

MONTHLY MARKET INSIGHTS REPORT

June 2022

Single-Family Homes

The 1,692 homes sold in June 2022 was the tenth highest sales total for the month and was a 9.1 percent decrease from the record high 1,862 homes sold in June 2021. Additionally, the median sales price increased 10.9 percent to a new record price for June in Greater Boston of \$900,000 up from the \$811,500 price in June 2021.

Condominiums

With 1,377 condos sold in June, it was the fifth active June on record in Greater Boston, as the market experienced a 15.4 percent decline in sales volume from the record high 1,627 units sold in June 2021. The median sales price of condos rose 9.4 percent from \$640,000 in June 2021 to \$700,000 this year, which is a new record price for the month.

Multi-Family Homes

This month, 230 multi-family homes were sold in Greater Boston, which is a 9.4 percent decrease from the 254 multi-family homes sold in June 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 7/10/2022

GREATER BOSTON MARKET SUMMARY

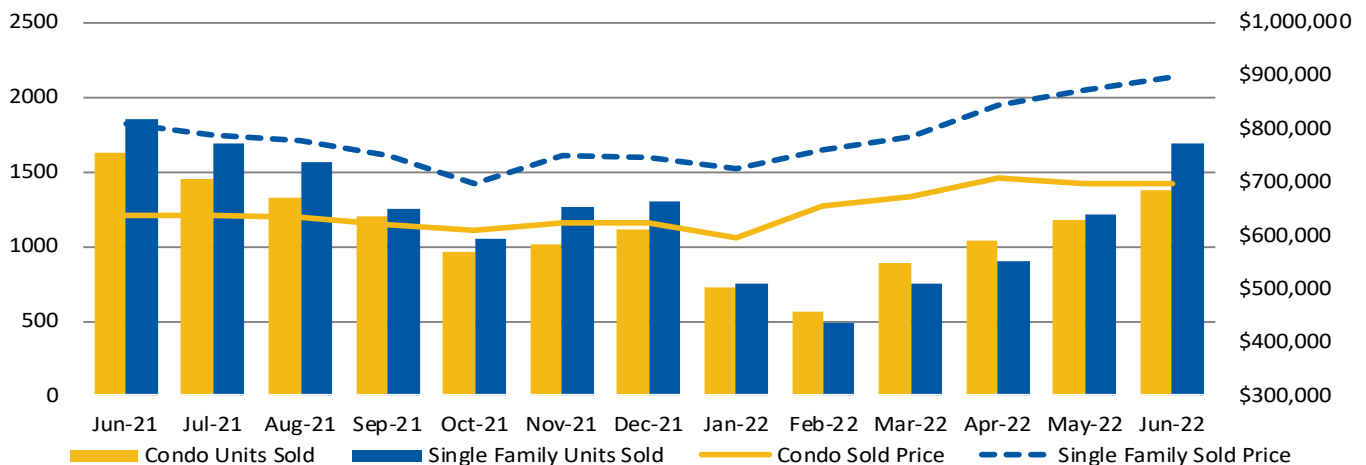
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$900,000	\$811,500	▲ 10.9%	\$875,000	▲ 2.9%	\$826,000	\$747,000	▲ 10.6%
Units Sold	1,692	1,862	▼ -9.1%	1,210	▲ 39.8%	5,798	6,403	▼ -9.4%
Active Listings	1,770	1,481	▲ 19.5%	1,340	▲ 32.1%	---	---	---
Months Supply of Inventory	1.0	0.8	▲ 25.0%	1.1	▼ -9.1%	---	---	---
New Listings	2,096	2,135	▼ -1.8%	1,853	▲ 13.1%	8,806	9,236	▼ -4.7%
Pending Sales	1,466	1,635	▼ -10.3%	1,711	▼ -14.3%	6,862	7,665	▼ -10.5%
Days to Off Market	17	16	▲ 6.3%	14	▲ 21.4%	14	15	▼ -6.7%
Sold to Original Price Ratio	107.6%	106.8%	▲ 0.7%	109.0%	▼ -1.3%	106.5%	104.1%	▲ 2.3%
Price per Square Foot	\$418	\$381	▲ 9.7%	\$427	▼ -2.1%	\$411	\$366	▲ 12.3%

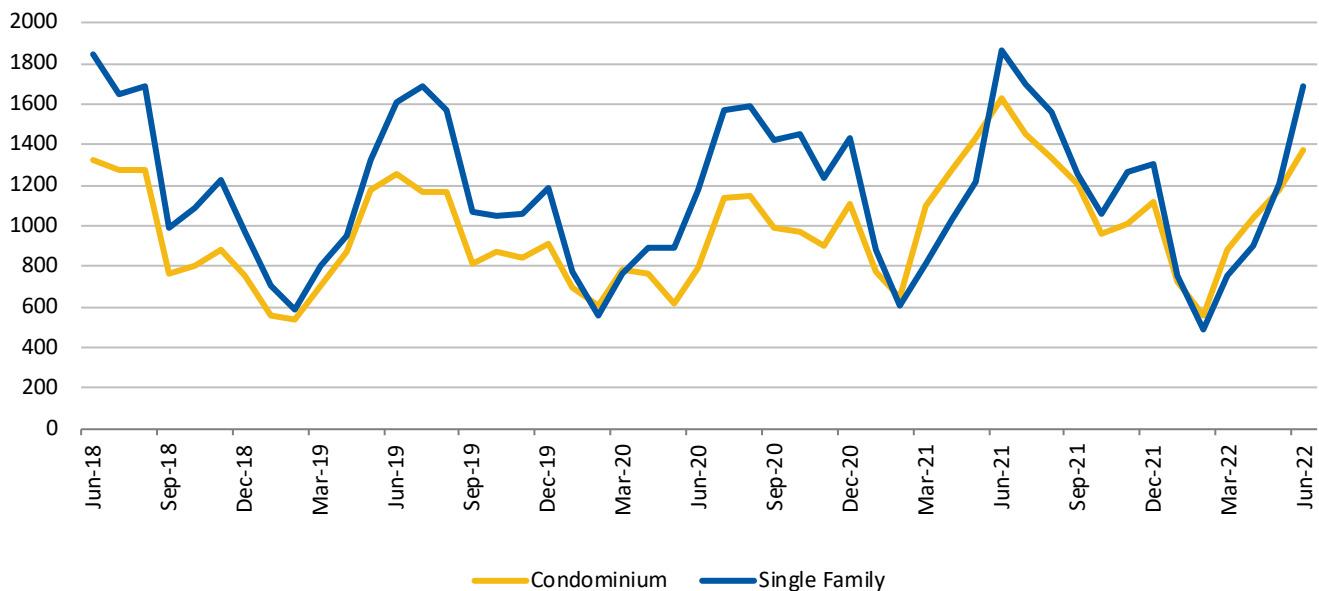
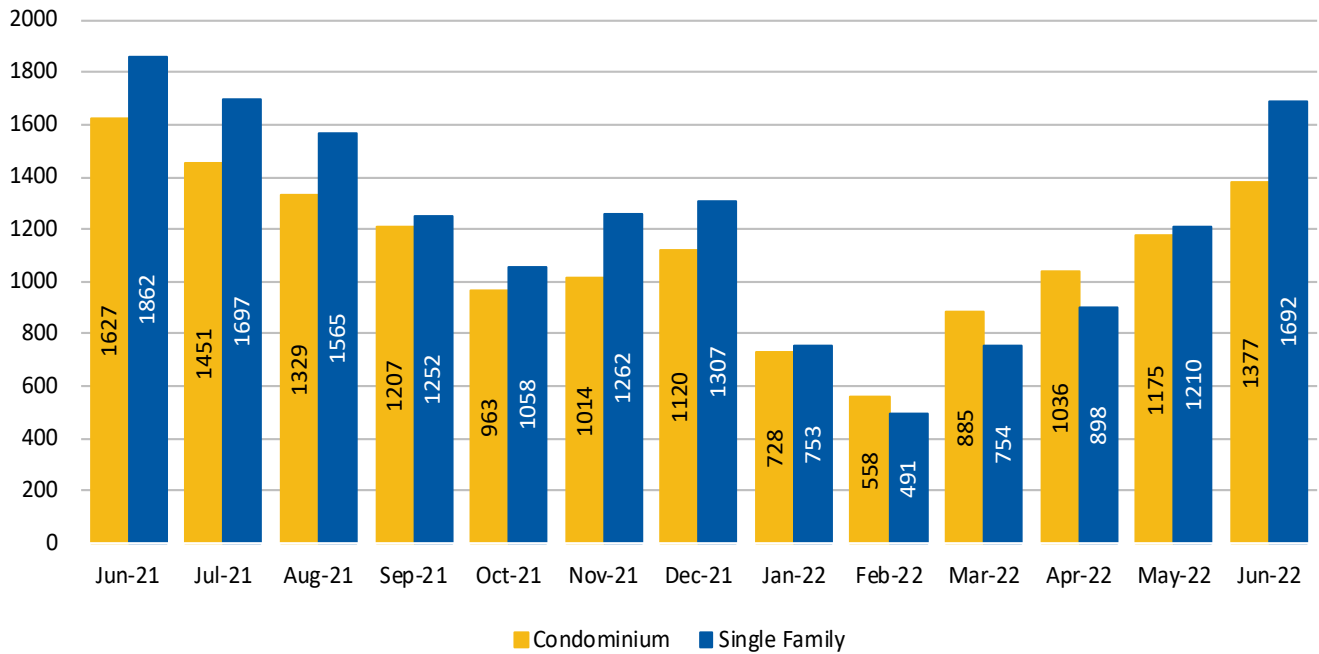
Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$700,000	\$640,000	▲ 9.4%	\$699,319	▲ 0.1%	\$680,000	\$620,000	▲ 9.7%
Units Sold	1,377	1,627	▼ -15.4%	1,175	▲ 17.2%	5,759	6,842	▼ -15.8%
Active Listings	2,138	2,320	▼ -7.8%	1,906	▲ 12.2%	---	---	---
Months Supply of Inventory	1.6	1.4	▲ 14.3%	1.6	■ 0.0%	---	---	---
New Listings	1,671	1,965	▼ -15.0%	1,681	▼ -0.6%	8,913	9,877	▼ -9.8%
Pending Sales	1,089	1,416	▼ -23.1%	1,329	▼ -18.1%	6,541	7,801	▼ -16.2%
Days to Off Market	20	19	▲ 5.3%	17	▲ 17.6%	18	20	▼ -10.0%
Sold to Original Price Ratio	103.0%	101.7%	▲ 1.3%	103.3%	▼ -0.3%	101.8%	99.8%	▲ 2.0%
Price per Square Foot	\$612	\$554	▲ 10.5%	\$616	▼ -0.6%	\$587	\$541	▲ 8.5%



