



# GBAR Real Estate Rewind

## Q4, 2022

### Metro Boston

### Single Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	75	-13.8%	\$1,001,000	5.4%	18	64	41	70.8%	87	\$950,000	14	59	24
Belmont	26	-43.5%	\$1,227,500	-10.7%	21	22	31	47.6%	46	\$1,375,000	15	33	21
Boston	201	-30.2%	\$725,000	-3.3%	33	186	277	-0.7%	288	\$749,500	23	274	279
Brookline	27	-15.6%	\$2,000,000	-16.7%	21	19	34	3.0%	32	\$2,399,500	25	35	33
Cambridge	34	-10.5%	\$1,800,000	0.3%	22	35	56	75.0%	38	\$1,795,000	14	34	32
Chelsea	6	-45.5%	\$494,500	-1.1%	21	4	3	-40.0%	11	\$500,000	24	9	5
Dedham	57	-16.2%	\$635,000	3.7%	24	59	49	40.0%	68	\$612,500	18	65	35
Everett	28	-12.5%	\$570,000	3.6%	31	24	23	43.8%	32	\$550,000	24	32	16
Milton	50	-16.7%	\$841,500	-3.1%	29	41	42	-6.7%	60	\$868,500	21	57	45
Newton	110	-22.0%	\$1,472,500	3.3%	22	79	122	18.5%	141	\$1,425,000	20	134	103
Revere	37	-38.3%	\$560,000	-0.4%	24	33	31	-27.9%	60	\$562,500	21	49	43
Somerville	22	-4.4%	\$911,250	7.2%	37	20	28	55.6%	23	\$850,000	22	26	18
Waltham	74	-24.5%	\$736,250	7.9%	28	68	62	47.6%	98	\$682,500	20	86	42
Watertown	20	-23.1%	\$776,750	3.6%	18	24	16	-20.0%	26	\$750,000	23	21	20
Winthrop	17	-22.7%	\$612,000	-10.3%	39	10	17	-34.6%	22	\$682,500	39	21	26

<b>Metro Boston</b>	<b>784</b>	<b>-24.0%</b>	<b>\$820,000</b>	<b>1.2%</b>	<b>26</b>	<b>688</b>	<b>832</b>	<b>12.1%</b>	<b>1,032</b>	<b>\$810,000</b>	<b>21</b>	<b>935</b>	<b>742</b>
<b>GBAR</b>	<b>2,693</b>	<b>-25.8%</b>	<b>\$750,000</b>	<b>2.7%</b>	<b>23</b>	<b>2,333</b>	<b>2,452</b>	<b>14.2%</b>	<b>3,627</b>	<b>\$730,000</b>	<b>20</b>	<b>3,209</b>	<b>2,148</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Central Middlesex

### Single Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	37	-32.7%	\$783,000	-2.1%	19	33	22	22.2%	55	\$800,000	16	47	18
Bedford	16	-42.9%	\$1,042,500	35.8%	33	18	19	5.6%	28	\$767,500	21	29	18
Boxborough	4	-73.3%	\$988,500	16.3%	25	7	6	-33.3%	15	\$850,000	20	14	9
Concord	46	-2.1%	\$1,297,500	-2.2%	28	35	50	51.5%	47	\$1,327,000	26	41	33
Hudson	54	10.2%	\$552,450	5.2%	20	43	32	0.0%	49	\$525,000	26	33	32
Lexington	69	-19.8%	\$1,438,000	-10.1%	22	60	73	46.0%	86	\$1,600,000	17	76	50
Lincoln	17	6.3%	\$1,200,000	-32.4%	21	14	19	72.7%	16	\$1,775,001	25	15	11
Maynard	19	-45.7%	\$489,900	4.5%	31	16	17	6.3%	35	\$469,000	21	34	16
Stow	13	-38.1%	\$640,000	4.9%	22	10	15	0.0%	21	\$610,000	23	17	15
Sudbury	38	-39.7%	\$899,950	-12.2%	23	28	37	0.0%	63	\$1,025,000	19	41	37
Wayland	28	-46.2%	\$962,500	1.3%	30	19	19	35.7%	52	\$950,000	16	41	14
Weston	25	-24.2%	\$2,600,000	14.3%	52	30	64	73.0%	33	\$2,275,000	27	31	37

Central Middlesex	366	-26.8%	\$975,000	2.4%	24	313	373	28.6%	500	\$952,500	20	419	290
GBAR	2,693	-25.8%	\$750,000	2.7%	23	2,333	2,452	14.2%	3,627	\$730,000	20	3,209	2,148

