



GBAR Real Estate Rewind

Q3, 2022

Metro Boston

Single Family

Quarter 3, 2022

Quarter 3, 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	76	-11.6%	\$1,237,500	34.0%	14	67	68	47.8%	86	\$923,500	9	88	46
Belmont	44	-24.1%	\$1,725,000	19.5%	16	27	35	-5.4%	58	\$1,444,000	13	41	37
Boston	290	-19.0%	\$834,500	5.5%	26	227	339	-4.2%	358	\$791,250	20	271	354
Brookline	34	-20.9%	\$1,925,000	-13.5%	21	28	34	-32.0%	43	\$2,225,000	20	29	50
Cambridge	33	-36.5%	\$2,033,000	20.3%	15	27	55	61.8%	52	\$1,690,000	12	39	34
Chelsea	16	300.0%	\$522,500	2.0%	20	14	10	-41.2%	4	\$512,500	28	7	17
Dedham	80	-3.6%	\$650,000	-1.5%	20	68	67	9.8%	83	\$660,000	20	61	61
Everett	20	-25.9%	\$610,000	10.9%	21	23	35	20.7%	27	\$550,000	21	25	29
Milton	69	-9.2%	\$900,000	5.3%	27	58	62	5.1%	76	\$855,000	21	61	59
Newton	171	-15.4%	\$1,665,000	5.1%	22	121	157	-5.4%	202	\$1,584,000	19	129	166
Revere	47	-2.1%	\$625,000	5.9%	21	55	54	0.0%	48	\$590,000	18	53	54
Somerville	27	8.0%	\$1,125,000	4.2%	18	33	42	55.6%	25	\$1,080,000	16	16	27
Waltham	85	-10.5%	\$733,000	-4.2%	20	78	70	-24.7%	95	\$765,000	19	91	93
Watertown	22	-8.3%	\$1,007,500	29.2%	21	18	24	4.4%	24	\$780,000	20	21	23
Winthrop	25	-24.2%	\$720,000	6.7%	28	28	29	-25.6%	33	\$675,000	19	29	39

Metro Boston	1,039	-14.4%	\$930,000	3.3%	21	872	1,081	-0.7%	1,214	\$900,000	19	961	1,089
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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



GBAR Real Estate Rewind

Q3, 2022

Central Middlesex

Single Family

Quarter 3, 2022

Quarter 3, 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	75	-12.8%	\$875,000	6.1%	21	44	46	9.5%	86	\$824,500	14	57	42
Bedford	39	-4.9%	\$930,000	9.4%	21	30	36	33.3%	41	\$850,000	19	24	27
Boxborough	19	-5.0%	\$950,000	10.8%	37	5	10	-56.5%	20	\$857,500	19	18	23
Concord	59	1.7%	\$1,410,000	-4.0%	20	46	64	48.8%	58	\$1,468,500	20	40	43
Hudson	59	9.3%	\$551,500	4.8%	22	54	53	-3.6%	54	\$526,500	20	59	55
Lexington	111	-12.6%	\$1,550,000	2.3%	15	75	89	7.2%	127	\$1,515,000	17	90	83
Lincoln	16	-23.8%	\$1,537,500	5.1%	24	16	18	-5.3%	21	\$1,462,500	33	11	19
Maynard	42	2.4%	\$558,500	-0.5%	20	32	27	-12.9%	41	\$561,000	18	30	31
Stow	16	-44.8%	\$810,500	26.4%	15	13	17	-22.7%	29	\$641,000	19	24	22
Sudbury	86	14.7%	\$1,172,500	11.7%	23	66	81	19.1%	75	\$1,050,000	18	68	68
Wayland	53	10.4%	\$1,100,100	5.8%	21	35	31	-24.4%	48	\$1,040,000	19	34	41
Weston	38	-46.5%	\$2,287,500	17.3%	43	25	80	27.0%	71	\$1,950,000	21	41	63

Central Middlesex	613	-8.6%	\$1,039,000	1.4%	20	441	552	6.8%	671	\$1,025,000	18	496	517
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Metro West