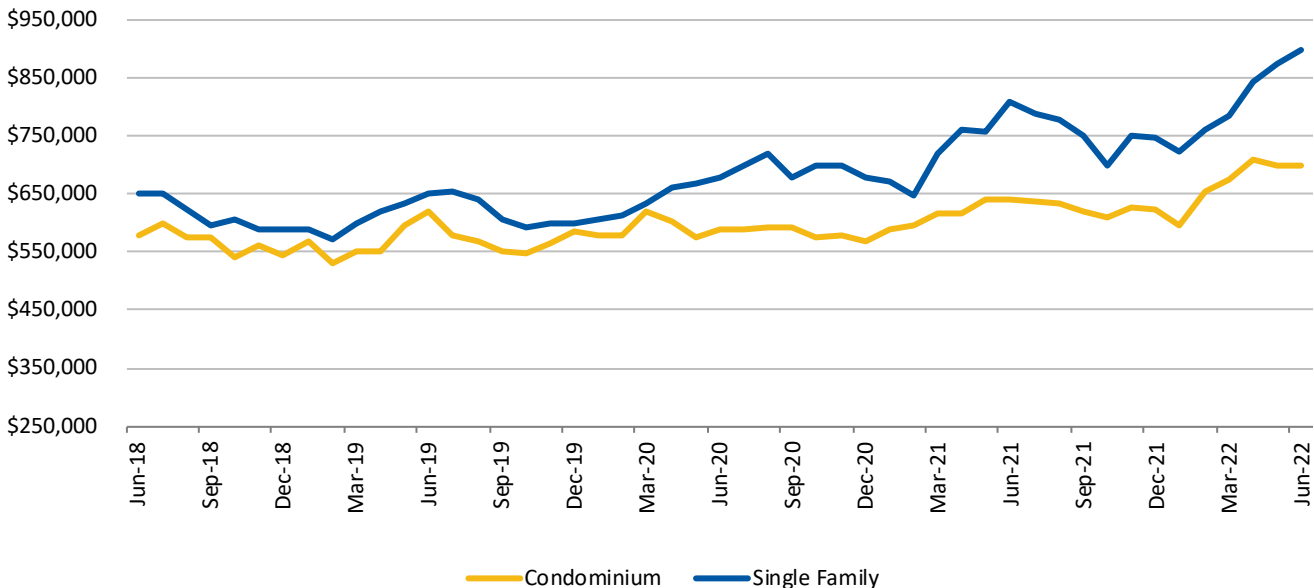
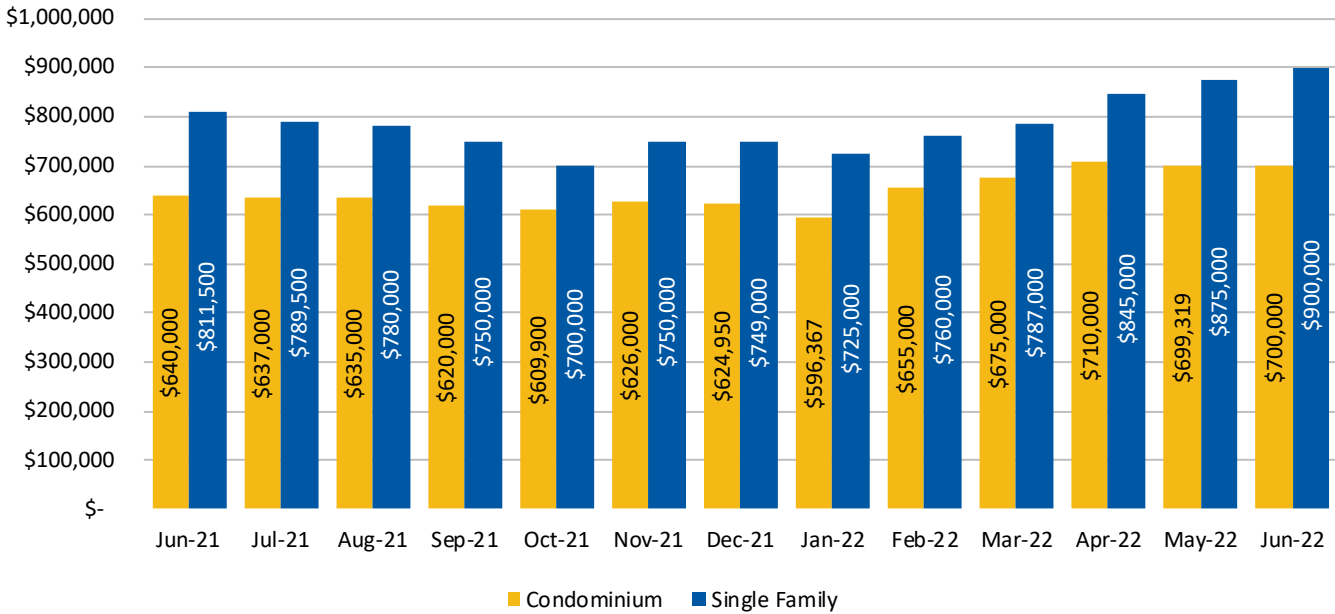
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,692	1,862	▼ -9.1%	1,210	▲ 39.8%	5,798	6,403	▼ -9.4%
CONDOMINIUMS	1,377	1,627	▼ -15.4%	1,175	▲ 17.2%	5,759	6,842	▼ -15.8%



MEDIAN SELLING PRICE

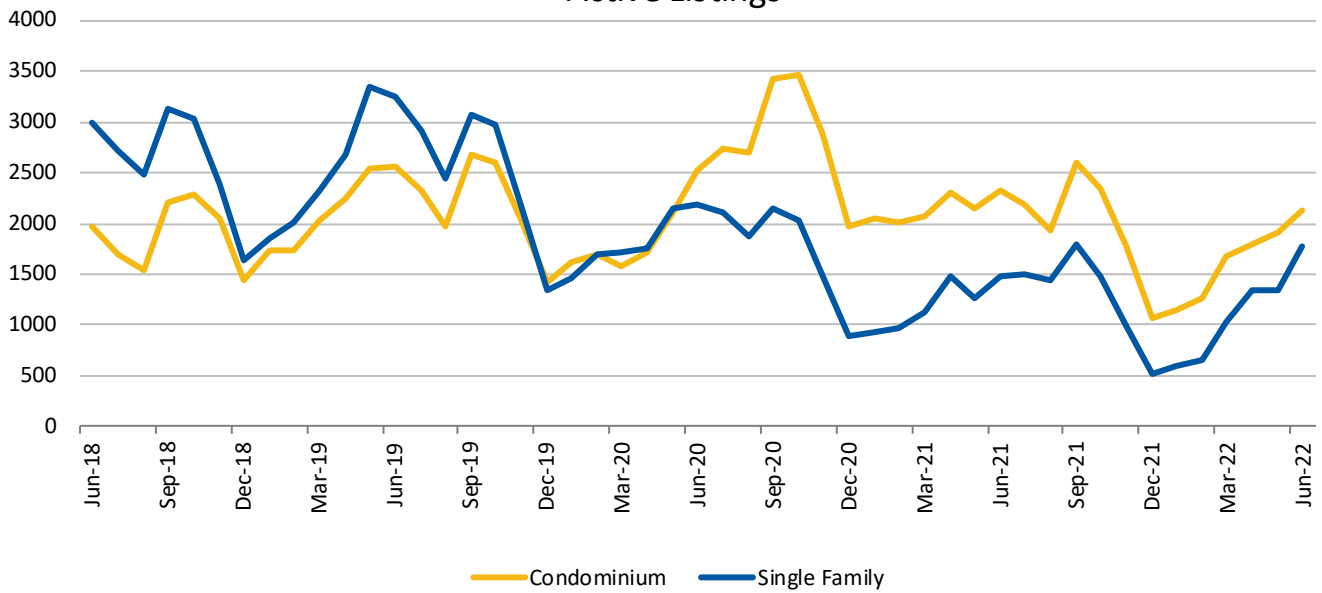
	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	\$900,000	\$811,500	▲ 10.9%	\$875,000	▲ 2.9%	\$826,000	\$747,000	▲ 10.6%
CONDOMINIUMS	\$700,000	\$640,000	▲ 9.4%	\$699,319	▲ 0.1%	\$680,000	\$620,000	▲ 9.7%



