063	▼ -9.3%
Days to Off Market	21	16	▲ 31.3%	24	▼ -12.5%	17	17	▬ 0.0%
Sold to Original Price Ratio	99.0%	101.8%	▼ -2.8%	100.4%	▼ -1.4%	103.7%	102.7%	▲ 1.0%
Price per Square Foot	\$469	\$455	▲ 3.1%	\$478	▼ -1.9%	\$493	\$464	▲ 6.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$685,000	\$710,000	▼ -3.5%	\$709,950	▼ -3.5%	\$735,000	\$695,000	▲ 5.8%
Units Sold	482	817	▼ -41.0%	726	▼ -33.6%	6,150	7,832	▼ -21.5%
Active Listings	1,778	2,116	▼ -16.0%	1,318	▲ 34.9%	---	---	---
Months Supply of Inventory	3.7	2.6	▲ 42.3%	1.8	▲ 105.6%	---	---	---
New Listings	1,195	1,551	▼ -23.0%	578	▲ 106.7%	9,368	10,640	▼ -12.0%
Pending Sales	498	681	▼ -26.9%	517	▼ -3.7%	6,239	7,780	▼ -19.8%
Days to Off Market	22	21	▲ 4.8%	29	▼ -24.1%	20	21	▼ -4.8%
Sold to Original Price Ratio	98.0%	99.0%	▼ -1.0%	98.6%	▼ -0.6%	100.3%	99.3%	▲ 1.0%
Price per Square Foot	\$668	\$699	▼ -4.4%	\$692	▼ -3.5%	\$693	\$660	▲ 5.0%



METRO WEST REGION

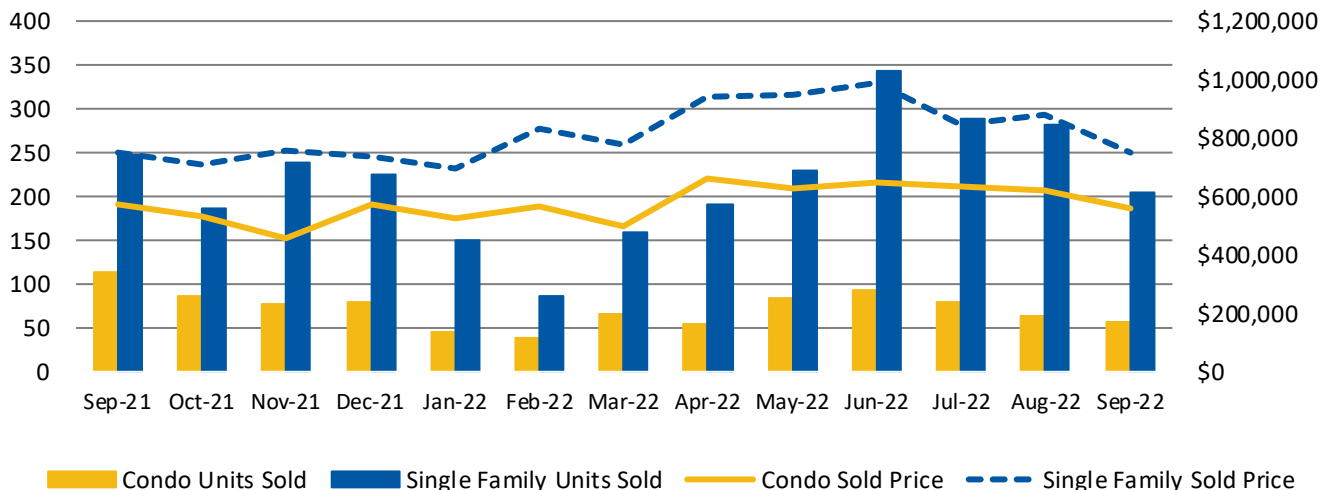
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$750,000	\$751,000	▼ -0.1%	\$880,000	▼ -14.8%	\$875,000	\$775,000	▲ 12.9%
Units Sold	205	249	▼ -17.7%	283	▼ -27.6%	1,935	2,131	▼ -9.2%