Single Family

Quarter 3, 2022

Quarter 3, 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	57	3.6%	\$665,000	17.7%	17	39	26	18.2%	55	\$565,000	17	40	22
Dover	19	-13.6%	\$1,600,000	17.5%	24	14	27	-10.0%	22	\$1,362,000	47	17	30
Framingham	161	-24.4%	\$630,000	8.6%	17	127	124	-12.7%	213	\$580,000	16	168	142
Holliston	70	4.5%	\$700,000	16.5%	20	57	44	7.3%	67	\$601,000	20	50	41
Hopkinton	80	-20.0%	\$957,500	3.3%	17	48	38	-26.9%	100	\$927,001	19	72	52
Medfield	52	0.0%	\$944,450	7.3%	22	32	25	-37.5%	52	\$880,000	20	37	40
Medway	45	-4.3%	\$607,000	-5.2%	20	45	45	40.6%	47	\$640,000	18	43	32
Millis	27	3.9%	\$600,000	-4.4%	21	25	22	46.7%	26	\$627,500	17	16	15
Natick	78	-23.5%	\$885,500	13.9%	22	55	81	6.6%	102	\$777,500	16	80	76
Needham	83	-6.7%	\$1,500,000	13.2%	17	52	65	18.2%	89	\$1,325,000	18	59	55
Sherborn	15	-34.8%	\$1,090,000	2.4%	18	10	18	-5.3%	23	\$1,065,000	12	17	19
Wellesley	89	-19.1%	\$1,850,000	14.7%	16	55	61	-12.9%	110	\$1,612,500	15	69	70

Metro West	776	-14.4%	\$850,000	8.1%	19	559	576	-3.0%	906	\$786,000	17	668	594
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Eastern Middlesex

Single Family

Quarter 3, 2022

Quarter 3, 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	58	-10.8%	\$733,000	4.0%	20	60	51	0.0%	65	\$705,000	20	55	51
Malden	74	23.3%	\$635,000	4.1%	20	56	52	-7.1%	60	\$610,000	19	61	56
Medford	94	5.6%	\$838,500	11.8%	21	75	72	-5.3%	89	\$750,000	16	84	76
Melrose	72	-4.0%	\$789,500	3.9%	19	51	46	9.5%	75	\$760,000	17	55	42
North Reading	47	-11.3%	\$860,000	13.2%	20	35	34	-5.6%	53	\$760,000	16	47	36
Reading	64	-14.7%	\$741,500	-1.1%	20	61	63	23.5%	75	\$750,000	19	59	51
Stoneham	64	0.0%	\$725,000	0.4%	21	50	32	-30.4%	64	\$722,500	17	55	46
Wakefield	67	-1.5%	\$750,000	9.7%	16	62	57	29.5%	68	\$683,750	18	64	44
Wilmington	78	18.2%	\$683,700	3.5%	19	79	55	1.9%	66	\$660,500	19	61	54
Winchester	63	-13.7%	\$1,470,000	5.0%	23	55	71	31.5%	73	\$1,400,000	22	50	54
Woburn	71	-13.4%	\$685,000	6.4%	20	60	71	-15.5%	82	\$643,750	20	62	84

Eastern Middlesex	752	-2.3%	\$754,000	3.3%	20	644	604	1.7%	770	\$730,000	19	653	594
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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



GBAR Real Estate Rewind

Q3, 2022

Southern Norfolk

Single Family

Quarter 3, 2022

Quarter 3, 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	17	-26.1%	\$475,000	5.3%	20	16	13	18.2%	23	\$451,000	19	17	11
Bellingham	61	17.3%	\$455,000	12.4%	22	61	52	85.7%	52	\$405,000	18	46	28
Canton	56	-33.3%	\$820,000	7.3%	20	49	53	-27.4%	84	\$764,000	17	66	73
Foxboro	45	9.8%	\$613,500	-1.1%	20	36	35	12.9%	41	\$620,000	18	37	31
Franklin	85	-19.1%	\$679,900	13.1%	18	66	57	-19.7%	105	\$601,000	20	78	71
Mansfield	52	4.0%	\$681,500	9.5%	21	36	37	37.0%	50	\$622,500	21	39	27
Norfolk	45	-19.6%	\$749,697	9.9%	21	26	36	9.1%	56	\$682,500	18	31	33
Norwood	66	-18.5%	\$632,500	3.7%	19	65	48	-11.1%	81	\$610,000	18	67	54
Randolph	67	-29.5%	\$525,000	7.1%	20	59	62	0.0%	95	\$490,000	20	92	62
Sharon	71	-9.0%	\$785,000	16.4%	23	60	52	-23.5%	78	\$674,502	21	56	68
Stoughton	59	-33.0%	\$550,000	9.9%	20	57	59	5.4%	88	\$500,500	18	66	56
Walpole	53	-36.9%	\$700,000	1.5%	19	36	51	-7.3%	84	\$690,000	19	67	55
Westwood	55	5.8%	\$1,200,000	3.5%	22	44	41	-22.6%	52	\$1,160,000	20	46	53
Wrentham	34	-45.2%	\$715,000	18.3%	20	23	52	18.2%	62	\$604,500	19	44	44