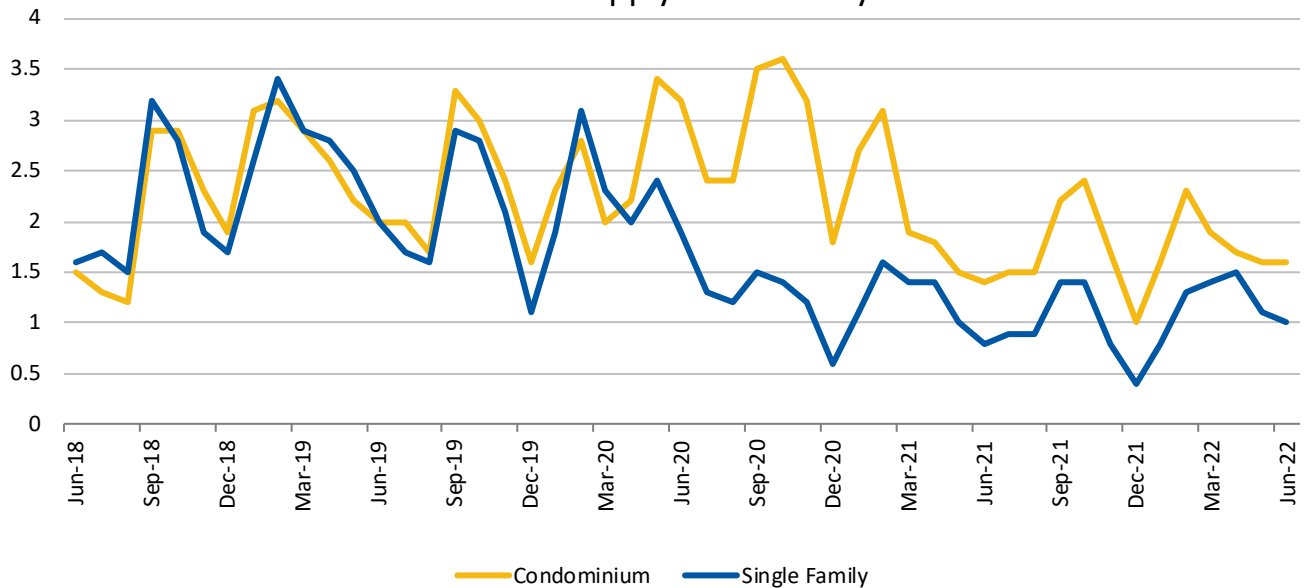
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Jun 2022	Jun 2021	Change	May 2022	Change
SINGLE FAMILY HOMES	Active Listings	1,770	1,481	▲ 19.5%	1,340	▲ 32.1%
	Months Supply of Inventory	1.0	0.8	▲ 25.0%	1.1	▼ -9.1%
CONDOMINIUMS	Active Listings	2,138	2,320	▼ -7.8%	1,906	▲ 12.2%
	Months Supply of Inventory	1.6	1.4	▲ 14.3%	1.6	■ 0.0%

Active Listings

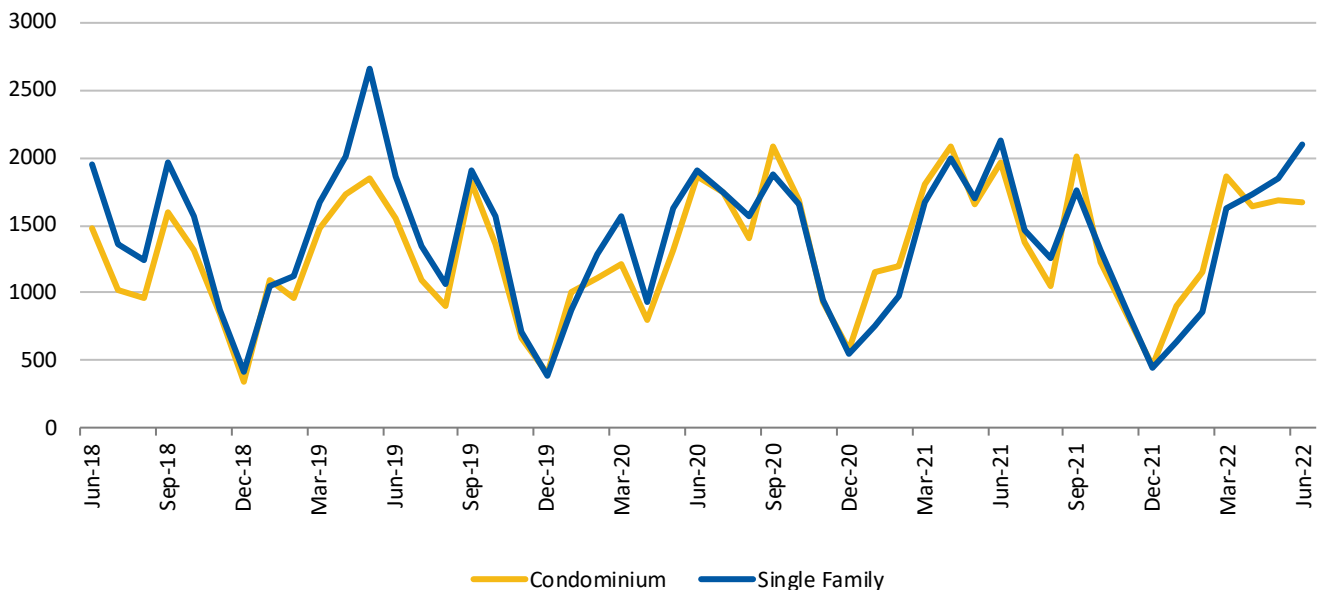
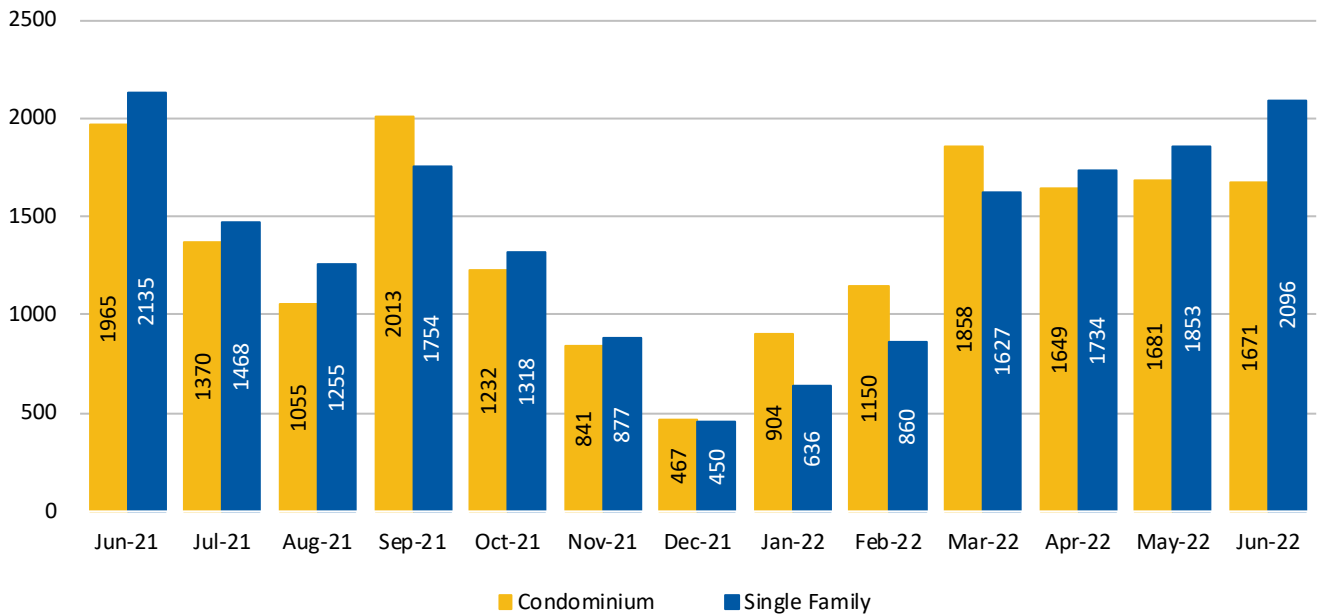