Active Listings	294	304	▼ -3.3%	223	▲ 31.8%	---	---	---
Months Supply of Inventory	1.4	1.2	▲ 16.7%	0.8	▲ 75.0%	---	---	---
New Listings	270	310	▼ -12.9%	191	▲ 41.4%	2,405	2,609	▼ -7.8%
Pending Sales	167	205	▼ -18.5%	197	▼ -15.2%	1,945	2,179	▼ -10.7%
Days to Off Market	18	17	▲ 5.9%	19	▼ -5.3%	14	15	▼ -6.7%
Sold to Original Price Ratio	101.0%	104.4%	▼ -3.3%	102.0%	▼ -1.0%	105.5%	104.7%	▲ 0.8%
Price per Square Foot	\$355	\$327	▲ 8.6%	\$372	▼ -4.6%	\$374	\$337	▲ 11.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$560,000	\$575,000	▼ -2.6%	\$623,500	▼ -10.2%	\$610,000	\$491,500	▲ 24.1%
Units Sold	57	114	▼ -50.0%	64	▼ -10.9%	581	714	▼ -18.6%
Active Listings	90	115	▼ -21.7%	91	▼ -1.1%	---	---	---
Months Supply of Inventory	1.6	1.0	▲ 60.0%	1.4	▲ 14.3%	---	---	---
New Listings	81	104	▼ -22.1%	77	▲ 5.2%	712	883	▼ -19.4%
Pending Sales	63	67	▼ -6.0%	64	▼ -1.6%	589	754	▼ -21.9%
Days to Off Market	17	17	■ 0.0%	20	▼ -15.0%	16	18	▼ -11.1%
Sold to Original Price Ratio	100.8%	101.3%	▼ -0.5%	101.4%	▼ -0.6%	103.8%	101.6%	▲ 2.2%
Price per Square Foot	\$342	\$311	▲ 10.0%	\$336	▲ 1.8%	\$339	\$308	▲ 10.1%