Southern Norfolk	766	-19.5%	\$650,000	7.4%	20	634	648	-2.7%	951	\$605,000	19	752	666
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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



GBAR Real Estate Rewind

Q3, 2022

Metro Boston

Condominium

Quarter 3, 2022

Quarter 3, 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	60	-16.7%	\$717,500	0.7%	23	62	71	20.3%	72	\$712,500	14	77	59
Belmont	26	-33.3%	\$755,000	2.0%	15	19	22	10.0%	39	\$740,000	20	28	20
Boston	1,145	-35.4%	\$714,900	5.1%	29	879	1,999	-13.2%	1,772	\$680,492	25	1,259	2,303
Brookline	103	-39.1%	\$910,000	11.0%	25	74	159	-18.0%	169	\$820,000	24	122	194
Cambridge	149	-22.4%	\$890,000	7.2%	22	128	221	0.9%	192	\$830,000	21	148	219
Chelsea	27	-47.1%	\$415,000	-1.2%	29	27	51	2.0%	51	\$420,000	28	39	50
Dedham	6	-60.0%	\$399,000	2.3%	37	8	13	-31.6%	15	\$390,000	26	14	19
Everett	17	-41.4%	\$442,000	7.8%	44	20	11	-63.3%	29	\$410,000	26	24	30
Milton	9	28.6%	\$725,000	3.6%	69	9	23	21.1%	7	\$700,000	59	3	19
Newton	95	-7.8%	\$880,000	4.8%	23	75	124	11.7%	103	\$840,000	23	90	111
Revere	43	13.2%	\$455,000	9.0%	24	36	37	-38.3%	38	\$417,500	19	39	60
Somerville	156	-13.8%	\$805,000	-6.1%	23	118	197	-7.1%	181	\$857,000	20	135	212
Waltham	64	-21.0%	\$543,000	-7.2%	20	49	58	-4.9%	81	\$585,000	21	62	61
Watertown	48	-33.3%	\$645,000	6.6%	20	47	64	-15.8%	72	\$605,000	19	61	76
Winthrop	32	23.1%	\$433,500	-5.4%	25	26	44	-13.7%	26	\$458,000	23	30	51

Metro Boston	1,980	-30.5%	\$720,000	4.0%	26	1,577	3,094	-11.2%	2,847	\$692,500	22	2,131	3,484
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Central Middlesex

Condominium

Quarter 3, 2022

Quarter 3, 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	41	-14.6%	\$380,000	11.0%	14	33	22	-24.1%	48	\$342,500	16	48	29
Bedford	10	-28.6%	\$675,500	-3.3%	18	8	10	-47.4%	14	\$698,489	22	14	19
Boxborough	10	-41.2%	\$225,000	28.6%	18	14	17	-5.6%	17	\$175,000	19	16	18
Concord	14	27.3%	\$725,000	18.9%	27	7	9	-10.0%	11	\$610,000	14	10	10
Hudson	18	-21.7%	\$377,500	-5.6%	15	21	33	43.5%	23	\$400,000	19	20	23
Lexington	20	-25.9%	\$769,084	1.2%	24	14	14	-22.2%	27	\$760,000	13	19	18
Lincoln	3	-70.0%	\$480,000	-16.2%					10	\$572,500	20	5	4
Maynard	15	25.0%	\$425,000	21.8%	18	15	16	-23.8%	12	\$348,950	14	23	21
Stow	4	0.0%	\$440,000	18.1%	13	4	5		4	\$372,500	35	4	4
Sudbury	13	85.7%	\$810,740	-4.9%	57	7	26	333.3%	7	\$852,500	5	9	6
Wayland	11	-15.4%	\$690,000	-5.6%	25	7	9	200.0%	13	\$731,000	8	6	3
Weston	4		\$662,500		34	6	11	83.3%	4	\$1,066,500	21	4	6