Months Supply of Inventory



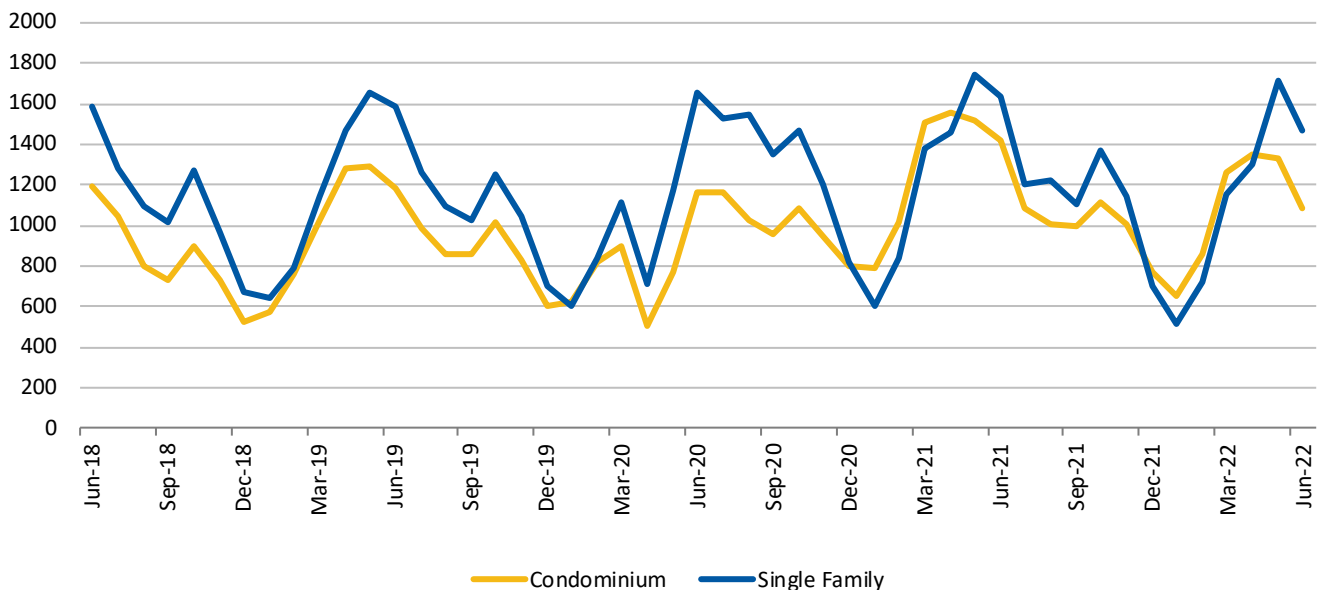
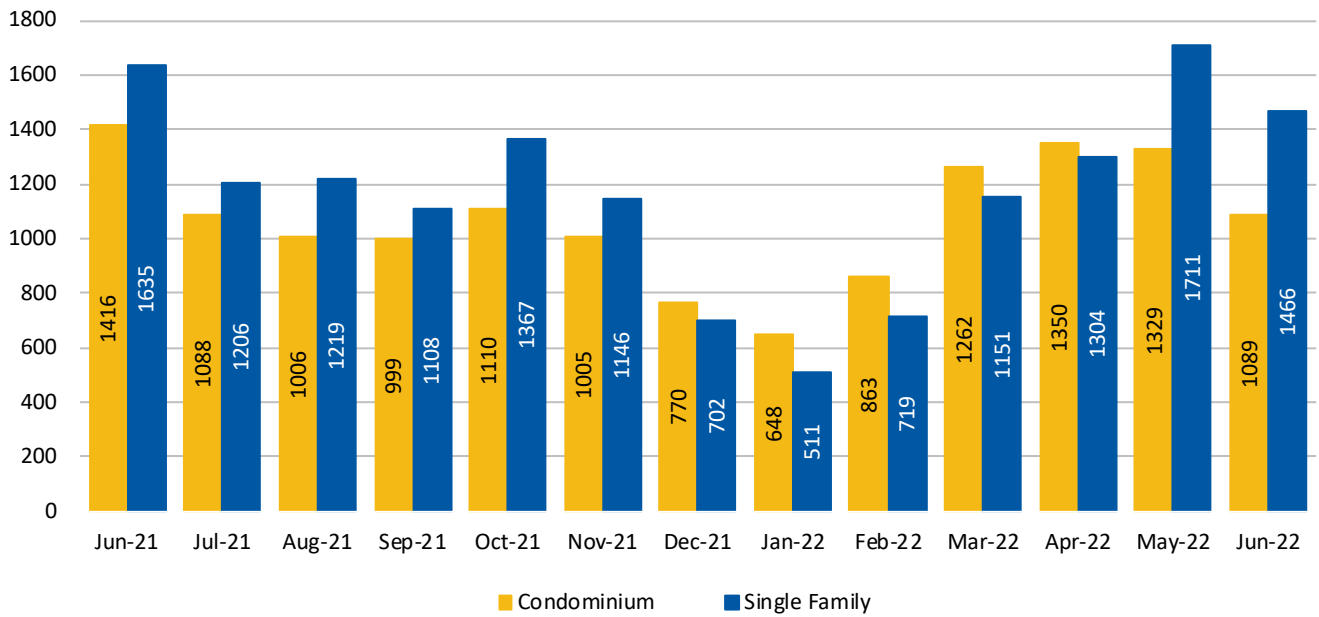
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	2,096	2,135	▼ -1.8%	1,853	▲ 13.1%	8,806	9,236	▼ -4.7%
CONDOMINIUMS	1,671	1,965	▼ -15.0%	1,681	▼ -0.6%	8,913	9,877	▼ -9.8%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
SINGLE FAMILY HOMES	1,466	1,635	▼ -10.3%	1,711	▼ -14.3%	6,862	7,665	▼ -10.5%
CONDOMINIUMS	1,089	1,416	▼ -23.1%	1,329	▼ -18.1%	6,541	7,801	▼ -16.2%



CENTRAL MIDDLESEX REGION

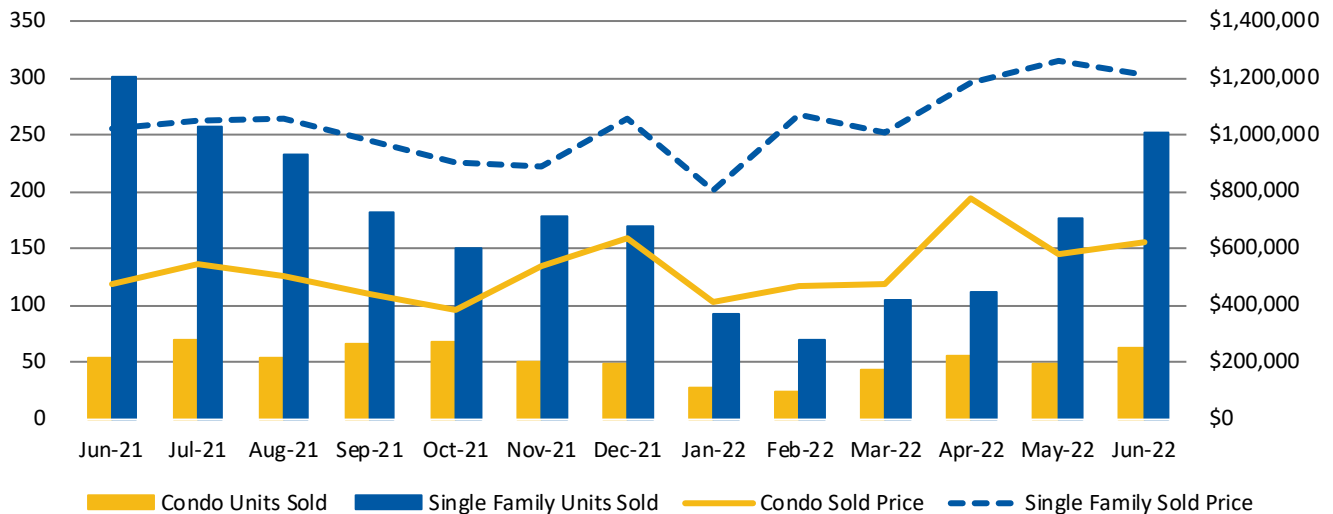
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$1,210,360	\$1,019,000	▲ 18.8%	\$1,257,500	▼ -3.7%	\$1,149,000	\$1,000,000	▲ 14.9%
Units Sold	252	302	▼ -16.6%	176	▲ 43.2%	807	923	▼ -12.6%
Active Listings	288	233	▲ 23.6%	204	▲ 41.2%	---	---	---
Months Supply of Inventory	1.1	0.8	▲ 37.5%	1.2	▼ -8.3%	---	---	---
New Listings	340	296	▲ 14.9%	292	▲ 16.4%	1,350	1,349	▲ 0.1%
Pending Sales	232	226	▲ 2.7%	265	▼ -12.5%	1,029	1,146	▼ -10.2%
Days to Off Market	16	16	▬ 0.0%	13	▲ 23.1%	14	16	▼ -12.5%
Sold to Original Price Ratio	109.6%	108.1%	▲ 1.4%	112.6%	▼ -2.7%	108.7%	104.7%	▲ 3.8%
Price per Square Foot	\$421	\$372	▲ 13.2%	\$440	▼ -4.3%	\$418	\$362	▲ 15.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$625,000	\$472,000	▲ 32.4%	\$582,000	▲ 7.4%	\$600,500	\$457,500	▲ 31.3%
Units Sold	63	54	▲ 16.7%	49	▲ 28.6%	260	271	▼ -4.1%
Active Listings	88	66	▲ 33.3%	75	▲ 17.3%	---	---	---
Months Supply of Inventory	1.4	1.2	▲ 16.7%	1.5	▼ -6.7%	---	---	---
New Listings	76	91	▼ -16.5%	77	▼ -1.3%	383	382	▲ 0.3%
Pending Sales	62	72	▼ -13.9%	61	▲ 1.6%	312	319	▼ -2.2%
Days to Off Market	14	16	▼ -12.5%	14	▬ 0.0%	14	16	▼ -12.5%
Sold to Original Price Ratio	107.2%	104.7%	▲ 2.4%	107.9%	▼ -0.6%	106.0%	102.2%	▲ 3.7%
Price per Square Foot	\$349	\$298	▲ 17.1%	\$330	▲ 5.8%	\$336	\$282	▲ 19.1%