SOUTHERN NORFOLK REGION

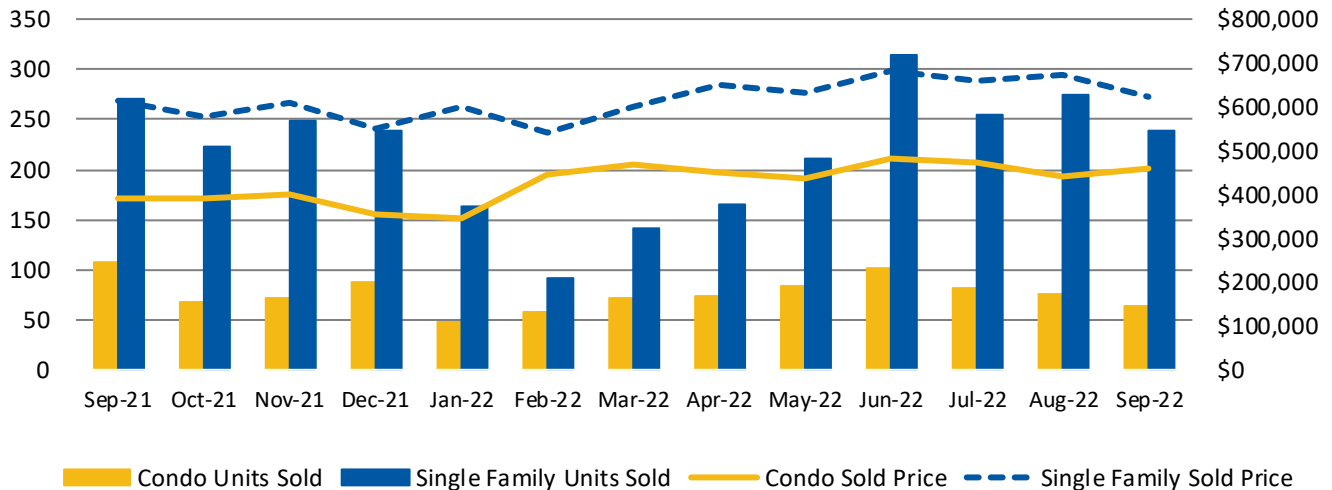
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$625,000	\$612,625	▲ 2.0%	\$675,000	▼ -7.4%	\$645,000	\$599,000	▲ 7.7%
Units Sold	238	270	▼ -11.9%	274	▼ -13.1%	1,855	2,247	▼ -17.4%
Active Listings	324	324	▬ 0.0%	289	▲ 12.1%	---	---	---
Months Supply of Inventory	1.4	1.2	▲ 16.7%	1.1	▲ 27.3%	---	---	---
New Listings	249	320	▼ -22.2%	218	▲ 14.2%	2,278	2,726	▼ -16.4%
Pending Sales	184	225	▼ -18.2%	221	▼ -16.7%	1,852	2,303	▼ -19.6%
Days to Off Market	20	19	▲ 5.3%	20	▬ 0.0%	18	18	▬ 0.0%
Sold to Original Price Ratio	100.7%	103.0%	▼ -2.2%	101.5%	▼ -0.8%	103.8%	104.2%	▼ -0.4%
Price per Square Foot	\$320	\$305	▲ 4.9%	\$325	▼ -1.5%	\$331	\$297	▲ 11.4%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$460,000	\$391,470	▲ 17.5%	\$440,000	▲ 4.5%	\$450,000	\$400,000	▲ 12.5%
Units Sold	63	107	▼ -41.1%	75	▼ -16.0%	654	781	▼ -16.3%
Active Listings	86	104	▼ -17.3%	101	▼ -14.9%	---	---	---
Months Supply of Inventory	1.4	1.0	▲ 40.0%	1.3	▲ 7.7%	---	---	---
New Listings	85	105	▼ -19.0%	81	▲ 4.9%	757	957	▼ -20.9%
Pending Sales	94	86	▲ 9.3%	56	▲ 67.9%	645	835	▼ -22.8%
Days to Off Market	16	19	▼ -15.8%	18	▼ -11.1%	16	19	▼ -15.8%
Sold to Original Price Ratio	101.8%	102.1%	▼ -0.3%	103.6%	▼ -1.7%	104.3%	101.8%	▲ 2.5%
Price per Square Foot	\$313	\$289	▲ 8.3%	\$321	▼ -2.5%	\$319	\$288	▲ 10.8%