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Metro West

### Single Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	36	12.5%	\$597,500	4.6%	19	22	11	-31.3%	32	\$571,000	20	35	16
Dover	15	-28.6%	\$1,810,000	16.4%	33	9	14	-30.0%	21	\$1,555,000	31	24	20
Framingham	114	-34.1%	\$579,950	1.8%	21	86	64	-11.1%	173	\$570,000	18	146	72
Holliston	49	-7.6%	\$610,000	10.3%	22	37	31	-11.4%	53	\$552,900	19	46	35
Hopkinton	32	-45.8%	\$802,000	-2.8%	21	24	29	26.1%	59	\$825,000	20	42	23
Medfield	24	-42.9%	\$866,000	16.5%	30	17	19	35.7%	42	\$743,500	19	35	14
Medway	25	-16.7%	\$549,000	-3.3%	22	22	36	157.1%	30	\$567,500	19	29	14
Millis	16	-27.3%	\$572,500	-10.2%	14	13	11	-21.4%	22	\$637,500	21	19	14
Natick	70	-11.4%	\$867,500	18.4%	21	65	55	22.2%	79	\$732,500	19	75	45
Needham	46	-19.3%	\$1,189,000	-8.5%	35	48	61	84.9%	57	\$1,300,000	16	53	33
Sherborn	10	-33.3%	\$1,218,750	15.4%	33	13	12	9.1%	15	\$1,056,000	38	10	11
Wellesley	54	-19.4%	\$1,680,000	2.4%	22	47	53	23.3%	67	\$1,641,000	14	61	43

<b>Metro West</b>	<b>491</b>	<b>-24.5%</b>	<b>\$780,000</b>	<b>5.3%</b>	<b>22</b>	<b>403</b>	<b>396</b>	<b>16.5%</b>	<b>650</b>	<b>\$740,500</b>	<b>18</b>	<b>575</b>	<b>340</b>
<b>GBAR</b>	<b>2,693</b>	<b>-25.8%</b>	<b>\$750,000</b>	<b>2.7%</b>	<b>23</b>	<b>2,333</b>	<b>2,452</b>	<b>14.2%</b>	<b>3,627</b>	<b>\$730,000</b>	<b>20</b>	<b>3,209</b>	<b>2,148</b>

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# GBAR Real Estate Rewind

## Q4, 2022

### Eastern Middlesex

### Single Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Burlington	44	-18.5%	\$722,000	-6.3%	22	30	39	39.3%	54	\$770,450	22	43	28
Malden	38	-43.3%	\$539,000	-13.1%	21	36	24	-45.5%	67	\$620,000	21	60	44
Medford	67	-28.7%	\$775,000	3.3%	18	61	49	-10.9%	94	\$750,000	21	92	55
Melrose	32	-54.3%	\$849,950	9.2%	20	41	33	26.9%	70	\$778,500	19	55	26
North Reading	36	-36.8%	\$765,000	-1.0%	22	36	25	78.6%	57	\$772,500	21	30	14
Reading	52	-24.6%	\$830,500	17.8%	22	35	38	31.0%	69	\$705,000	19	58	29
Stoneham	33	-43.1%	\$699,000	-5.5%	22	27	26	4.0%	58	\$740,000	21	44	25
Wakefield	47	-30.9%	\$660,150	-5.7%	27	35	32	-3.0%	68	\$700,000	21	62	33
Wilmington	73	-4.0%	\$660,000	4.5%	22	56	45	36.4%	76	\$631,500	19	67	33
Winchester	40	-16.7%	\$1,275,000	1.6%	29	33	40	2.6%	48	\$1,255,000	19	47	39
Woburn	68	-6.9%	\$625,000	-1.6%	25	71	62	51.2%	73	\$635,000	18	77	41

Eastern Middlesex	530	-27.8%	\$725,000	3.4%	22	461	413	12.5%	734	\$701,250	20	635	367
GBAR	2,693	-25.8%	\$750,000	2.7%	23	2,333	2,452	14.2%	3,627	\$730,000	20	3,209	2,148

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# GBAR Real Estate Rewind

## Q4, 2022

### Southern Norfolk

### Single Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	14	27.3%	\$500,000	12.4%	24	15	11	10.0%	11	\$445,000	30	12	10
Bellingham	34	-38.2%	\$497,500	24.4%	21	38	36	2.9%	55	\$400,000	19	51	35
Canton	47	-17.5%	\$750,000	-7.4%	35	31	36	-14.3%	57	\$810,000	20	60	42
Foxboro	31	-31.1%	\$575,000	0.0%	20	27	24	-4.0%	45	\$575,000	21	35	25
Franklin	55	-36.1%	\$595,000	-6.1%	18	51	26	-23.5%	86	\$633,500	18	71	34
Mansfield	42	5.0%	\$605,251	3.6%	22	43	27	35.0%	40	\$584,000	19	39	20
Norfolk	20	-20.0%	\$715,348	0.8%	40	21	31	24.0%	25	\$710,000	20	30	25
Norwood	44	-33.3%	\$632,500	2.6%	20	35	19	-17.4%	66	\$616,500	20	57	23
Randolph	54	-28.0%	\$532,500	12.7%	21	46	51	15.9%	75	\$472,500	20	63	44
Sharon	41	-16.3%	\$742,250	9.2%	21	33	30	-14.3%	49	\$680,000	23	59	35
Stoughton	45	-26.2%	\$540,000	6.7%	38	37	51	45.7%	61	\$506,000	20	57	35
Walpole	45	-23.7%	\$675,000	20.5%	27	42	31	0.0%	59	\$560,000	20	49	31
Westwood	27	-42.6%	\$1,175,000	11.9%	19	25	33	37.5%	47	\$1,050,000	21	33	24
Wrentham	23	-34.3%	\$670,000	27.6%	28	24	32	23.1%	35	\$525,000	22	29	26