EASTERN MIDDLESEX REGION

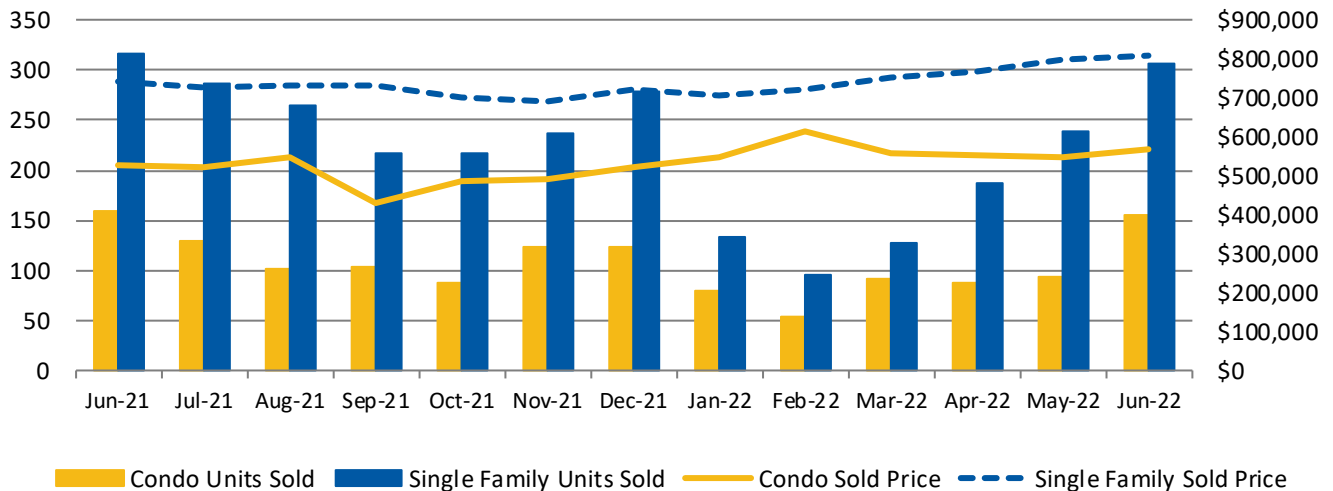
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$810,000	\$742,500	▲ 9.1%	\$800,000	▲ 1.3%	\$775,000	\$705,000	▲ 9.9%
Units Sold	307	316	▼ -2.8%	239	▲ 28.5%	1,088	1,164	▼ -6.5%
Active Listings	283	205	▲ 38.0%	195	▲ 45.1%	---	---	---
Months Supply of Inventory	0.9	0.6	▲ 50.0%	0.8	▲ 12.5%	---	---	---
New Listings	407	363	▲ 12.1%	317	▲ 28.4%	1,563	1,567	▼ -0.3%
Pending Sales	268	292	▼ -8.2%	312	▼ -14.1%	1,246	1,350	▼ -7.7%
Days to Off Market	15	15	▬ 0.0%	14	▲ 7.1%	14	15	▼ -6.7%
Sold to Original Price Ratio	108.0%	107.3%	▲ 0.7%	110.0%	▼ -1.8%	107.4%	105.2%	▲ 2.1%
Price per Square Foot	\$411	\$395	▲ 4.1%	\$426	▼ -3.5%	\$415	\$379	▲ 9.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$569,900	\$525,000	▲ 8.6%	\$549,900	▲ 3.6%	\$569,950	\$495,000	▲ 15.1%
Units Sold	155	160	▼ -3.1%	93	▲ 66.7%	558	709	▼ -21.3%
Active Listings	103	134	▼ -23.1%	113	▼ -8.8%	---	---	---
Months Supply of Inventory	0.7	0.8	▼ -12.5%	1.2	▼ -41.7%	---	---	---
New Listings	143	178	▼ -19.7%	145	▼ -1.4%	750	840	▼ -10.7%
Pending Sales	132	138	▼ -4.3%	129	▲ 2.3%	644	739	▼ -12.9%
Days to Off Market	19	18	▲ 5.6%	16	▲ 18.8%	16	19	▼ -15.8%
Sold to Original Price Ratio	103.4%	102.8%	▲ 0.6%	104.3%	▼ -0.9%	103.3%	101.0%	▲ 2.3%
Price per Square Foot	\$456	\$419	▲ 8.8%	\$454	▲ 0.4%	\$438	\$413	▲ 6.1%



METRO BOSTON REGION

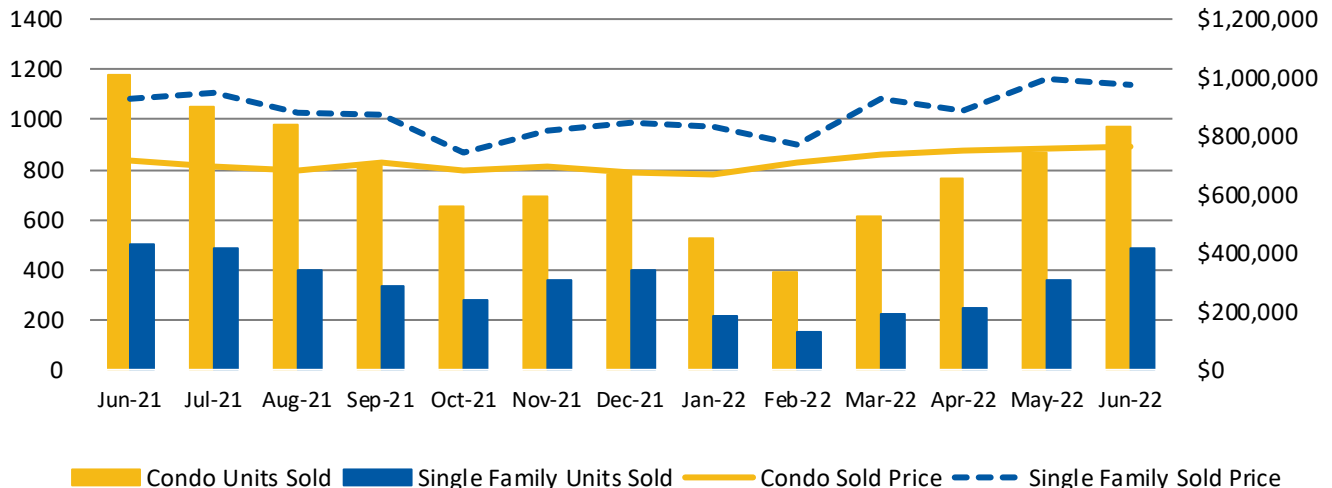
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$975,000	\$926,000	▲ 5.3%	\$1,000,000	▼ -2.5%	\$922,000	\$865,000	▲ 6.6%
Units Sold	482	505	▼ -4.6%	355	▲ 35.8%	1,664	1,795	▼ -7.3%
Active Listings	597	499	▲ 19.6%	478	▲ 24.9%	---	---	---
Months Supply of Inventory	1.2	1.0	▲ 20.0%	1.3	▼ -7.7%	---	---	---
New Listings	592	599	▼ -1.2%	561	▲ 5.5%	2,622	2,702	▼ -3.0%
Pending Sales	403	448	▼ -10.0%	475	▼ -15.2%	1,944	2,106	▼ -7.7%
Days to Off Market	18	17	▲ 5.9%	14	▲ 28.6%	15	15	▬ 0.0%
Sold to Original Price Ratio	106.5%	105.3%	▲ 1.1%	107.6%	▼ -1.0%	105.4%	102.7%	▲ 2.6%
Price per Square Foot	\$517	\$483	▲ 7.0%	\$523	▼ -1.1%	\$502	\$458	▲ 9.6%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$764,500	\$715,000	▲ 6.9%	\$755,000	▲ 1.3%	\$745,000	\$695,000	▲ 7.2%
Units Sold	968	1,180	▼ -18.0%	869	▲ 11.4%	4,134	4,984	▼ -17.1%
Active Listings	1,770	1,898	▼ -6.7%	1,572	▲ 12.6%	---	---	---
Months Supply of Inventory	1.8	1.6	▲ 12.5%	1.8	▬ 0.0%	---	---	---
New Listings	1,263	1,475	▼ -14.4%	1,285	▼ -1.7%	6,760	7,383	▼ -8.4%
Pending Sales	761	1,021	▼ -25.5%	968	▼ -21.4%	4,733	5,651	▼ -16.2%
Days to Off Market	21	20	▲ 5.0%	17	▲ 23.5%	19	20	▼ -5.0%
Sold to Original Price Ratio	102.3%	101.1%	▲ 1.2%	102.4%	▼ -0.1%	100.9%	99.2%	▲ 1.7%
Price per Square Foot	\$722	\$674	▲ 7.1%	\$722	▬ 0.0%	\$694	\$650	▲ 6.8%