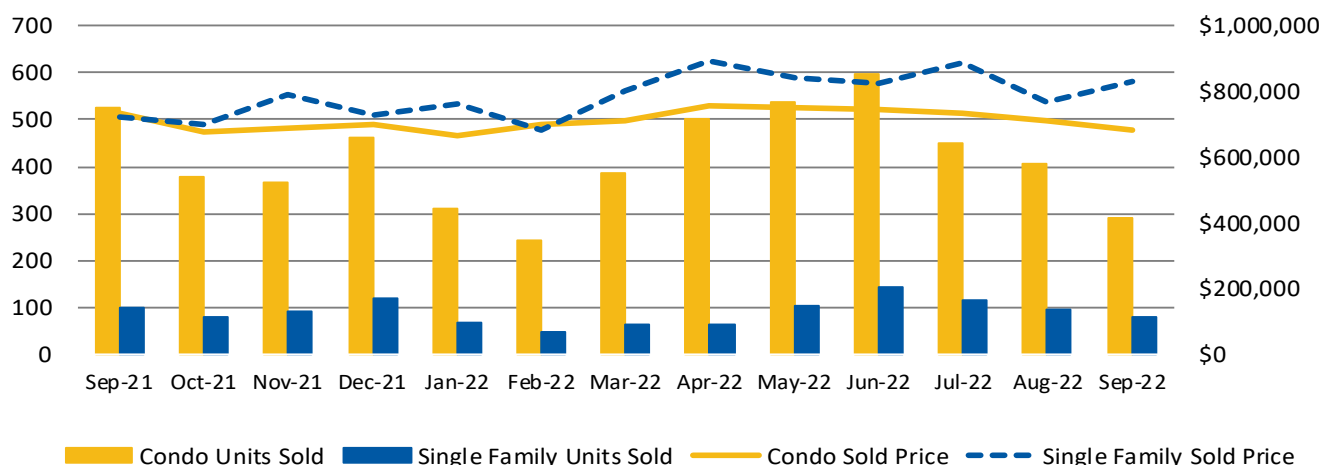
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$829,000	\$722,000	▲ 14.8%	\$769,000	▲ 7.8%	\$810,000	\$776,250	▲ 4.3%
Units Sold	79	100	▼ -21.0%	95	▼ -16.8%	785	828	▼ -5.2%
Active Listings	198	196	▲ 1.0%	151	▲ 31.1%	---	---	---
Months Supply of Inventory	2.5	2.0	▲ 25.0%	1.6	▲ 56.3%	---	---	---
New Listings	142	164	▼ -13.4%	82	▲ 73.2%	1,080	1,139	▼ -5.2%
Pending Sales	73	84	▼ -13.1%	72	▲ 1.4%	786	834	▼ -5.8%
Days to Off Market	24	18	▲ 33.3%	33	▼ -27.3%	19	19	▬ 0.0%
Sold to Original Price Ratio	98.0%	101.0%	▼ -3.0%	98.0%	▬ 0.0%	102.0%	101.8%	▲ 0.2%
Price per Square Foot	\$490	\$473	▲ 3.6%	\$463	▲ 5.8%	\$493	\$462	▲ 6.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$685,000	\$732,500	▼ -6.5%	\$709,450	▼ -3.4%	\$725,000	\$690,000	▲ 5.1%
Units Sold	290	524	▼ -44.7%	406	▼ -28.6%	3,714	4,712	▼ -21.2%
Active Listings	1,144	1,420	▼ -19.4%	886	▲ 29.1%	---	---	---
Months Supply of Inventory	3.9	2.7	▲ 44.4%	2.2	▲ 77.3%	---	---	---
New Listings	706	975	▼ -27.6%	348	▲ 102.9%	5,880	6,581	▼ -10.7%
Pending Sales	268	384	▼ -30.2%	306	▼ -12.4%	3,783	4,609	▼ -17.9%
Days to Off Market	26	21	▲ 23.8%	29	▼ -10.3%	21	22	▼ -4.5%
Sold to Original Price Ratio	97.4%	98.7%	▼ -1.3%	98.3%	▼ -0.9%	99.4%	98.6%	▲ 0.8%
Price per Square Foot	\$766	\$797	▼ -3.9%	\$793	▼ -3.4%	\$764	\$730	▲ 4.7%



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		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change	
Median Selling Price	\$903,000	\$850,000	▲ 6.2%	\$895,225	▲ 0.9%	\$899,450	\$830,000	▲ 8.4%	
Units Sold	134	154	▼ -13.0%	158	▼ -15.2%	1,136	1,250	▼ -9.1%	
Active Listings	252	300	▼ -16.0%	216	▲ 16.7%	---	---	---	
Months Supply of Inventory	1.9	1.9	▬ 0.0%	1.4	▲ 35.7%	---	---	---	
New Listings	196	263	▼ -25.5%	143	▲ 37.1%	1,646	1,826	▼ -9.9%	
Pending Sales	116	159	▼ -27.0%	151	▼ -23.2%	1,150	1,290	▼ -10.9%	
Days to Off Market	21	19	▲ 10.5%	23	▼ -8.7%	20	19	▲ 5.3%	
Sold to Original Price Ratio	98.3%	99.1%	▼ -0.8%	100.0%	▼ -1.7%	101.5%	100.4%	▲ 1.1%	
Price per Square Foot	\$362	\$356	▲ 1.7%	\$358	▲ 1.1%	\$360	\$335	▲ 7.5%	