<b>Southern Norfolk</b>	<b>522</b>	<b>-26.6%</b>	<b>\$600,000</b>	<b>4.2%</b>	<b>22</b>	<b>468</b>	<b>438</b>	<b>7.1%</b>	<b>711</b>	<b>\$575,900</b>	<b>20</b>	<b>645</b>	<b>409</b>
<b>GBAR</b>	<b>2,693</b>	<b>-25.8%</b>	<b>\$750,000</b>	<b>2.7%</b>	<b>23</b>	<b>2,333</b>	<b>2,452</b>	<b>14.2%</b>	<b>3,627</b>	<b>\$730,000</b>	<b>20</b>	<b>3,209</b>	<b>2,148</b>

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# GBAR Real Estate Rewind

## Q4, 2022

### Metro Boston

### Condominium

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	49	-30.0%	\$705,000	6.0%	26	51	60	76.5%	70	\$665,000	16	60	34
Belmont	15	-28.6%	\$675,000	4.0%	19	14	16	6.7%	21	\$649,000	31	18	15
Boston	759	-37.0%	\$700,000	0.7%	34	717	1,404	-19.3%	1,205	\$695,000	34	1,160	1,740
Brookline	92	-17.9%	\$980,000	13.9%	35	80	130	4.0%	112	\$860,250	30	121	125
Cambridge	129	-32.8%	\$869,000	4.8%	31	109	156	9.9%	192	\$829,400	22	161	142
Chelsea	42	50.0%	\$440,000	20.5%	41	26	23	-42.5%	28	\$365,000	28	34	40
Dedham	12	-14.3%	\$415,000	-20.6%	27	14	9	-35.7%	14	\$522,375	42	14	14
Everett	13	-13.3%	\$300,000	-25.7%	35	10	12	-52.0%	15	\$404,000	25	20	25
Milton	13	160.0%	\$787,500	-40.6%	34	10	26	30.0%	5	\$1,325,000	43	7	20
Newton	70	-15.7%	\$875,000	-2.8%	32	50	87	35.9%	83	\$900,000	29	67	64
Revere	34	-38.2%	\$440,500	8.8%	24	27	25	-26.5%	55	\$405,000	24	48	34
Somerville	91	-33.6%	\$750,000	-0.7%	39	83	157	9.0%	137	\$755,000	28	122	144
Waltham	49	-29.0%	\$600,000	12.0%	31	47	36	-20.0%	69	\$535,500	23	65	45
Watertown	48	-43.5%	\$684,950	9.6%	27	38	39	-27.8%	85	\$625,000	22	77	54
Winthrop	26	-23.5%	\$429,000	3.1%	25	20	23	-30.3%	34	\$416,000	31	33	33

<b>Metro Boston</b>	<b>1,442</b>	<b>-32.1%</b>	<b>\$705,000</b>	<b>2.9%</b>	<b>33</b>	<b>1,296</b>	<b>2,203</b>	<b>-12.9%</b>	<b>2,125</b>	<b>\$685,000</b>	<b>29</b>	<b>2,007</b>	<b>2,529</b>
<b>GBAR</b>	<b>2,184</b>	<b>-29.5%</b>	<b>\$625,000</b>	<b>0.8%</b>	<b>29</b>	<b>1,901</b>	<b>2,855</b>	<b>-10.1%</b>	<b>3,097</b>	<b>\$620,000</b>	<b>26</b>	<b>2,886</b>	<b>3,175</b>

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# GBAR Real Estate Rewind

## Q4, 2022

### Central Middlesex

### Condominium

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	24	-31.4%	\$277,450	-11.9%	24	22	11	-8.3%	35	\$315,000	14	24	12
Bedford	8	-52.9%	\$814,500	25.3%	52	8	6	-40.0%	17	\$650,000	20	13	10
Boxborough	15	7.1%	\$260,000	35.1%	21	12	11	-52.2%	14	\$192,500	40	18	23
Concord	3	-75.0%	\$481,500	2.9%	14	3	8	14.3%	12	\$467,750	21	11	7
Hudson	20	11.1%	\$387,500	36.0%	21	24	28	154.6%	18	\$285,000	25	19	11
Lexington	10	-56.5%	\$775,000	-14.4%	27	13	12	-20.0%	23	\$905,000	21	18	15
Lincoln	2	-66.7%	\$825,000	52.1%	24	2	4	100.0%	6	\$542,500	18	5	2
Maynard	11	-56.0%	\$385,000	1.6%	24	10	4	-33.3%	25	\$379,000	19	10	6
Stow	5	25.0%	\$550,000	-1.7%	17	5	4		4	\$559,500	20	5	4
Sudbury	11	1,000.0%	\$715,090	2.5%	37	9	35	288.9%	1	\$697,516	70	4	9
Wayland	8	0.0%	\$720,000	-16.0%	22	9	4	33.3%	8	\$857,500	17	6	3
Weston	7		\$1,795,000		81	5	4	100.0%	3	\$905,000			