Central Middlesex	163	-14.2%	\$540,000	11.5%	19	138	173	7.4%	190	\$484,400	17	178	161
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Metro West

Condominium

Quarter 3, 2022

Quarter 3, 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	41	0.0%	\$500,000	9.9%	18	40	30	36.4%	41	\$455,000	9	37	22
Dover	2	0.0%	\$597,500	-42.3%					2	\$1,036,250			
Framingham	38	-51.9%	\$372,500	-3.3%	18	35	28	-51.7%	79	\$385,000	20	58	58
Holliston	3	-75.0%	\$575,000	168.8%	28	4	2	-66.7%	12	\$213,950	13	8	6
Hopkinton	17	-43.3%	\$753,000	6.6%	17	14	11	-8.3%	30	\$706,475	14	21	12
Medfield	10	25.0%	\$899,000	-3.3%	32	3	6	-14.3%	8	\$930,000	25	8	7
Medway	10	11.1%	\$610,416	74.4%	17	8	13	-7.1%	9	\$350,000	19	7	14
Millis	16	-15.8%	\$639,950	13.3%	44	17	23	15.0%	19	\$565,000	24	18	20
Natick	33	-54.8%	\$631,000	22.5%	19	27	30	-45.5%	73	\$515,000	20	57	55
Needham	16	-27.3%	\$962,500	1.2%	18	13	26	73.3%	22	\$951,500	33	13	15
Sherborn	2	0.0%	\$1,067,500	25.9%	57	1	2	-71.4%	2	\$847,950	58	2	7
Wellesley	13	-13.3%	\$1,000,000	24.8%	21	15	21	23.5%	15	\$801,000	58	12	17

Metro West	201	-35.6%	\$629,000	10.4%	19	177	193	-17.9%	312	\$569,950	18	242	235
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Eastern Middlesex

Condominium

Quarter 3, 2022

Quarter 3, 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	11	22.2%	\$675,000	-4.3%	22	7	11	83.3%	9	\$705,000	23	6	6
Malden	41	5.1%	\$405,000	8.0%	15	27	19	-48.7%	39	\$374,900	16	38	37
Medford	65	-12.2%	\$645,000	4.5%	20	56	67	-11.8%	74	\$617,000	21	61	76
Melrose	31	6.9%	\$570,000	23.4%	26	20	19	0.0%	29	\$462,000	15	17	19
North Reading	9	-47.1%	\$600,000	118.2%	13	13	26	73.3%	17	\$275,000	20	18	15
Reading	27	-20.6%	\$625,000	11.2%	16	22	23	-52.1%	34	\$562,000	21	31	48
Stoneham	23	-20.7%	\$391,000	5.7%	13	13	5	-79.2%	29	\$370,000	20	27	24
Wakefield	23	-37.8%	\$565,000	17.7%	21	25	19	-42.4%	37	\$479,900	13	32	33
Wilmington	1		\$415,000		16	9	6		5	\$609,900	12	2	2
Winchester	32	39.1%	\$715,000	-10.6%	24	22	21	-8.7%	23	\$800,000	22	19	23
Woburn	30	-23.1%	\$500,000	5.3%	15	37	35	0.0%	39	\$475,000	19	35	35

Eastern Middlesex	293	-12.5%	\$560,000	10.9%	19	251	251	-21.1%	335	\$505,000	19	286	318
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Southern Norfolk