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$965,000	\$1,150,000	▼ -16.1%	\$1,075,000	▼ -10.2%	\$1,130,000	\$1,075,000	▲ 5.1%
Units Sold	24	57	▼ -57.9%	55	▼ -56.4%	387	449	▼ -13.8%
Active Listings	142	158	▼ -10.1%	133	▲ 6.8%	---	---	---
Months Supply of Inventory	5.9	2.8	▲ 110.7%	2.4	▲ 145.8%	---	---	---
New Listings	80	95	▼ -15.8%	67	▲ 19.4%	665	721	▼ -7.8%
Pending Sales	38	44	▼ -13.6%	36	▲ 5.6%	392	463	▼ -15.3%
Days to Off Market	26	25	▲ 4.0%	23	▲ 13.0%	21	20	▲ 5.0%
Sold to Original Price Ratio	95.9%	97.8%	▼ -1.9%	96.5%	▼ -0.6%	98.0%	97.7%	▲ 0.3%
Price per Square Foot	\$285	\$314	▼ -9.2%	\$343	▼ -16.9%	\$345	\$323	▲ 6.8%

4 Family Homes

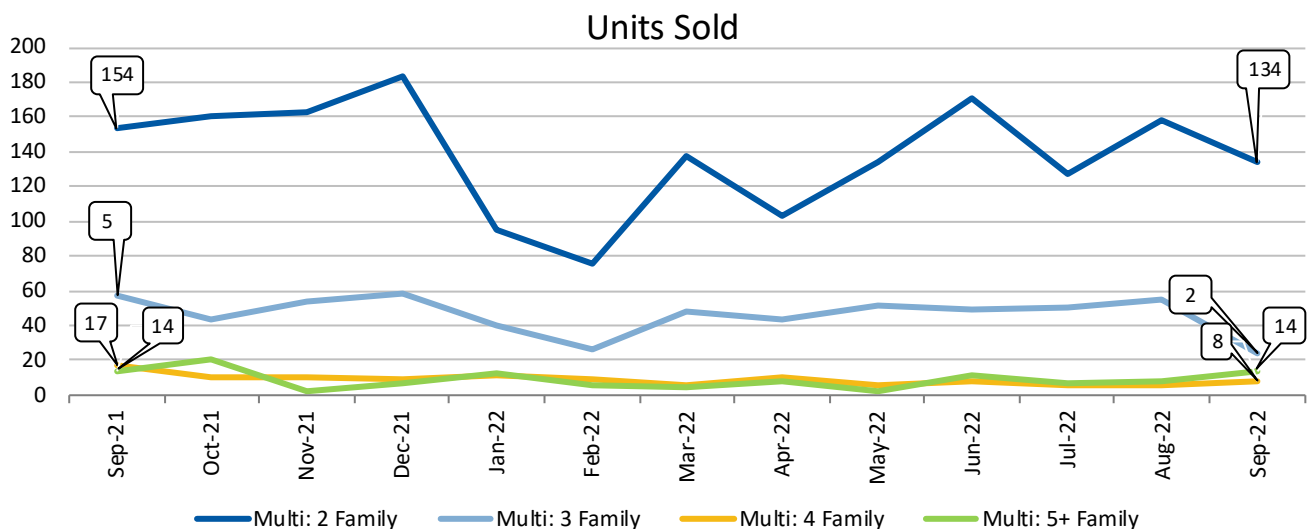