METRO WEST REGION

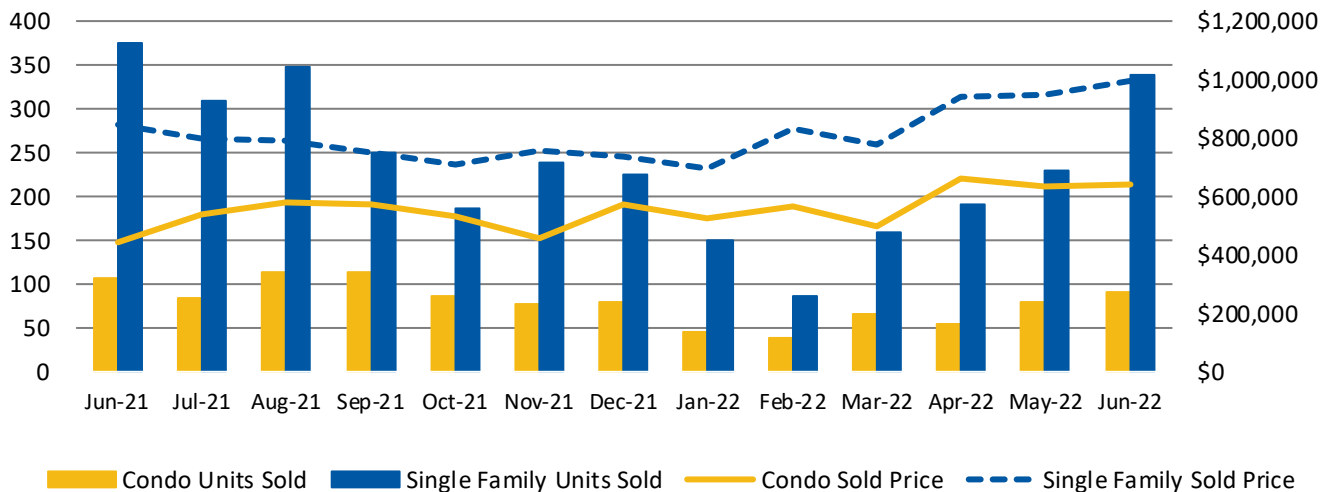
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$995,000	\$850,000	▲ 17.1%	\$952,000	▲ 4.5%	\$900,000	\$769,900	▲ 16.9%
Units Sold	340	375	▼ -9.3%	229	▲ 48.5%	1,156	1,225	▼ -5.6%
Active Listings	282	271	▲ 4.1%	216	▲ 30.6%	---	---	---
Months Supply of Inventory	0.8	0.7	▲ 14.3%	0.9	▼ -11.1%	---	---	---
New Listings	379	446	▼ -15.0%	344	▲ 10.2%	1,712	1,790	▼ -4.4%
Pending Sales	280	349	▼ -19.8%	348	▼ -19.5%	1,399	1,511	▼ -7.4%
Days to Off Market	15	13	▲ 15.4%	12	▲ 25.0%	12	14	▼ -14.3%
Sold to Original Price Ratio	108.7%	107.4%	▲ 1.2%	109.7%	▼ -0.9%	107.3%	104.3%	▲ 2.9%
Price per Square Foot	\$383	\$351	▲ 9.1%	\$413	▼ -7.3%	\$387	\$339	▲ 14.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$642,500	\$440,000	▲ 46.0%	\$637,500	▲ 0.8%	\$592,900	\$450,000	▲ 31.8%
Units Sold	90	107	▼ -15.9%	80	▲ 12.5%	373	402	▼ -7.2%
Active Listings	85	116	▼ -26.7%	68	▲ 25.0%	---	---	---
Months Supply of Inventory	0.9	1.1	▼ -18.2%	0.9	■ 0.0%	---	---	---
New Listings	98	118	▼ -16.9%	87	▲ 12.6%	492	607	▼ -18.9%
Pending Sales	65	91	▼ -28.6%	86	▼ -24.4%	413	512	▼ -19.3%
Days to Off Market	14	19	▼ -26.3%	15	▼ -6.7%	15	18	▼ -16.7%
Sold to Original Price Ratio	104.0%	102.9%	▲ 1.1%	105.0%	▼ -1.0%	104.2%	101.5%	▲ 2.7%
Price per Square Foot	\$343	\$301	▲ 14.0%	\$349	▼ -1.7%	\$339	\$302	▲ 12.3%



SOUTHERN NORFOLK REGION

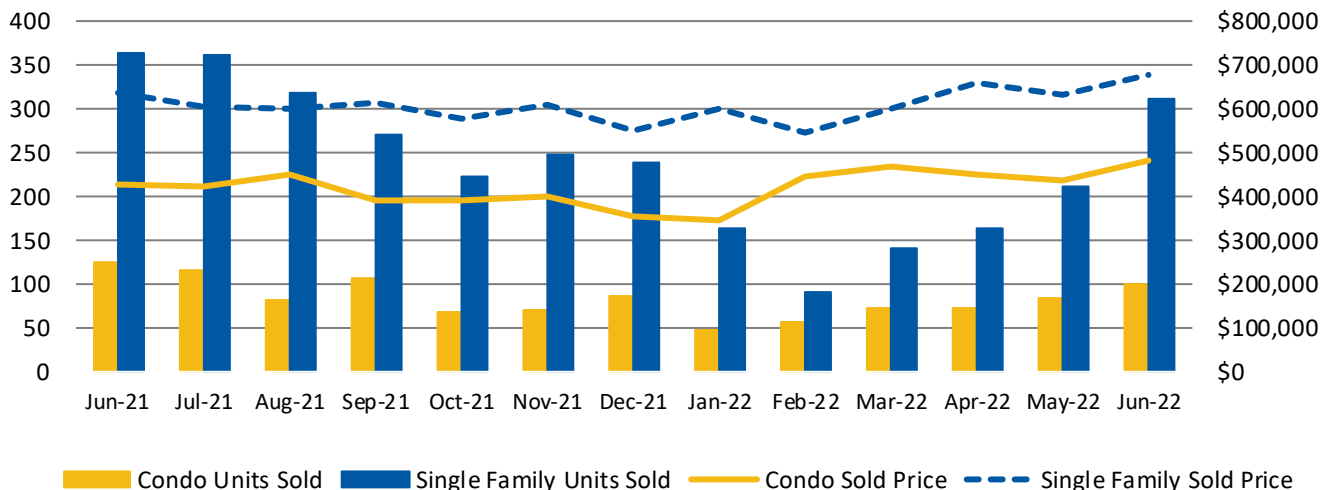
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$680,000	\$635,950	▲ 6.9%	\$635,000	▲ 7.1%	\$635,000	\$589,450	▲ 7.7%
Units Sold	311	364	▼ -14.6%	211	▲ 47.4%	1,083	1,296	▼ -16.4%
Active Listings	320	273	▲ 17.2%	247	▲ 29.6%	---	---	---
Months Supply of Inventory	1.0	0.8	▲ 25.0%	1.2	▼ -16.7%	---	---	---
New Listings	378	431	▼ -12.3%	339	▲ 11.5%	1,559	1,828	▼ -14.7%
Pending Sales	283	320	▼ -11.6%	311	▼ -9.0%	1,244	1,552	▼ -19.8%
Days to Off Market	19	17	▲ 11.8%	16	▲ 18.8%	16	17	▼ -5.9%
Sold to Original Price Ratio	106.0%	106.5%	▼ -0.5%	106.6%	▼ -0.6%	104.8%	104.3%	▲ 0.5%
Price per Square Foot	\$344	\$304	▲ 13.2%	\$338	▲ 1.8%	\$333	\$293	▲ 13.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$484,000	\$430,000	▲ 12.6%	\$439,000	▲ 10.3%	\$450,000	\$395,000	▲ 13.9%
Units Sold	101	126	▼ -19.8%	84	▲ 20.2%	434	476	▼ -8.8%
Active Listings	92	106	▼ -13.2%	78	▲ 17.9%	---	---	---
Months Supply of Inventory	0.9	0.8	▲ 12.5%	0.9	■ 0.0%	---	---	---
New Listings	91	103	▼ -11.7%	87	▲ 4.6%	528	665	▼ -20.6%
Pending Sales	69	94	▼ -26.6%	85	▼ -18.8%	439	580	▼ -24.3%
Days to Off Market	18	19	▼ -5.3%	14	▲ 28.6%	16	19	▼ -15.8%
Sold to Original Price Ratio	105.1%	102.7%	▲ 2.3%	106.3%	▼ -1.1%	104.9%	101.7%	▲ 3.1%
Price per Square Foot	\$330	\$289	▲ 14.2%	\$317	▲ 4.1%	\$318	\$281	▲ 13.2%



