



GBAR Real Estate Rewind

Q1, 2023

Metro Boston

Single Family

Quarter 1, 2023

Quarter 1, 2022

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	33	-25.0%	\$1,190,000	8.2%	9	40	29	3.6%	44	\$1,100,000	8	53	28
Belmont	20	-4.8%	\$1,397,500	-6.8%	17	28	29	45.0%	21	\$1,500,000	9	22	20
Boston	140	-22.7%	\$708,000	-5.6%	22	171	220	8.4%	181	\$750,000	18	200	203
Brookline	9	-55.0%	\$2,450,000	-2.0%	10	19	47	46.9%	20	\$2,500,000	9	23	32
Cambridge	18	-14.3%	\$1,837,000	24.5%	22	23	49	63.3%	21	\$1,475,000	13	20	30
Chelsea	3	-62.5%	\$555,000	-4.7%	26	4	8	60.0%	8	\$582,500	14	9	5
Dedham	28	-30.0%	\$587,500	-16.1%	21	27	30	-18.9%	40	\$700,000	13	48	37
Everett	9	-40.0%	\$590,000	-2.8%	21	17	13	333.3%	15	\$607,000	8	13	3
Milton	26	-42.2%	\$907,000	18.6%	15	33	32	-11.1%	45	\$765,000	13	46	36
Newton	60	-24.1%	\$1,460,000	-4.6%	15	109	147	56.4%	79	\$1,530,000	12	110	94
Revere	25	-21.9%	\$589,000	5.2%	22	32	24	-7.7%	32	\$560,000	16	37	26
Somerville	12	-20.0%	\$907,500	-24.4%	41	13	16	33.3%	15	\$1,200,000	18	14	12
Waltham	46	12.2%	\$764,950	-2.6%	20	41	45	40.6%	41	\$785,000	14	45	32
Watertown	11	0.0%	\$934,000	18.2%	10	8	15	66.7%	11	\$790,000	12	15	9
Winthrop	8	-33.3%	\$671,250	21.5%	48	13	16	-5.9%	12	\$552,500	47	12	17

Metro Boston	448	-23.4%	\$858,750	1.0%	19	578	720	23.3%	585	\$850,000	14	667	584
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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

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GBAR Real Estate Rewind

Q1, 2023

Central Middlesex

Single Family

Quarter 1, 2023

Quarter 1, 2022

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	16	-38.5%	\$905,500	21.2%	15	21	24	-7.7%	26	\$747,000	14	35	26
Bedford	13	-35.0%	\$825,000	-11.8%	16	19	21	31.3%	20	\$935,500	9	20	16
Boxborough	9	0.0%	\$700,000	-26.3%	19	9	7	40.0%	9	\$950,000	14	8	5
Concord	24	-17.2%	\$1,588,225	5.9%	23	34	46	48.4%	29	\$1,500,000	12	40	31
Hudson	18	-18.2%	\$492,500	-2.2%	19	21	22	-8.3%	22	\$503,750	16	28	24
Lexington	34	-19.1%	\$2,135,750	30.4%	19	55	78	50.0%	42	\$1,638,000	12	59	52
Lincoln	10	66.7%	\$1,224,000	-18.9%	24	16	12	140.0%	6	\$1,510,000	19	3	5
Maynard	9	-64.0%	\$530,000	1.0%	14	13	4	-60.0%	25	\$525,000	16	19	10
Stow	14	40.0%	\$677,500	-37.2%	21	13	14	7.7%	10	\$1,078,000	14	16	13
Sudbury	22	-33.3%	\$1,094,500	0.4%	18	37	43	-2.3%	33	\$1,090,000	14	63	44
Wayland	13	-43.5%	\$870,000	2.4%	16	19	17	-15.0%	23	\$850,000	10	22	20
Weston	22	0.0%	\$1,727,500	-33.6%	20	29	64	56.1%	22	\$2,600,000	15	33	41

Central Middlesex	204	-23.6%	\$1,090,000	13.0%	19	286	352	22.7%	267	\$965,000	14	346	287
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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GBAR Real Estate Rewind