Central Middlesex	124	-25.3%	\$483,250	4.7%	24	122	131	26.0%	166	\$461,450	20	135	104
GBAR	2,184	-29.5%	\$625,000	0.8%	29	1,901	2,855	-10.1%	3,097	\$620,000	26	2,886	3,175

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## Q4, 2022

### Metro West

### Condominium

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	30	-16.7%	\$430,000	-2.3%	23	21	16	128.6%	36	\$440,000	13	22	7
Dover	1	0.0%	\$785,000	0.6%	18	1	1		1	\$780,000	97	2	1
Framingham	35	-42.6%	\$300,000	-17.8%	17	36	23	-28.1%	61	\$365,000	15	49	32
Holliston	4	-50.0%	\$720,000	77.8%					8	\$405,000	25	6	3
Hopkinton	18	-43.8%	\$674,000	3.9%	20	10	12	20.0%	32	\$649,000	26	19	10
Medfield	5	-54.6%	\$387,000	-40.4%	21	7	6	-14.3%	11	\$649,000	24	10	7
Medway	13	8.3%	\$543,847	13.9%	8	7	11	-8.3%	12	\$477,500	17	15	12
Millis	15	-21.1%	\$667,995	15.8%	48	12	24	20.0%	19	\$576,796	76	12	20
Natick	30	-34.8%	\$349,500	-26.4%	25	25	14	-33.3%	46	\$474,950	20	37	21
Needham	22	144.4%	\$545,000	-42.2%	52	20	22	120.0%	9	\$942,500	45	10	10
Sherborn	3	-25.0%	\$870,000	-7.2%	26	5	5	25.0%	4	\$937,450			
Wellesley	12	100.0%	\$1,042,500	-32.7%	20	11	20	100.0%	6	\$1,550,000	18	8	10

<b>Metro West</b>	<b>188</b>	<b>-23.3%</b>	<b>\$462,500</b>	<b>-14.4%</b>	<b>24</b>	<b>155</b>	<b>155</b>	<b>13.1%</b>	<b>245</b>	<b>\$540,000</b>	<b>20</b>	<b>194</b>	<b>137</b>
<b>GBAR</b>	<b>2,184</b>	<b>-29.5%</b>	<b>\$625,000</b>	<b>0.8%</b>	<b>29</b>	<b>1,901</b>	<b>2,855</b>	<b>-10.1%</b>	<b>3,097</b>	<b>\$620,000</b>	<b>26</b>	<b>2,886</b>	<b>3,175</b>

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# GBAR Real Estate Rewind

## Q4, 2022

### Eastern Middlesex

### Condominium

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Burlington	8	0.0%	\$780,950	66.3%	24	6	1	-75.0%	8	\$469,500	19	7	4
Malden	25	-47.9%	\$407,500	7.3%	21	22	20	-33.3%	48	\$379,750	24	36	30
Medford	70	-6.7%	\$609,950	-5.4%	24	53	69	6.2%	75	\$645,000	22	84	65
Melrose	16	23.1%	\$552,500	0.5%	28	12	14	-12.5%	13	\$550,000	22	20	16
North Reading	40	81.8%	\$544,050	14.3%	18	18	27	145.5%	22	\$475,978	17	17	11
Reading	21	-30.0%	\$640,000	20.8%	32	14	20	-37.5%	30	\$530,000	22	32	32
Stoneham	11	-66.7%	\$385,000	0.0%	19	9	11	-38.9%	33	\$385,000	19	31	18
Wakefield	23	-37.8%	\$435,000	-20.8%	22	18	7	-70.8%	37	\$549,000	21	40	24
Wilmington	6		\$572,400		141	3	8		2	\$549,950	10	3	
Winchester	8	-70.4%	\$1,160,000	75.8%	24	5	6	-70.0%	27	\$660,000	30	27	20
Woburn	32	-22.0%	\$449,500	-4.4%	28	31	33	94.1%	41	\$470,000	19	36	17

Eastern Middlesex	260	-22.6%	\$550,000	10.0%	24	191	216	-8.9%	336	\$500,000	20	333	237
GBAR	2,184	-29.5%	\$625,000	0.8%	29	1,901	2,855	-10.1%	3,097	\$620,000	26	2,886	3,175