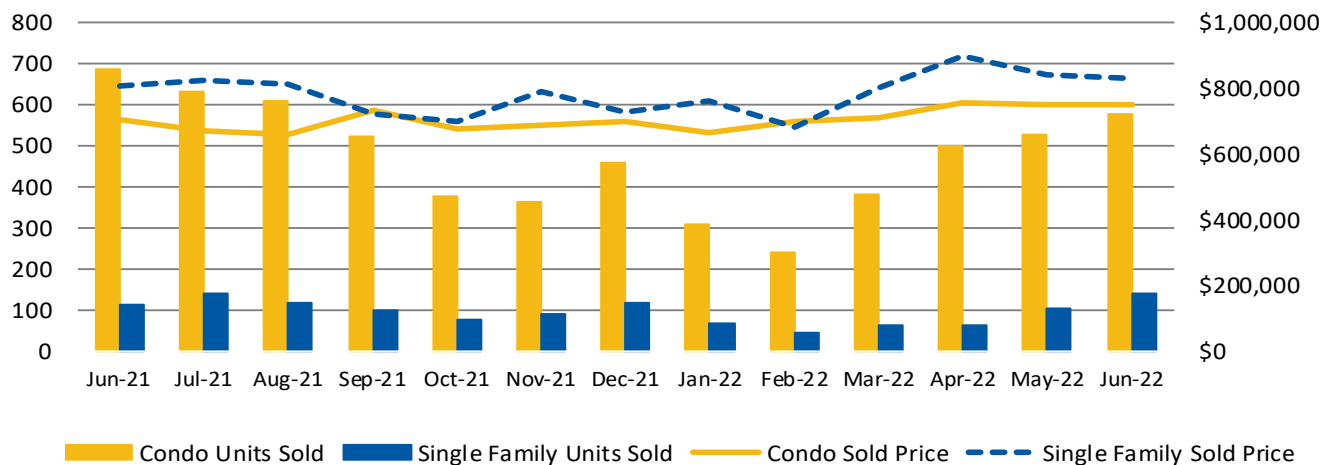
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$830,000	\$810,000	▲ 2.5%	\$845,000	▼ -1.8%	\$806,000	\$763,750	▲ 5.5%
Units Sold	140	115	▲ 21.7%	104	▲ 34.6%	488	470	▲ 3.8%
Active Listings	204	164	▲ 24.4%	170	▲ 20.0%	---	---	---
Months Supply of Inventory	1.5	1.4	▲ 7.1%	1.6	▼ -6.3%	---	---	---
New Listings	170	172	▼ -1.2%	159	▲ 6.9%	765	753	▲ 1.6%
Pending Sales	122	141	▼ -13.5%	141	▼ -13.5%	569	563	▲ 1.1%
Days to Off Market	20	19	▲ 5.3%	18	▲ 11.1%	18	18	▬ 0.0%
Sold to Original Price Ratio	104.7%	104.0%	▲ 0.7%	105.9%	▼ -1.1%	103.4%	101.7%	▲ 1.7%
Price per Square Foot	\$503	\$464	▲ 8.4%	\$523	▼ -3.8%	\$502	\$448	▲ 12.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$749,500	\$707,250	▲ 6.0%	\$749,000	▲ 0.1%	\$730,000	\$699,000	▲ 4.4%
Units Sold	576	686	▼ -16.0%	530	▲ 8.7%	2,540	2,939	▼ -13.6%
Active Listings	1,187	1,360	▼ -12.7%	1,109	▲ 7.0%	---	---	---
Months Supply of Inventory	2.1	2.0	▲ 5.0%	2.1	▬ 0.0%	---	---	---
New Listings	726	908	▼ -20.0%	813	▼ -10.7%	4,308	4,596	▼ -6.3%
Pending Sales	435	597	▼ -27.1%	588	▼ -26.0%	2,948	3,350	▼ -12.0%
Days to Off Market	22	21	▲ 4.8%	19	▲ 15.8%	20	22	▼ -9.1%
Sold to Original Price Ratio	101.0%	100.1%	▲ 0.9%	101.3%	▼ -0.3%	99.7%	98.3%	▲ 1.4%
Price per Square Foot	\$794	\$745	▲ 6.6%	\$769	▲ 3.3%	\$750	\$726	▲ 3.3%



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		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$920,000	\$894,500	▲ 2.9%	\$925,000	▼ -0.5%	\$890,000	\$813,000	▲ 9.5%
Units Sold	169	158	▲ 7.0%	133	▲ 27.1%	714	735	▼ -2.9%
Active Listings	241	259	▼ -6.9%	206	▲ 17.0%	---	---	---
Months Supply of Inventory	1.4	1.6	▼ -12.5%	1.5	▼ -6.7%	---	---	---
New Listings	233	291	▼ -19.9%	225	▲ 3.6%	1,098	1,169	▼ -6.1%
Pending Sales	148	188	▼ -21.3%	176	▼ -15.9%	781	833	▼ -6.2%
Days to Off Market	20	19	▲ 5.3%	19	▲ 5.3%	18	19	▼ -5.3%
Sold to Original Price Ratio	103.0%	102.5%	▲ 0.5%	104.1%	▼ -1.1%	102.2%	100.1%	▲ 2.1%
Price per Square Foot	\$373	\$355	▲ 5.1%	\$371	▲ 0.5%	\$361	\$334	▲ 8.1%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$1,125,000	\$1,187,000	▼ -5.2%	\$1,155,000	▼ -2.6%	\$1,130,000	#####	▲ 7.1%
Units Sold	48	77	▼ -37.7%	51	▼ -5.9%	256	274	▼ -6.6%
Active Listings	125	116	▲ 7.8%	111	▲ 12.6%	---	---	---
Months Supply of Inventory	2.6	1.5	▲ 73.3%	2.2	▲ 18.2%	---	---	---
New Listings	79	110	▼ -28.2%	76	▲ 3.9%	447	445	▲ 0.4%
Pending Sales	48	75	▼ -36.0%	62	▼ -22.6%	293	315	▼ -7.0%
Days to Off Market	20	18	▲ 11.1%	21	▼ -4.8%	21	20	▲ 5.0%
Sold to Original Price Ratio	98.6%	100.2%	▼ -1.6%	98.8%	▼ -0.2%	98.2%	97.1%	▲ 1.1%
Price per Square Foot	\$383	\$355	▲ 7.9%	\$344	▲ 11.3%	\$346	\$321	▲ 7.8%