Condominium

Quarter 3, 2022

Quarter 3, 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									2	\$422,500			
Bellingham	15	-21.1%	\$420,000	18.6%	15	14	6	-14.3%	19	\$354,000	16	22	7
Canton	26	-50.9%	\$490,250	-2.0%	18	33	30	-30.2%	53	\$500,000	28	28	43
Foxboro	14	133.3%	\$623,601	64.2%	19	16	9	125.0%	6	\$379,750	17	4	4
Franklin	21	-38.2%	\$365,000	0.7%	16	26	15	-37.5%	34	\$362,500	21	34	24
Mansfield	14	-26.3%	\$225,000	5.2%	16	18	11	-15.4%	19	\$213,900	20	24	13
Norfolk	12	71.4%	\$642,500	-0.6%	35	4	10	-28.6%	7	\$646,320	18	9	14
Norwood	19	-50.0%	\$355,000	-17.2%	23	21	15	-16.7%	38	\$428,750	21	26	18
Randolph	11	-8.3%	\$400,000	42.4%	18	15	13	-27.8%	12	\$281,000	17	12	18
Sharon	7	-46.2%	\$315,000	-39.4%	19	7	4	-63.6%	13	\$520,000	42	11	11
Stoughton	18	-48.6%	\$386,000	26.1%	14	24	16	-27.3%	35	\$306,000	20	29	22
Walpole	43	-17.3%	\$508,635	12.1%	16	23	31	-6.1%	52	\$453,748	16	39	33
Westwood	9	-18.2%	\$1,204,771	13.2%	24	5	14	250.0%	11	\$1,064,617	28	6	4
Wrentham	10	150.0%	\$570,693	118.5%	26	5	11	-42.1%	4	\$261,250	30	11	19

Southern Norfolk	219	-28.2%	\$456,090	9.9%	17	211	186	-19.1%	305	\$415,000	20	255	230
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Metro Boston

Multi-Family

Quarter 3, 2022

Quarter 3, 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	16	-5.9%	\$1,225,000	-0.5%	14	10	11	-15.4%	17	\$1,231,000	7	14	13
Belmont	17	21.4%	\$1,150,000	0.9%	22	10	14	0.0%	14	\$1,140,000	13	18	14
Boston	192	-18.6%	\$1,075,000	1.7%	31	186	429	13.8%	236	\$1,057,250	24	191	377
Brookline	5	-50.0%	\$1,889,062	-11.5%	15	3	8	-27.3%	10	\$2,135,000	15	7	11
Cambridge	34	21.4%	\$2,180,000	28.3%	29	23	41	5.1%	28	\$1,699,500	30	28	39
Chelsea	14	-22.2%	\$807,500	2.5%	15	15	23	-11.5%	18	\$787,500	25	17	26
Dedham	6	20.0%	\$760,000	4.8%	37	5	9	12.5%	5	\$725,000	8	7	8
Everett	24	-36.8%	\$817,500	3.2%	23	31	42	7.7%	38	\$792,500	21	43	39
Milton	5	25.0%	\$950,000	10.1%	11	4	7	-12.5%	4	\$862,500	22	5	8
Newton	18	-30.8%	\$1,344,500	0.5%	24	13	23	-14.8%	26	\$1,337,500	40	19	27
Revere	46	-16.4%	\$825,000	5.9%	21	38	42	31.3%	55	\$779,000	20	32	32
Somerville	38	-46.5%	\$1,202,500	-3.9%	27	41	81	-10.0%	71	\$1,251,000	20	47	90
Waltham	10	-52.4%	\$872,790	-5.6%	11	11	21	31.3%	21	\$925,000	21	9	16
Watertown	15	-16.7%	\$1,000,000	7.2%	24	9	18	-10.0%	18	\$932,500	22	22	20
Winthrop	9	0.0%	\$800,000	-1.2%	27	8	10	-58.3%	9	\$810,000	19	12	24

Metro Boston	449	-21.2%	\$1,050,000	2.2%	25	407	779	4.7%	570	\$1,027,500	21	471	744
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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



GBAR Real Estate Rewind

Q3, 2022

Central Middlesex

Multi-Family

Quarter 3, 2022

Quarter 3, 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									1	\$1,050,000	18	1	2
Bedford									2	\$687,000	18	1	1
Concord	3		\$925,000		14	1	3		3	\$720,000			
Hudson	3	-50.0%	\$589,900	10.3%	17	2	4	-33.3%	6	\$535,000	21	6	6
Lexington									1	\$950,000	23	2	1
Lincoln	1		\$430,000										
Maynard	4	-55.6%	\$420,500	-15.9%	9	4	4	100.0%	9	\$499,900	13	7	2
Stow	1		\$414,000						2	\$513,000			
Wayland	2		\$794,950		20	2	1						
Weston													