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Southern Norfolk

### Condominium

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	1		\$630,000										
Bellingham	9	-18.2%	\$340,000	0.0%	25	9	5	0.0%	11	\$340,000	20	6	5
Canton	22	-37.1%	\$522,500	-1.0%	21	24	22	-43.6%	35	\$527,500	22	46	39
Foxboro	14	7.7%	\$426,500	13.7%	20	3	5	400.0%	13	\$375,000	18	9	1
Franklin	22	-21.4%	\$322,450	-7.2%	21	16	15	25.0%	28	\$347,500	13	21	12
Mansfield	15	-28.6%	\$317,000	-2.5%	21	8	6	-25.0%	21	\$325,000	16	17	8
Norfolk	4	-42.9%	\$713,682	1.9%	9	1	9	-18.2%	7	\$700,138	20	1	11
Norwood	17	-5.6%	\$460,000	-0.5%	26	12	9	-35.7%	18	\$462,500	29	20	14
Randolph	14	-17.7%	\$414,000	65.6%	41	15	19	46.2%	17	\$250,000	23	19	13
Sharon	4	-66.7%	\$657,500	47.8%	20	4	5	0.0%	12	\$445,000	26	7	5
Stoughton	23	-23.3%	\$395,000	12.9%	18	15	10	-44.4%	30	\$349,950	20	28	18
Walpole	15	0.0%	\$435,000	11.0%	18	24	25	8.7%	15	\$392,000	14	26	23
Westwood	6	100.0%	\$812,750	-28.2%	228	3	10	400.0%	3	\$1,132,233	94	2	2
Wrentham	4	-73.3%	\$741,275	48.3%	21	2	10	-41.2%	15	\$500,000	23	15	17

<b>Southern Norfolk</b>	<b>170</b>	<b>-24.4%</b>	<b>\$414,000</b>	<b>9.0%</b>	<b>21</b>	<b>137</b>	<b>150</b>	<b>-10.7%</b>	<b>225</b>	<b>\$379,900</b>	<b>20</b>	<b>217</b>	<b>168</b>
<b>GBAR</b>	<b>2,184</b>	<b>-29.5%</b>	<b>\$625,000</b>	<b>0.8%</b>	<b>29</b>	<b>1,901</b>	<b>2,855</b>	<b>-10.1%</b>	<b>3,097</b>	<b>\$620,000</b>	<b>26</b>	<b>2,886</b>	<b>3,175</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Metro Boston

### Multi-Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	4	-81.0%	\$1,009,000	-12.0%	46	7	10	-16.7%	21	\$1,146,000	18	15	12
Belmont	7	-61.1%	\$1,200,000	-4.0%	25	5	4	-69.2%	18	\$1,249,363	21	15	13
Boston	145	-25.3%	\$1,050,000	2.4%	31	134	288	-2.0%	194	\$1,025,000	30	184	294
Brookline	1	-87.5%	\$2,470,000	33.2%	15	5	13	44.4%	8	\$1,854,744	17	6	9
Cambridge	23	-8.0%	\$2,010,000	1.8%	40	16	33	-32.7%	25	\$1,975,000	19	27	49
Chelsea	17	-15.0%	\$804,000	2.4%	35	15	15	-16.7%	20	\$785,000	23	18	18
Dedham	6	-45.5%	\$747,750	6.8%	54	2	1	-75.0%	11	\$700,000	22	7	4
Everett	23	-39.5%	\$860,000	7.5%	26	21	26	13.0%	38	\$800,000	18	29	23
Milton	6	-33.3%	\$902,500	-2.4%	63	4	1	-80.0%	9	\$925,000	19	7	5
Newton	12	-50.0%	\$1,125,000	0.9%	30	11	24	41.2%	24	\$1,114,500	19	19	17
Revere	31	3.3%	\$765,000	2.4%	43	28	33	32.0%	30	\$747,000	21	31	25
Somerville	37	-30.2%	\$1,250,000	0.0%	28	25	52	-1.9%	53	\$1,250,000	23	59	53
Waltham	8	-50.0%	\$843,750	-13.2%	74	5	12	-40.0%	16	\$972,500	42	19	20
Watertown	15	-37.5%	\$1,020,000	9.4%	18	14	12	71.4%	24	\$932,500	15	21	7
Winthrop	8	-46.7%	\$715,500	-10.6%	36	8	10	-56.5%	15	\$800,000	32	14	23

<b>Metro Boston</b>	<b>343</b>	<b>-32.2%</b>	<b>\$980,000</b>	<b>-2.0%</b>	<b>31</b>	<b>300</b>	<b>534</b>	<b>-6.6%</b>	<b>506</b>	<b>\$1,000,000</b>	<b>22</b>	<b>471</b>	<b>572</b>
<b>GBAR</b>	<b>451</b>	<b>-37.0%</b>	<b>\$910,000</b>	<b>-1.1%</b>	<b>28</b>	<b>403</b>	<b>665</b>	<b>-7.8%</b>	<b>716</b>	<b>\$920,000</b>	<b>22</b>	<b>649</b>	<b>721</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Central Middlesex

### Multi-Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton									2	\$695,900	73	2	3
Bedford	1		\$950,000		19	1							
Concord	2		\$825,000		19	2	3		1	\$1,105,000			
Hudson	2	-60.0%	\$530,000	-3.6%	21	2	2	-50.0%	5	\$550,000	24	6	4
Lexington									2	\$957,500	22	1	2
Lincoln													
Maynard	2	0.0%	\$472,500	-21.3%	21	2	2	100.0%	2	\$600,500	7	2	1
Stow	2		\$920,000		45	2	2						
Wayland									1	\$775,000	43	1	1
Weston													