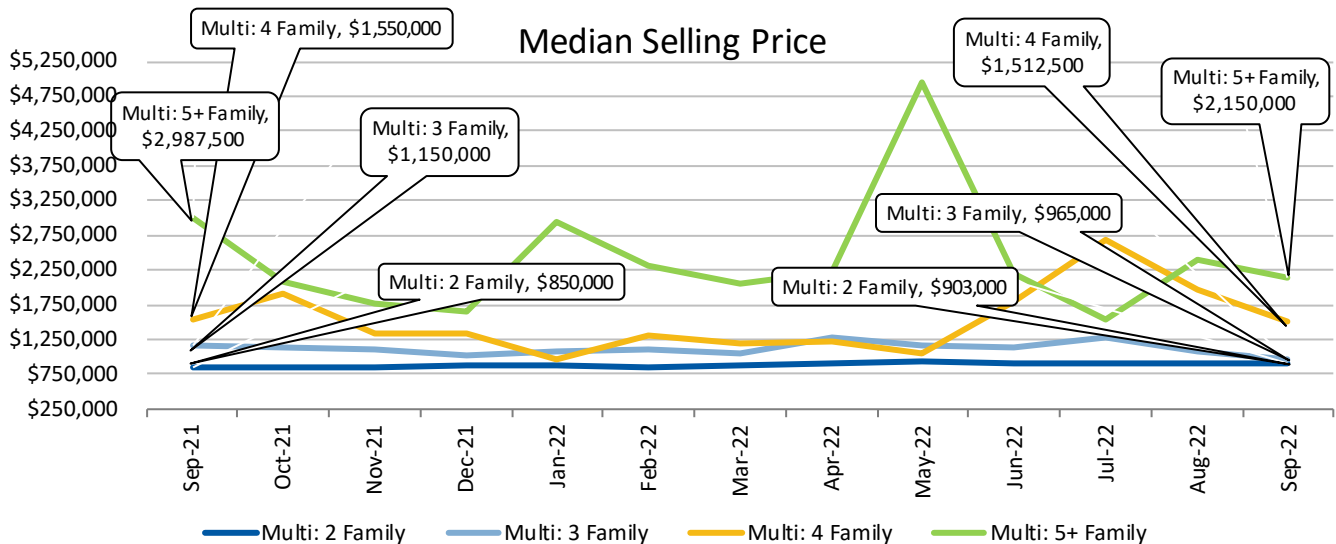
	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$1,215,000	\$1,900,000	▼ -36.1%	\$1,512,500	▼ -19.7%	\$1,415,000	\$1,190,000	▲ 18.9%
Units Sold	11	10	▲ 10.0%	8	▲ 37.5%	68	72	▼ -5.6%
Active Listings	36	31	▲ 16.1%	26	▲ 38.5%	---	---	---
Months Supply of Inventory	3.3	3.1	▲ 6.5%	3.3	▬ 0.0%	---	---	---
New Listings	17	20	▼ -15.0%	17	▬ 0.0%	139	133	▲ 4.5%
Pending Sales	2	12	▼ -83.3%	8	▼ -75.0%	63	82	▼ -23.2%
Days to Off Market	24	18	▲ 33.3%	40	▼ -40.0%	27	21	▲ 28.6%
Sold to Original Price Ratio	93.9%	96.4%	▼ -2.6%	93.7%	▲ 0.2%	96.8%	96.1%	▲ 0.7%
Price per Square Foot	\$386	\$433	▼ -10.9%	\$340	▲ 13.5%	\$366	\$325	▲ 12.6%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