Central Middlesex	14	-41.7%	\$555,950	0.2%	14	9	19	11.8%	24	\$555,000	18	17	17
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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



GBAR Real Estate Rewind

Q3, 2022

Metro West

Multi-Family

Quarter 3, 2022

Quarter 3, 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%	\$774,950	39.6%	39	2	3	-25.0%	2	\$555,000	18	2	4
Framingham	9	-35.7%	\$710,000	15.6%	16	9	12	20.0%	14	\$614,000	24	11	10
Holliston	1		\$460,000		11	1							
Hopkinton									1	\$750,000			
Medfield													
Medway	2		\$457,500		20	3	2						
Millis	1		\$735,000		30	4	4	0.0%					
Natick	2	-66.7%	\$925,000	37.5%	16	2	6	-33.3%	6	\$672,700	33	8	9
Needham	1	0.0%	\$2,005,000	90.6%					1	\$1,052,000	18	1	1
Wellesley													

Metro West	18	-25.0%	\$742,500	18.8%	21	22	30	-11.8%	24	\$625,000	22	28	34
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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



GBAR Real Estate Rewind

Q3, 2022

Eastern Middlesex

Multi-Family

Quarter 3, 2022

Quarter 3, 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	29	-19.4%	\$860,000	0.9%	21	20	37	-14.0%	36	\$852,000	21	42	43
Medford	30	7.1%	\$1,020,000	6.4%	20	26	22	-18.5%	28	\$958,250	18	24	27
Melrose	8	-11.1%	\$940,000	7.2%	16	10	6	-14.3%	9	\$877,000	19	6	7
North Reading									1	\$680,000			
Reading	8		\$783,500		28	6	5		5	\$757,500	22	4	4
Stoneham	4	-33.3%	\$775,000	2.0%	21	1	3	0.0%	6	\$760,000	28	4	3
Wakefield	6	-62.5%	\$742,500	-6.6%	23	6	8	-20.0%	16	\$795,000	16	14	10
Wilmington									1	\$625,000			
Winchester	1	-75.0%	\$836,400	-20.0%	1	1	3		4	\$1,045,000	19	5	7
Woburn	9	-18.2%	\$815,000	28.4%	24	8	5	-68.8%	11	\$635,000	21	8	16

Eastern Middlesex	95	-18.8%	\$873,000	2.7%	21	78	90	-25.6%	117	\$850,000	19	107	121
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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



GBAR Real Estate Rewind

Q3, 2022

Southern Norfolk

Multi-Family

Quarter 3, 2022

Quarter 3, 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	0.0%	\$749,900	18.1%	3	1	1		1	\$635,000	27	4	4
Bellingham	2	-33.3%	\$440,000	31.3%	11	1	1	-83.3%	3	\$335,000	18	7	6
Canton	1		\$680,000		25	2	1	-80.0%	2	\$610,500	14	2	5
Foxboro	4		\$680,000		38	2	3		4	\$874,500	52	2	5
Franklin	2	-50.0%	\$547,450	4.9%	23	3	2		4	\$522,000	57	3	12
Mansfield	5	66.7%	\$635,000	8.6%	9	3	3	200.0%	3	\$585,000	15	3	1
Norfolk													
Norwood	7	75.0%	\$775,000	8.4%	15	9	8	-11.1%	4	\$715,000	43	5	9
Randolph	4	-33.3%	\$677,500	5.0%	29	5	6	50.0%	6	\$645,450	11	4	4
Sharon	1		\$880,000						2	\$597,500	16	1	1
Stoughton	1	-66.7%	\$550,000	-26.7%	65	2	3	-75.0%	3	\$750,000	22	9	12
Walpole									3	\$625,000	40	2	3
Westwood	1		\$1,490,000		13	2	1	0.0%	2	\$2,020,000			
Wrentham									2	\$627,500	10	1	2

Southern Norfolk	29	-25.6%	\$645,000	-0.8%	20	32	31	-52.3%	39	\$650,000	21	43	65
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Adjacent Communities ▾ Single Family ▾