Central Middlesex	9	-30.8%	\$770,000	9.8%	21	12	20	42.9%	13	\$701,000	27	15	14
GBAR	451	-37.0%	\$910,000	-1.1%	28	403	665	-7.8%	716	\$920,000	22	649	721

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Metro West

### Multi-Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	2	0.0%	\$581,000	15.1%	91	2	3	50.0%	2	\$505,000	18	1	2
Framingham	5	-44.4%	\$660,000	3.1%	38	3	8	33.3%	9	\$640,000	27	7	6
Holliston									1	\$750,000	5	1	2
Hopkinton													
Medfield									2	\$742,500			
Medway	2		\$470,000		4	1	1	0.0%	1	\$425,000			
Millis	2		\$520,000						3	\$625,000	18	1	3
Natick	1	-75.0%	\$710,000	1.8%	54	2	6	50.0%	4	\$697,500	38	5	4
Needham									2	\$1,147,500	5	1	2
Wellesley									1	\$1,850,000			

<b>Metro West</b>	<b>12</b>	<b>-52.0%</b>	<b>\$590,000</b>	<b>-12.6%</b>	<b>45</b>	<b>8</b>	<b>21</b>	<b>0.0%</b>	<b>25</b>	<b>\$675,000</b>	<b>27</b>	<b>17</b>	<b>21</b>
<b>GBAR</b>	<b>451</b>	<b>-37.0%</b>	<b>\$910,000</b>	<b>-1.1%</b>	<b>28</b>	<b>403</b>	<b>665</b>	<b>-7.8%</b>	<b>716</b>	<b>\$920,000</b>	<b>22</b>	<b>649</b>	<b>721</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Eastern Middlesex

### Multi-Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Malden	17	-63.8%	\$751,000	-6.1%	23	22	24	-25.0%	47	\$800,000	21	34	32
Medford	20	-25.9%	\$955,000	8.5%	22	20	11	-38.9%	27	\$880,000	21	27	18
Melrose	9	-10.0%	\$850,000	-9.3%	21	3	3	-50.0%	10	\$937,500	18	9	6
North Reading									1	\$852,500			
Reading	4		\$795,000		20	2	4		4	\$714,250	43	3	
Stoneham	3	-25.0%	\$633,000	-29.7%	19	4	2	-33.3%	4	\$900,000	13	4	3
Wakefield	5	-37.5%	\$790,000	-0.9%	28	2	3	-50.0%	8	\$797,500	17	7	6
Wilmington													
Winchester	1	-75.0%	\$1,528,000	18.7%	55	2	2		4	\$1,287,500	58	5	3
Woburn	4	-60.0%	\$609,500	-14.2%	15	6	6	-53.8%	10	\$710,000	11	12	13

Eastern Middlesex	63	-45.2%	\$800,000	-4.8%	21	61	56	-32.5%	115	\$840,000	21	102	83
GBAR	451	-37.0%	\$910,000	-1.1%	28	403	665	-7.8%	716	\$920,000	22	649	721

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Southern Norfolk

### Multi-Family

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	1	-75.0%	\$710,000	23.6%	23	2	2		4	\$574,500			
Bellingham	1	-83.3%	\$305,000	-29.9%	67	3	2	0.0%	6	\$435,000	22	3	2
Canton	2		\$790,000		20	3	3	-40.0%	4	\$504,500	47	3	5
Foxboro	1		\$525,000		97	2	3		3	\$640,000	7	3	
Franklin	2	-66.7%	\$847,500	49.3%					6	\$567,500	20	5	5
Mansfield	3	-25.0%	\$625,000	10.1%	35	4	6	200.0%	4	\$567,500	54	3	2
Norfolk													
Norwood	5	-44.4%	\$700,000	4.5%	41	4	7	40.0%	9	\$670,000	16	12	5
Randolph	3	-25.0%	\$670,000	5.9%	66	2	3	-25.0%	4	\$632,500	9	4	4
Sharon									1	\$475,000			
Stoughton	3	-66.7%	\$605,000	-19.3%	25	2	7	75.0%	9	\$750,000	32	4	4
Walpole	2		\$550,000						4	\$649,500	27	3	2
Westwood	1		\$885,000						1	\$850,000	80	1	1
Wrentham									2	\$948,000	36	2	1

<b>Southern Norfolk</b>	<b>24</b>	<b>-57.9%</b>	<b>\$650,000</b>	<b>6.6%</b>	<b>30</b>	<b>22</b>	<b>34</b>	<b>9.7%</b>	<b>57</b>	<b>\$610,000</b>	<b>21</b>	<b>44</b>	<b>31</b>
<b>GBAR</b>	<b>451</b>	<b>-37.0%</b>	<b>\$910,000</b>	<b>-1.1%</b>	<b>28</b>	<b>403</b>	<b>665</b>	<b>-7.8%</b>	<b>716</b>	<b>\$920,000</b>	<b>22</b>	<b>649</b>	<b>721</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Adjacent Communities ▾ Single Family ▾