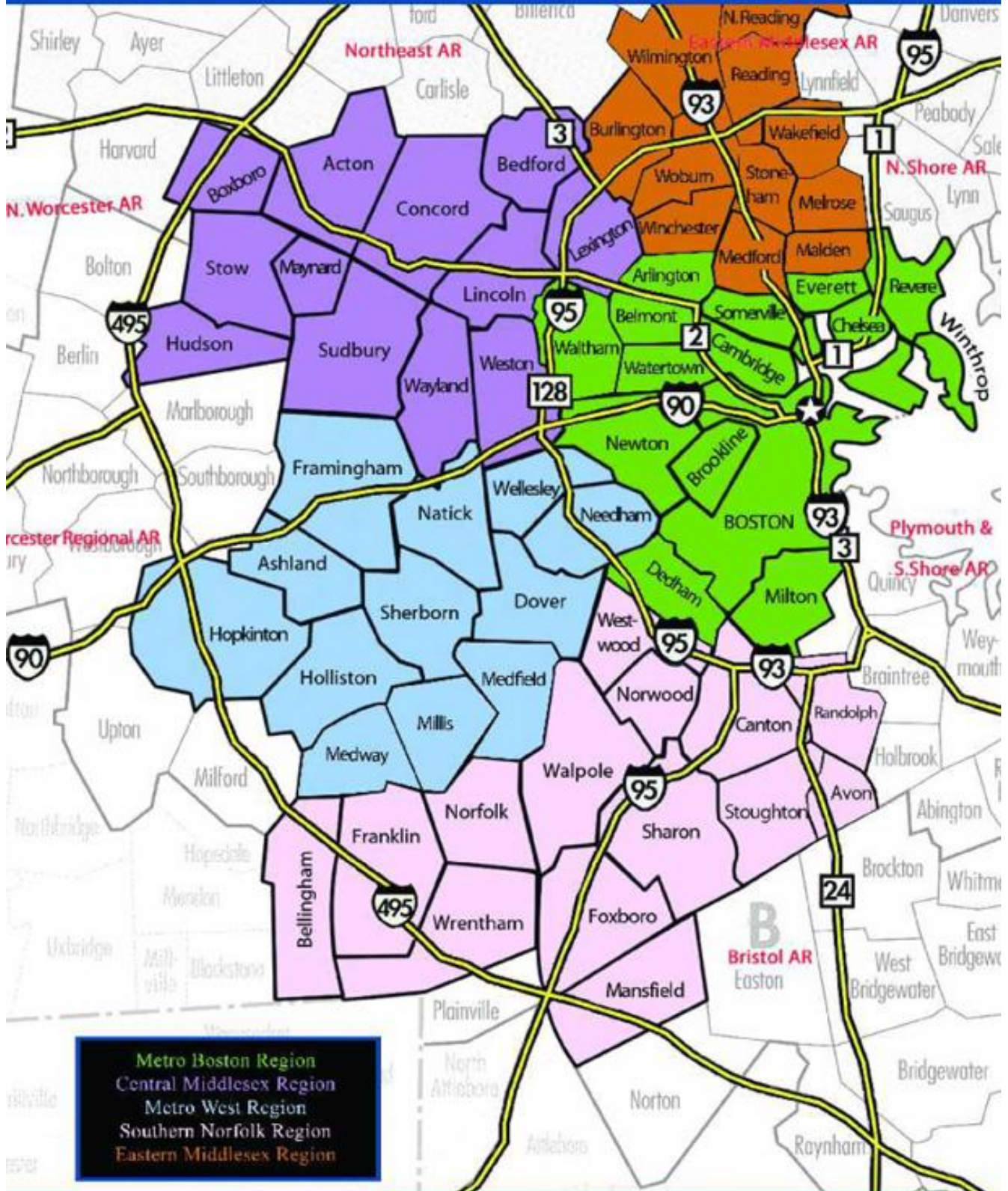
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Sep 2022	Sep 2021	Change	Aug 2022	Change	2022	2021	Change
Median Selling Price	\$3,050,000	\$2,096,500	▲ 45.5%	\$2,150,000	▲ 41.9%	\$2,322,500	\$2,098,500	▲ 10.7%
Units Sold	10	20	▼ -50.0%	14	▼ -28.6%	70	82	▼ -14.6%
Active Listings	55	56	▼ -1.8%	61	▼ -9.8%	---	---	---
Months Supply of Inventory	5.5	2.8	▲ 96.4%	4.4	▲ 25.0%	---	---	---
New Listings	19	22	▼ -13.6%	20	▼ -5.0%	190	194	▼ -2.1%
Pending Sales	10	10	▬ 0.0%	16	▼ -37.5%	82	83	▼ -1.2%
Days to Off Market	66	31	▲ 112.9%	48	▲ 37.5%	41	27	▲ 51.9%
Sold to Original Price Ratio	94.1%	93.4%	▲ 0.7%	93.3%	▲ 0.9%	95.0%	93.5%	▲ 1.6%
Price per Square Foot	\$613	\$382	▲ 60.5%	\$391	▲ 56.8%	\$424	\$396	▲ 7.1%



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.

USAGE & DISCLAIMERS

Members of the Greater Boston Association of REALTORS® are authorized to reproduce and redistribute this copyrighted report or sections within in any format, including electronic or hard copy distribution. No other reprint or distribution of this report is granted unless specifically approved in writing by the GBAR, and all logos, graphics, or copyright information must not be removed or edited in any way.

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.