Q1, 2023



Metro West

Single Family

Quarter 1, 2023

Quarter 1, 2022

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	12	-47.8%	\$642,500	-6.9%	14	13	11	-38.9%	23	\$690,000	14	28	18
Dover	8	-55.6%	\$1,330,000	-10.7%	26	14	26	136.4%	18	\$1,490,000	15	21	11
Framingham	51	-42.1%	\$635,550	11.6%	9	61	39	-15.2%	88	\$569,750	10	99	46
Holliston	24	-40.0%	\$588,000	-0.3%	18	32	16	-33.3%	40	\$590,000	12	45	24
Hopkinton	20	-13.0%	\$827,260	12.6%	30	29	43	104.8%	23	\$735,000	16	38	21
Medfield	8	-50.0%	\$955,000	20.9%	18	17	26	85.7%	16	\$790,000	15	23	14
Medway	13	-48.0%	\$621,000	-2.6%	54	23	32	190.9%	25	\$637,500	17	22	11
Millis	5	-64.3%	\$560,000	-0.4%	20	15	20	42.9%	14	\$562,000	19	19	14
Natick	29	-43.1%	\$792,500	-3.9%	20	47	57	18.8%	51	\$825,000	14	73	48
Needham	44	25.7%	\$1,350,000	-5.9%	16	40	54	46.0%	35	\$1,435,000	12	68	37
Sherborn	7	-12.5%	\$1,100,000	26.6%	7	3	12	9.1%	8	\$869,000	8	17	11
Wellesley	39	-30.4%	\$1,850,000	0.8%	12	62	61	38.6%	56	\$1,835,500	8	78	44

Metro West	260	-34.5%	\$866,250	13.2%	18	356	397	32.8%	397	\$765,000	12	531	299
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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GBAR Real Estate Rewind

Q1, 2023

Eastern Middlesex

Single Family

Quarter 1, 2023

Quarter 1, 2022

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	22	-12.0%	\$785,000	9.8%	21	35	51	112.5%	25	\$715,000	19	21	24
Malden	25	-34.2%	\$620,000	5.1%	15	26	12	-61.3%	38	\$590,000	12	40	31
Medford	42	-14.3%	\$690,000	-13.9%	22	47	30	-14.3%	49	\$801,000	13	48	35
Melrose	31	6.9%	\$735,000	-13.5%	13	24	26	8.3%	29	\$850,000	12	44	24
North Reading	22	57.1%	\$652,500	-31.3%	15	21	20	25.0%	14	\$950,000	14	22	16
Reading	28	-12.5%	\$760,000	-5.8%	19	35	33	0.0%	32	\$807,000	12	49	33
Stoneham	20	-4.8%	\$717,500	-1.0%	16	25	14	75.0%	21	\$725,000	9	19	8
Wakefield	25	-10.7%	\$690,000	5.7%	15	30	32	33.3%	28	\$653,000	10	34	24
Wilmington	36	2.9%	\$645,000	4.4%	17	48	24	-11.1%	35	\$618,000	18	51	27
Winchester	15	-53.1%	\$1,200,000	-20.0%	21	31	41	-10.9%	32	\$1,499,000	15	37	46
Woburn	45	-13.5%	\$610,000	-2.5%	20	39	31	10.7%	52	\$625,500	15	52	28

Eastern Middlesex	311	-12.4%	\$687,800	-5.8%	18	361	314	6.1%	355	\$730,000	13	417	296
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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GBAR Real Estate Rewind