Quarter 3, 2022

Quarter 3, 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	118	-9.2%	\$473,000	9.4%	21	96	86	-10.4%	130	\$432,500	19	102	96
Berlin	13	-13.3%	\$680,000	-6.2%	24	11	18	80.0%	15	\$725,000	20	10	10
Billerica	92	-31.9%	\$625,050	4.2%	20	97	100	-3.9%	135	\$600,000	19	140	104
Bolton	28	7.7%	\$950,000	10.1%	20	17	14	-36.4%	26	\$862,500	16	24	22
Braintree	81	-13.8%	\$700,000	5.0%	21	72	49	-22.2%	94	\$666,450	18	81	63
Brockton	199	-10.8%	\$440,000	7.3%	21	191	192	8.5%	223	\$410,000	20	230	177
Carlisle	9	-66.7%	\$1,325,000	1.9%	21	13	17	-43.3%	27	\$1,300,000	17	21	30
Chelmsford	96	0.0%	\$630,000	0.8%	20	85	82	41.4%	96	\$625,000	18	83	58
Easton	64	-20.0%	\$700,000	13.4%	26	65	82	30.2%	80	\$617,500	21	64	63
Harvard	21	-36.4%	\$895,000	9.8%	19	14	27	-3.6%	33	\$815,000	22	27	28
Littleton	41	5.1%	\$735,000	21.5%	26	33	31	3.3%	39	\$605,000	20	35	30
Lynnfield	38	-11.6%	\$902,500	8.7%	20	23	28	-15.2%	43	\$830,000	17	37	33
Marlborough	95	4.4%	\$545,000	12.4%	20	81	59	-41.6%	91	\$484,900	20	82	101
Milford	67	-4.3%	\$525,000	10.0%	20	46	41	-18.0%	70	\$477,500	17	67	50
North Attleboro	71	-28.3%	\$551,000	-0.7%	20	71	64	-4.5%	99	\$555,000	20	78	67
Northborough	56	-3.5%	\$647,500	6.9%	21	37	32	-25.6%	58	\$605,875	20	56	43
Plainville	17	-48.5%	\$548,000	-3.9%	19	22	22	69.2%	33	\$570,000	21	25	13
Quincy	130	-11.6%	\$685,000	14.2%	21	114	120	-10.5%	147	\$600,000	19	127	134
Saugus	80	9.6%	\$627,000	12.0%	20	85	71	39.2%	73	\$560,000	17	60	51
Southborough	37	-39.3%	\$985,000	13.2%	32	32	39	-13.3%	61	\$870,000	20	40	45
Tewksbury	87	-15.5%	\$615,000	6.0%	20	63	65	-1.5%	103	\$580,000	18	99	66
Upton	21	-27.6%	\$715,000	12.6%	22	22	18	-35.7%	29	\$635,000	19	24	28
Westborough	57	3.6%	\$720,000	-2.4%	27	40	50	19.1%	55	\$738,000	19	47	42
Westford	83	2.5%	\$840,000	10.5%	18	69	57	-19.7%	81	\$760,000	17	69	71
Adjacent Communities	1,601	-13.0%	\$614,000	6.8%	21	1,399	1,364	-4.3%	1,841	\$575,000	19	1,628	1,425
GBAR	3,946	-12.5%	\$810,000	4.5%	20	3,150	3,461	0.0%	4,512	\$775,000	19	3,530	3,460