4 Family Homes

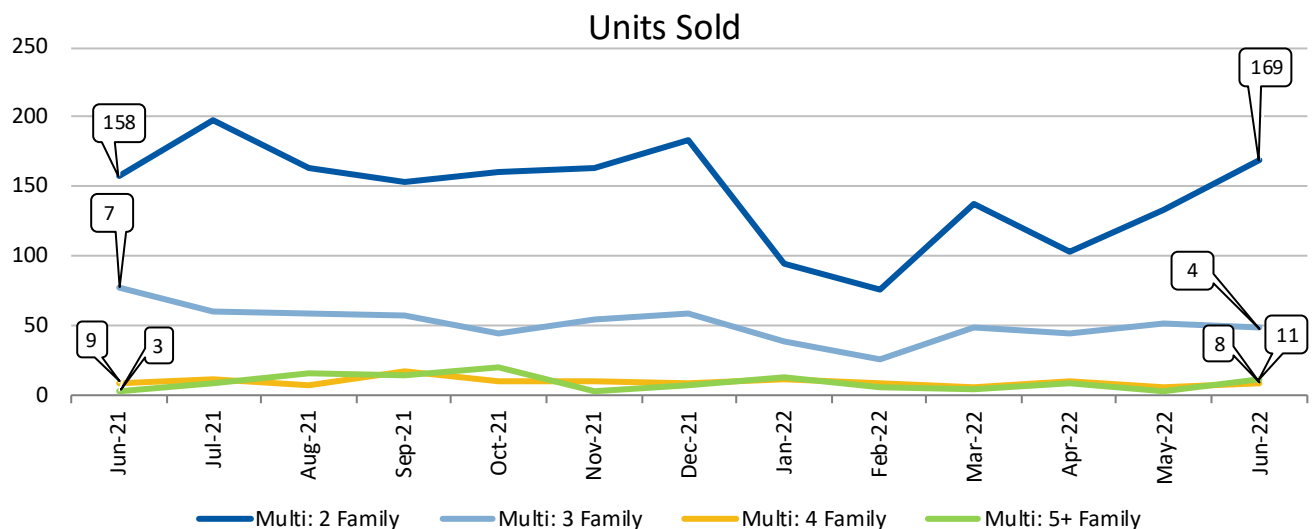
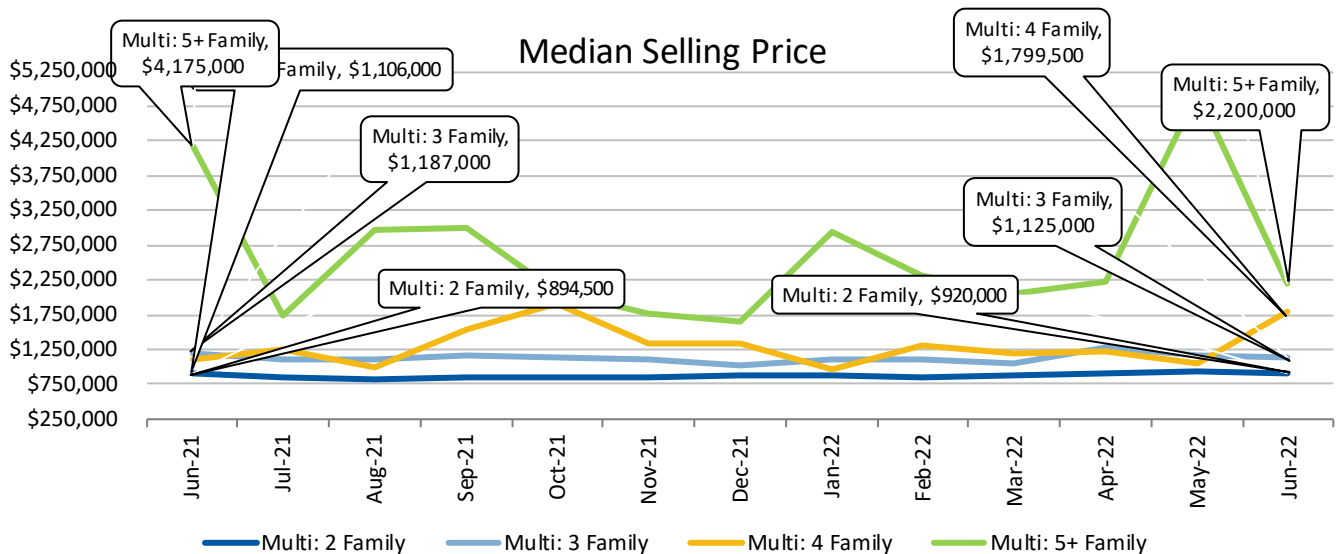
	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$2,687,500	\$1,250,000	▲ 115.0%	\$1,799,500	▲ 49.3%	\$1,340,000	\$1,145,000	▲ 17.0%
Units Sold	6	11	▼ -45.5%	8	▼ -25.0%	43	38	▲ 13.2%
Active Listings	36	23	▲ 56.5%	31	▲ 16.1%	---	---	---
Months Supply of Inventory	6.0	2.1	▲ 185.7%	3.9	▲ 53.8%	---	---	---
New Listings	20	20	▬ 0.0%	17	▲ 17.6%	93	83	▲ 12.0%
Pending Sales	8	16	▼ -50.0%	10	▼ -20.0%	50	51	▼ -2.0%
Days to Off Market	26	24	▲ 8.3%	27	▼ -3.7%	26	20	▲ 30.0%
Sold to Original Price Ratio	96.1%	91.7%	▲ 4.8%	99.3%	▼ -3.2%	99.0%	95.8%	▲ 3.3%
Price per Square Foot	\$761	\$359	▲ 112.0%	\$359	▲ 112.0%	\$361	\$314	▲ 15.0%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

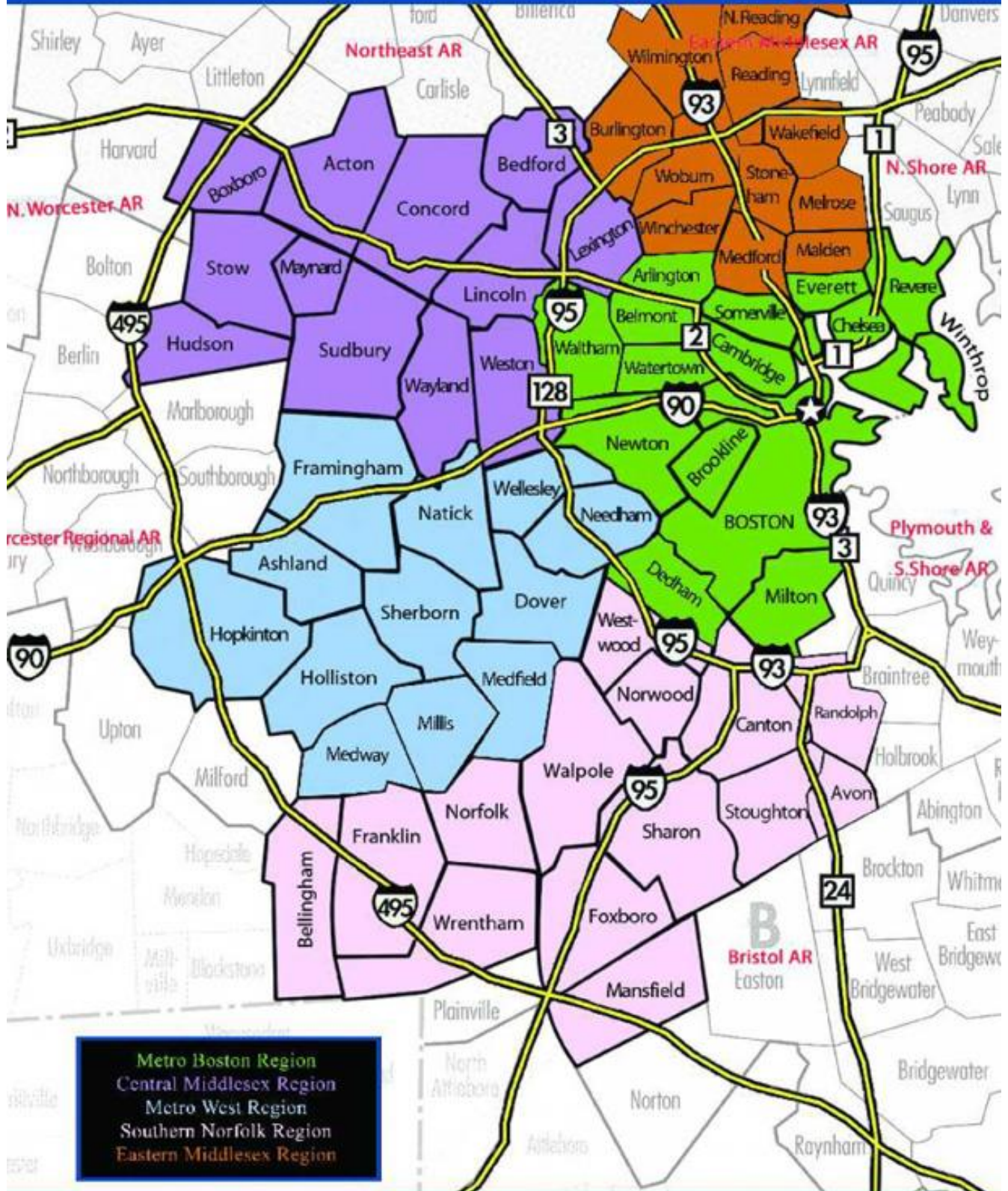
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Jun 2022	Jun 2021	Change	May 2022	Change	2022	2021	Change
Median Selling Price	\$1,550,000	\$1,750,000	▼ -11.4%	\$2,200,000	▼ -29.5%	\$2,150,000	\$1,750,000	▲ 22.9%
Units Sold	7	8	▼ -12.5%	11	▼ -36.4%	38	32	▲ 18.8%
Active Listings	68	52	▲ 30.8%	59	▲ 15.3%	---	---	---
Months Supply of Inventory	9.7	6.5	▲ 49.2%	5.4	▲ 79.6%	---	---	---
New Listings	26	39	▼ -33.3%	22	▲ 18.2%	125	125	■ 0.0%
Pending Sales	11	21	▼ -47.6%	14	▼ -21.4%	55	55	■ 0.0%
Days to Off Market	49	25	▲ 96.0%	33	▲ 48.5%	29	27	▲ 7.4%
Sold to Original Price Ratio	96.8%	97.3%	▼ -0.5%	100.0%	▼ -3.2%	96.2%	93.6%	▲ 2.8%
Price per Square Foot	\$423	\$373	▲ 13.4%	\$369	▲ 14.6%	\$398	\$357	▲ 11.5%



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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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.