Q1, 2023

Southern Norfolk

Single Family

Quarter 1, 2023

Quarter 1, 2022

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	9	-10.0%	\$540,000	8.8%	13	7	5	-44.4%	10	\$496,500	13	8	9
Bellingham	26	-16.1%	\$472,500	5.0%	22	36	36	63.6%	31	\$450,000	20	35	22
Canton	26	-21.2%	\$800,000	0.0%	22	31	21	-22.2%	33	\$800,000	20	33	27
Foxboro	19	-5.0%	\$586,000	-8.5%	23	20	20	-4.8%	20	\$640,500	17	17	21
Franklin	29	-32.6%	\$535,000	3.3%	16	29	28	-9.7%	43	\$518,000	14	46	31
Mansfield	16	-36.0%	\$752,500	26.5%	14	22	13	-7.1%	25	\$595,000	15	26	14
Norfolk	19	-5.0%	\$739,900	5.3%	31	22	29	3.6%	20	\$702,667	17	22	28
Norwood	23	-30.3%	\$570,500	-14.9%	17	32	22	-12.0%	33	\$670,000	15	43	25
Randolph	40	-7.0%	\$500,000	-5.7%	23	41	28	-30.0%	43	\$530,000	20	45	40
Sharon	25	-34.2%	\$630,500	-4.8%	20	22	26	23.8%	38	\$662,500	17	30	21
Stoughton	37	-14.0%	\$530,000	1.0%	27	37	35	20.7%	43	\$525,000	16	43	29
Walpole	25	-16.7%	\$685,000	9.2%	17	27	24	-7.7%	30	\$627,500	16	28	26
Westwood	21	75.0%	\$1,090,000	15.7%	20	32	32	28.0%	12	\$942,500	8	19	25
Wrentham	11	-35.3%	\$560,000	10.9%	20	17	38	90.0%	17	\$505,000	12	18	20

Southern Norfolk	326	-18.1%	\$589,500	-1.3%	20	375	357	5.6%	398	\$597,000	17	413	338
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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GBAR Real Estate Rewind

Q1, 2023

Metro Boston

Condominium

Quarter 1, 2023

Quarter 1, 2022

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	53	29.3%	\$890,000	9.2%	18	53	35	2.9%	41	\$815,000	9	58	34
Belmont	10	-28.6%	\$900,000	43.4%	13	11	10	-44.4%	14	\$627,500	15	16	18
Boston	700	-25.4%	\$719,450	3.2%	24	825	1,461	-14.5%	938	\$697,000	20	1,299	1,709
Brookline	63	-31.5%	\$806,000	-17.3%	22	84	118	13.5%	92	\$975,177	19	108	104
Cambridge	84	-11.6%	\$987,500	14.2%	21	111	140	8.5%	95	\$865,000	17	125	129
Chelsea	12	-62.5%	\$477,500	18.6%	15	19	44	29.4%	32	\$402,500	21	36	34
Dedham	11	37.5%	\$539,000	-27.9%	20	7	6	-14.3%	8	\$747,500	23	10	7
Everett	13	-51.8%	\$345,000	-21.6%	19	14	8	-57.9%	27	\$440,000	17	20	19
Milton	6	0.0%	\$742,500	-44.7%	58	16	27	58.8%	6	\$1,342,500	59	12	17
Newton	35	-37.5%	\$918,500	1.8%	29	58	104	89.1%	56	\$902,500	14	63	55
Revere	17	-46.9%	\$415,000	-8.3%	22	15	9	-70.0%	32	\$452,500	20	24	30
Somerville	65	-19.8%	\$900,000	5.3%	24	93	187	52.0%	81	\$855,000	19	103	123
Waltham	30	-23.1%	\$626,750	22.3%	18	30	18	-43.8%	39	\$512,500	16	41	32
Watertown	31	-42.6%	\$745,000	12.6%	17	51	45	28.6%	54	\$661,500	18	56	35
Winthrop	18	0.0%	\$505,000	-3.3%	26	20	16	-36.0%	18	\$522,000	27	20	25

Metro Boston	1,148	-25.1%	\$750,000	6.8%	22	1,407	2,228	-6.0%	1,533	\$702,000	19	1,991	2,371
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Central Middlesex