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®



GBAR Real Estate Rewind

Q3, 2022

Adjacent Communities ▾ Condominium ▾

Quarter 3, 2022

Quarter 3, 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	24	-11.1%	\$297,500	14.0%	21	24	25	0.0%	27	\$261,000	16	27	25
Berlin	11	266.7%	\$527,900	18.6%	23	5	8	-11.1%	3	\$445,000	44	6	9
Billerica	14	-46.2%	\$435,000	10.8%	15	22	14	-26.3%	26	\$392,500	14	28	19
Bolton	3		\$645,000		7	4	1		2	\$639,499	75	2	5
Braintree	21	-46.2%	\$479,000	14.1%	17	23	27	-35.7%	39	\$420,000	21	33	42
Brockton	24	4.4%	\$232,750	-3.0%	19	27	26	8.3%	23	\$239,900	22	25	24
Carlisle	1		\$750,000		18	2	3	-25.0%					
Chelmsford	39	-45.1%	\$425,000	18.4%	21	38	23	-45.2%	71	\$359,000	16	56	42
Easton	33	-10.8%	\$333,000	4.1%	15	25	17	-22.7%	37	\$320,000	17	28	22
Harvard	1	-66.7%	\$595,000	17.1%	47	1	7	-30.0%	3	\$508,100			
Littleton	3		\$695,000		14	3	2	-33.3%	1	\$430,000	31	3	3
Lynnfield	2	-66.7%	\$524,000	-22.9%	31	2	4		6	\$680,000	12	7	1
Marlborough	33	-19.5%	\$400,000	17.7%	19	25	22	-8.3%	41	\$340,000	12	30	24
Milford	19	-24.0%	\$330,000	-8.1%	18	17	18	12.5%	25	\$359,000	16	30	16
North Attleboro	25	-19.4%	\$250,000	-10.7%	14	18	10	-44.4%	31	\$280,000	19	30	18
Northborough	17	41.7%	\$480,000	28.9%	22	13	14	-12.5%	12	\$372,500	28	14	16
Plainville	11	-8.3%	\$405,000	20.0%	19	7	5	66.7%	12	\$337,500	21	10	3
Quincy	82	-53.9%	\$434,850	6.1%	20	87	103	-29.9%	178	\$410,000	21	149	147
Saugus	15	0.0%	\$504,000	12.0%	15	13	8	-27.3%	15	\$450,000	17	11	11
Southborough	3		\$690,000		21	1	4	-20.0%	7	\$480,000	18	5	5
Tewksbury	38	11.8%	\$464,400	14.8%	18	34	20	5.3%	34	\$404,500	17	35	19
Upton	13	30.0%	\$641,275	19.2%	40	3	18	38.5%	10	\$538,155	17	6	13
Westborough	41	32.3%	\$436,440	23.6%	24	29	23	-20.7%	31	\$353,025	16	37	29
Westford	26	-7.1%	\$562,000	24.8%	20	19	17	-15.0%	28	\$450,500	16	26	20
Adjacent Communities	499	-24.6%	\$416,500	12.6%	19	442	419	-20.5%	662	\$370,000	18	603	527
GBAR	2,856	-28.4%	\$659,000	4.6%	22	2,354	3,897	-12.0%	3,989	\$630,000	21	3,092	4,428

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



GBAR Real Estate Rewind

Q3, 2022

Adjacent Communities ▾ Multi-Family ▾

Quarter 3, 2022

Quarter 3, 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	17	-45.2%	\$525,000	10.5%	20	21	29	16.0%	31	\$475,000	18	34	25
Billerica	2		\$843,950		42	4	3	0.0%	4	\$577,000	66	2	3
Braintree	2		\$774,950						5	\$780,000	59	3	9
Brockton	43	-14.0%	\$700,000	8.5%	42	54	76	8.6%	50	\$645,000	27	44	70
Chelmsford	3		\$725,000		18	3	3	-50.0%	3	\$611,000	8	2	6
Easton	2	-33.3%	\$930,000	53.7%	20	2	2	-75.0%	3	\$605,000	34	3	8
Littleton	1		\$1,075,000						1	\$557,000			
Marlborough	11	-26.7%	\$580,000	-3.3%	33	10	16	14.3%	15	\$600,000	24	15	14
Milford	7	-58.8%	\$550,000	10.0%	25	9	5	-50.0%	17	\$500,000	17	12	10
North Attleboro	4	-73.3%	\$579,000	10.3%	35	7	12	-33.3%	15	\$525,000	22	15	18
Northborough													
Plainville	1		\$660,000										
Quincy	24	-57.1%	\$855,000	3.3%	21	27	37	-32.7%	56	\$827,500	22	48	55
Saugus	8	0.0%	\$932,500	23.5%	17	6	5	-28.6%	8	\$755,000	12	4	7
Southborough	1		\$675,000										
Tewksbury	1		\$490,000										
Upton													
Westborough	2		\$787,500		15	1	3	50.0%	3	\$630,000	20	2	2
Westford									2	\$627,500	40	3	5

Adjacent Communities	129	-39.4%	\$699,900	9.4%	29	147	199	-16.7%	213	\$640,000	22	190	239
GBAR	605	-21.8%	\$965,000	1.9%	23	548	949	-3.3%	774	\$947,500	21	666	981

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

©2020 North Leaf Solutions LLC as [Domus Analytics](#), under license for Greater Boston Association of REALTORS®