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	72	-37.9%	\$449,750	-3.3%	22	58	56	-25.3%	116	\$465,000	20	108	75
Berlin	12	50.0%	\$697,500	7.3%	22	8	7	-12.5%	8	\$650,000	19	8	8
Billerica	78	-41.8%	\$595,000	3.0%	21	68	58	18.4%	134	\$577,500	21	102	49
Bolton	13	-43.5%	\$829,000	19.3%	33	10	14	75.0%	23	\$695,000	15	14	8
Braintree	47	-36.5%	\$670,000	11.6%	21	35	45	-16.7%	74	\$600,500	20	67	54
Brockton	170	-30.0%	\$438,000	3.6%	30	168	156	-1.9%	243	\$423,000	21	211	159
Carlisle	18	-33.3%	\$1,309,000	-9.7%	21	17	10	-41.2%	27	\$1,450,000	19	22	17
Chelmsford	71	-17.4%	\$641,000	14.5%	22	57	42	20.0%	86	\$560,000	20	76	35
Easton	52	-16.1%	\$685,000	12.8%	31	39	53	-3.6%	62	\$607,500	22	63	55
Harvard	16	6.7%	\$819,750	8.4%	50	16	19	72.7%	15	\$756,100	24	15	11
Littleton	25	-24.2%	\$570,000	-10.2%	19	24	17	-5.6%	33	\$635,000	22	25	18
Lynnfield	33	-8.3%	\$885,000	10.3%	20	32	17	-5.6%	36	\$802,500	23	29	18
Marlborough	60	-32.6%	\$535,000	11.5%	22	51	39	8.3%	89	\$480,000	20	74	36
Milford	45	-29.7%	\$482,000	4.8%	22	45	34	17.2%	64	\$460,000	20	54	29
North Attleboro	61	-27.4%	\$525,000	2.9%	23	53	42	-8.7%	84	\$510,000	21	68	46
Northborough	23	-45.2%	\$555,000	-5.4%	25	22	26	8.3%	42	\$586,500	25	30	24
Plainville	16	-23.8%	\$606,250	5.4%	23	14	10	-9.1%	21	\$575,000	19	17	11
Quincy	90	-33.3%	\$653,944	5.5%	25	80	86	10.3%	135	\$620,000	21	107	78
Saugus	73	-4.0%	\$585,600	6.5%	21	61	43	22.9%	76	\$550,000	19	65	35
Southborough	26	-13.3%	\$787,500	11.4%	32	21	16	-23.8%	30	\$707,000	23	27	21
Tewksbury	56	-34.9%	\$614,000	7.8%	23	55	43	7.5%	86	\$569,500	21	70	40
Upton	15	-48.3%	\$600,000	0.0%	25	8	17	0.0%	29	\$599,900	21	24	17
Westborough	27	-51.8%	\$675,000	14.9%	28	29	25	0.0%	56	\$587,450	20	34	25
Westford	41	-38.8%	\$794,000	4.5%	24	34	29	-14.7%	67	\$760,000	18	62	34
<b>Adjacent Communities</b>	<b>1,140</b>	<b>-30.3%</b>	<b>\$575,000</b>	<b>4.6%</b>	<b>22</b>	<b>1,005</b>	<b>904</b>	<b>0.1%</b>	<b>1,636</b>	<b>\$550,000</b>	<b>21</b>	<b>1,372</b>	<b>903</b>
<b>GBAR</b>	<b>2,693</b>	<b>-25.8%</b>	<b>\$750,000</b>	<b>2.7%</b>	<b>23</b>	<b>2,333</b>	<b>2,452</b>	<b>14.2%</b>	<b>3,627</b>	<b>\$730,000</b>	<b>20</b>	<b>3,209</b>	<b>2,148</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.