Condominium

Quarter 1, 2023

Quarter 1, 2022

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	12	-14.3%	\$370,500	50.9%	11	14	4	-50.0%	14	\$245,500	11	21	8
Bedford	4	-63.6%	\$826,250	2.8%	20	5	4	-69.2%	11	\$803,500	12	18	13
Boxborough	10	-16.7%	\$243,500	23.0%	11	11	15	-16.7%	12	\$198,000	28	13	18
Concord	8	100.0%	\$603,275	-15.7%	15	12	12	50.0%	4	\$715,750	16	8	8
Hudson	20	42.9%	\$390,000	33.1%	15	35	33	73.7%	14	\$293,000	12	12	19
Lexington	11	-26.7%	\$592,500	-57.7%	12	9	7	-12.5%	15	\$1,399,900	15	16	8
Lincoln	3	-25.0%	\$418,500	-33.0%	42	4	6	200.0%	4	\$625,000	17	4	2
Maynard	6	-45.5%	\$404,500	-5.9%	18	10	4	-50.0%	11	\$430,000	15	11	8
Stow	7	133.3%	\$527,000	31.8%	29	7	2		3	\$400,000	13	4	
Sudbury	11	1,000.0%	\$800,000	230.6%	18	7	29	93.3%	1	\$242,000	24	8	15
Wayland	5	25.0%	\$545,000	-25.7%	57	4	4	-42.9%	4	\$733,750	15	10	7
Weston	5		\$687,500		13	8	4	-55.6%					

Central Middlesex	102	9.7%	\$491,356	5.7%	16	126	124	7.8%	93	\$465,000	15	128	115
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Metro West

Condominium

Quarter 1, 2023

Quarter 1, 2022

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	15	25.0%	\$539,900	8.0%	14	18	12	140.0%	12	\$500,000	9	20	5
Dover									1	\$575,000	15	1	
Framingham	49	22.5%	\$364,900	33.0%	14	28	20	-31.0%	40	\$274,300	14	27	29
Holliston	5	66.7%	\$215,000	-66.0%	5	8	2	-50.0%	3	\$632,000	18	11	4
Hopkinton	11	-35.3%	\$458,000	-36.5%	13	15	7	-30.0%	17	\$721,000	14	19	10
Medfield	5	-37.5%	\$810,000	46.4%	17	4	9	125.0%	8	\$553,450	19	10	4
Medway	6	-25.0%	\$739,649	95.9%	30	6	14	100.0%	8	\$377,500	32	8	7
Millis	11	-26.7%	\$897,210	51.3%	99	15	21	-27.6%	15	\$592,900	20	15	29
Natick	23	-8.0%	\$705,000	47.2%	13	25	10	-37.5%	25	\$479,000	8	29	16
Needham	12	20.0%	\$1,190,000	58.1%	27	9	7	-41.7%	10	\$752,500	12	11	12
Sherborn	3	0.0%	\$832,300	51.3%	27	2	5	400.0%	3	\$550,000	141	3	1
Wellesley	3	-57.1%	\$989,000	-1.1%	23	9	22	-8.3%	7	\$1,000,000	20	19	24

Metro West	143	-4.0%	\$578,000	12.2%	17	139	129	-8.5%	149	\$515,000	15	173	141
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Eastern Middlesex

Condominium

Quarter 1, 2023

Quarter 1, 2022

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	2	-33.3%	\$558,500	-4.5%	20	4	7	600.0%	3	\$585,000	14	2	1
Malden	17	-10.5%	\$344,000	-18.1%	25	20	16	23.1%	19	\$420,000	20	24	13
Medford	47	-30.9%	\$630,000	0.0%	19	66	55	-9.8%	68	\$629,900	7	99	61
Melrose	12	-29.4%	\$543,000	15.8%	14	19	21	90.9%	17	\$469,000	23	11	11
North Reading	11	37.5%	\$469,995	8.5%	21	19	24	26.3%	8	\$433,013	16	22	19
Reading	16	-54.3%	\$813,100	15.8%	17	14	20	-20.0%	35	\$702,000	19	32	25
Stoneham	10	-16.7%	\$374,500	-11.4%	20	12	8	-20.0%	12	\$422,500	17	14	10
Wakefield	12	-50.0%	\$512,500	-3.0%	14	14	9	-47.1%	24	\$528,500	16	19	17
Wilmington	5		\$639,900		25	8	4	300.0%	3	\$635,000	15	2	1
Winchester	4	-66.7%	\$626,000	-28.2%	15	10	16	-15.8%	12	\$872,500	16	19	19
Woburn	20	-9.1%	\$526,750	7.6%	6	35	24	41.2%	22	\$489,742	19	21	17

Eastern Middlesex	156	-30.0%	\$550,000	-5.0%	18	221	204	5.1%	223	\$579,000	15	265	194
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Southern Norfolk

Condominium

Quarter 1, 2023

Quarter 1, 2022

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													
Bellingham	5	0.0%	\$360,000	0.0%	6	7	12	200.0%	5	\$360,000	19	4	4
Canton	38	-22.5%	\$582,480	8.9%	20	14	25	-7.4%	49	\$535,000	17	42	27
Foxboro	5	150.0%	\$360,000	-19.6%	14	9	10	233.3%	2	\$447,500	19	5	3
Franklin	14	-39.1%	\$270,000	-15.6%	20	16	16	23.1%	23	\$320,000	9	21	13
Mansfield	2	-80.0%	\$474,000	103.9%	16	6	4	-42.9%	10	\$232,500	7	17	7
Norfolk	2	-66.7%	\$610,000	-10.2%	24	12	16	23.1%	6	\$678,945	26	9	13
Norwood	15	36.4%	\$410,000	2.5%	22	12	18	157.1%	11	\$399,900	6	11	7
Randolph	15	-6.3%	\$338,632	14.3%	36	15	13	8.3%	16	\$296,250	16	12	12
Sharon	5	25.0%	\$325,000	-50.0%	19	4	3	50.0%	4	\$650,000	85	4	2
Stoughton	11	-45.0%	\$372,480	1.4%	17	19	21	75.0%	20	\$367,500	20	28	12
Walpole	27	58.8%	\$581,405	29.2%	20	15	15	-40.0%	17	\$450,000	8	33	25
Westwood	7	16.7%	\$849,900	-27.1%	26	10	15	36.4%	6	\$1,165,909	20	2	11
Wrentham	4	-42.9%	\$598,504	-15.2%	26	8	4	-76.5%	7	\$706,025	68	10	17

Southern Norfolk	150	-14.8%	\$476,797	9.4%	20	147	172	12.4%	176	\$436,000	15	198	153
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Metro Boston

Multi-Family

Quarter 1, 2023

Quarter 1, 2022

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	13	62.5%	\$1,105,000	1.9%	13	10	5	-37.5%	8	\$1,084,000	17	7	8
Belmont	4	-55.6%	\$1,151,500	-9.0%	23	5	9	350.0%	9	\$1,265,000	21	6	2
Boston	118	-21.3%	\$955,000	-8.2%	32	132	271	-4.6%	150	\$1,040,500	22	172	284
Brookline	6	200.0%	\$2,525,000	-6.4%	14	3	13	18.2%	2	\$2,697,500	22	5	11
Cambridge	9	-60.9%	\$1,875,000	11.6%	95	7	15	-57.1%	23	\$1,680,000	17	13	35
Chelsea	6	-57.1%	\$727,500	-4.9%	17	6	16	-5.9%	14	\$765,000	22	14	17
Dedham	1	-66.7%	\$740,000	-21.7%	16	1			3	\$945,000	10	1	4
Everett	18	-25.0%	\$765,000	-4.7%	25	16	18	-41.9%	24	\$802,500	21	25	31
Milton	1	-66.7%	\$900,000	-18.2%	25	2	1	-66.7%	3	\$1,100,000	14	5	3
Newton	9	-10.0%	\$1,475,000	31.8%	19	8	24	60.0%	10	\$1,119,000	21	11	15
Revere	20	-13.0%	\$755,000	-6.8%	28	21	21	-38.2%	23	\$810,000	20	18	34
Somerville	18	-52.6%	\$1,155,000	-4.2%	25	21	48	17.1%	38	\$1,205,000	18	38	41
Waltham	4	-55.6%	\$1,000,000	-7.4%	25	9	12	-25.0%	9	\$1,080,000	20	12	16
Watertown	11	-31.3%	\$997,000	5.0%	17	10	15	25.0%	16	\$950,000	14	13	12
Winthrop	3	-70.0%	\$1,050,000	29.6%	35	7	15	15.4%	10	\$810,000	18	8	13