# GBAR Real Estate Rewind

## Q4, 2022

### Adjacent Communities ▾ Condominium ▾

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	21	-19.2%	\$310,000	6.9%	23	16	16	-20.0%	26	\$290,000	22	30	20
Berlin	7	133.3%	\$603,978	34.3%	122	4	8	33.3%	3	\$449,900	16	10	6
Billerica	19	-32.1%	\$315,000	-22.2%	18	10	6	-25.0%	28	\$405,000	19	18	8
Bolton	3		\$585,000		19	2	4		2	\$516,200			
Braintree	18	-57.1%	\$425,000	-2.3%	38	15	17	-26.1%	42	\$434,950	20	34	23
Brockton	24	-31.4%	\$262,500	27.7%	27	18	17	-10.5%	35	\$205,500	19	30	19
Carlisle	1		\$1,155,000						1	\$701,000	36	3	5
Chelmsford	26	-49.0%	\$400,000	6.7%	21	20	19	5.6%	51	\$374,900	17	45	18
Easton	23	-23.3%	\$335,000	5.0%	18	23	15	-6.3%	30	\$319,000	19	23	16
Harvard	2	100.0%	\$607,500	24.0%	160	2	7	-12.5%	1	\$490,000	19	6	8
Littleton	1		\$500,000						4	\$547,500	25	1	1
Lynnfield	5	66.7%	\$479,000	-14.5%	23	5	4		3	\$560,000	10	2	
Marlborough	15	-51.6%	\$370,000	-4.5%	17	12	15	50.0%	31	\$387,500	17	26	10
Milford	18	-47.1%	\$344,000	-4.4%	19	13	8	-33.3%	34	\$360,000	19	23	12
North Attleboro	13	-51.8%	\$275,000	5.0%	18	12	10	42.9%	27	\$262,000	20	26	7
Northborough	10	-41.2%	\$524,000	69.0%	22	11	7	-22.2%	17	\$310,000	19	14	9
Plainville	6	-25.0%	\$432,000	21.7%	25	5	2	-71.4%	8	\$355,000	19	5	7
Quincy	67	-44.2%	\$445,000	1.3%	22	61	61	-38.4%	120	\$439,500	26	96	99
Saugus	6	-53.8%	\$462,500	71.4%	19	7	2	-75.0%	13	\$269,900	14	13	8
Southborough	4		\$553,500		24	5	2	100.0%	4	\$541,500			
Tewksbury	23	-34.3%	\$445,000	7.0%	21	19	24	118.2%	35	\$416,000	19	25	11
Upton	14	40.0%	\$650,843	19.9%	8	8	15	150.0%	10	\$542,695	5	10	6
Westborough	25	-35.9%	\$537,385	27.4%	16	21	20	-16.7%	39	\$421,950	25	25	24
Westford	11	-42.1%	\$435,000	-9.4%	17	9	5	-64.3%	19	\$480,000	23	17	14
<b>Adjacent Communities</b>	<b>362</b>	<b>-37.9%</b>	<b>\$400,000</b>	<b>5.3%</b>	<b>21</b>	<b>298</b>	<b>284</b>	<b>-14.5%</b>	<b>583</b>	<b>\$380,000</b>	<b>19</b>	<b>485</b>	<b>332</b>
<b>GBAR</b>	<b>2,184</b>	<b>-29.5%</b>	<b>\$625,000</b>	<b>0.8%</b>	<b>29</b>	<b>1,901</b>	<b>2,855</b>	<b>-10.1%</b>	<b>3,097</b>	<b>\$620,000</b>	<b>26</b>	<b>2,886</b>	<b>3,175</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q4, 2022

### Adjacent Communities ▾ Multi-Family ▾

Quarter 4, 2022

Quarter 4, 2021

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	20	-28.6%	\$537,500	14.4%	35	12	21	16.7%	28	\$470,000	25	18	18
Berlin	1		\$585,000										
Billerica	1		\$775,000		55	1	5	400.0%					
Braintree	2		\$660,000		18	2			3	\$800,000	37	6	6
Brockton	43	-18.9%	\$649,000	3.0%	35	37	49	-12.5%	53	\$630,000	23	48	56
Chelmsford	3		\$660,000		23	1	3	-25.0%	3	\$555,000	60	3	4
Easton	3	-25.0%	\$610,000	-3.2%	41	2	1	-75.0%	4	\$629,972	15	4	4
Littleton													
Marlborough	10	-33.3%	\$632,500	24.0%	21	7	7	-41.7%	15	\$510,000	19	11	12
Milford	6	-45.5%	\$499,950	-3.9%	26	4	5	-44.4%	11	\$520,000	21	9	9
North Attleboro	7	-41.7%	\$570,000	3.2%	42	6	7	0.0%	12	\$552,400	33	7	7
Northborough									2	\$659,000	23	1	1
Plainville	1		\$585,000		14	1							
Quincy	17	-62.2%	\$875,000	2.9%	42	15	37	8.8%	45	\$850,000	24	33	34
Saugus	3	-70.0%	\$970,000	41.6%	41	3	4	-50.0%	10	\$685,000	24	8	8
Southborough													
Tewksbury									1	\$765,000			
Upton									1	\$582,500	25	1	1
Westborough	1		\$925,000										
Westford									4	\$715,000			

<b>Adjacent Communities</b>	<b>118</b>	<b>-38.5%</b>	<b>\$620,000</b>	<b>-2.9%</b>	<b>35</b>	<b>92</b>	<b>144</b>	<b>-15.3%</b>	<b>192</b>	<b>\$638,500</b>	<b>24</b>	<b>153</b>	<b>170</b>
<b>GBAR</b>	<b>451</b>	<b>-37.0%</b>	<b>\$910,000</b>	<b>-1.1%</b>	<b>28</b>	<b>403</b>	<b>665</b>	<b>-7.8%</b>	<b>716</b>	<b>\$920,000</b>	<b>22</b>	<b>649</b>	<b>721</b>

\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.