Metro Boston	241	-29.5%	\$950,000	-7.2%	28	258	483	-8.2%	342	\$1,023,500	20	348	526
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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GBAR Real Estate Rewind

Q1, 2023



Central Middlesex

Multi-Family

Quarter 1, 2023

Quarter 1, 2022

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													
Bedford									1	\$725,000	7	2	1
Boxborough	1		\$610,000										
Concord	1		\$1,275,000						2	\$1,175,000	21	1	1
Hudson	1	-66.7%	\$531,000	22.1%	7	1	1	0.0%	3	\$435,000			
Lexington	1		\$865,000		44	2	1	-50.0%					
Lincoln	2		\$417,500										
Maynard									2	\$631,000	7	1	2
Stow													
Wayland	1		\$620,000										
Weston									1	\$950,000			

Central Middlesex	7	-22.2%	\$610,000	-15.9%	63	5	7	-36.4%	9	\$725,000	9	6	11
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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GBAR Real Estate Rewind

Q1, 2023



Metro West

Multi-Family

Quarter 1, 2023

Quarter 1, 2022

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	1	-50.0%	\$485,000	-31.1%	6	1	3	-50.0%	2	\$703,750	46	5	6
Framingham	3	-62.5%	\$795,000	16.5%	9	5	7	-12.5%	8	\$682,500	8	9	8
Holliston													
Hopkinton													
Medway	1		\$749,000		27	1	1	0.0%	1	\$450,000			
Millis	1		\$400,000										
Natick	2	-71.4%	\$802,500	5.7%	123	2	2	-50.0%	7	\$759,000	15	4	4
Needham	1		\$750,000		32	1	1		1	\$1,300,000	21	4	1
Wellesley													

Metro West	9	-52.6%	\$749,000	8.6%	27	11	16	-30.4%	19	\$690,000	20	25	23
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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GBAR Real Estate Rewind

Q1, 2023

Eastern Middlesex

Multi-Family

Quarter 1, 2023

Quarter 1, 2022

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	21	31.3%	\$752,000	-14.3%	16	17	13	-40.9%	16	\$877,500	12	17	22
Medford	11	-42.1%	\$1,050,000	7.7%	15	8	8	-50.0%	19	\$975,000	19	16	16
Melrose	4	33.3%	\$967,500	19.4%	14	3	4	-55.6%	3	\$810,000	27	4	9
North Reading													
Reading	1		\$745,000		86	1	2						
Stoneham	1	-75.0%	\$885,000	18.8%	15	4	1	-75.0%	4	\$745,000	15	6	4
Wakefield	2	-60.0%	\$827,500	-15.6%	47	2	3	0.0%	5	\$980,000	20	2	3
Wilmington													
Winchester	1	-75.0%	\$1,150,000	-5.9%					4	\$1,222,500	23	1	
Woburn	7	-53.3%	\$655,000	-12.7%	22	3	3	-50.0%	15	\$750,000	13	10	6

Eastern Middlesex	48	-27.3%	\$832,500	-5.4%	16	38	36	-41.0%	66	\$880,000	16	58	61
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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GBAR Real Estate Rewind

Q1, 2023

Southern Norfolk

Multi-Family

Quarter 1, 2023

Quarter 1, 2022

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%	\$640,000	50.6%	54	3	3		1	\$425,000			
Bellingham	2	100.0%	\$410,000	-15.5%	29	2	1	0.0%	1	\$485,000	18	1	1
Canton	2		\$690,000		20	1	2	0.0%					
Foxboro	3		\$620,000		20	3	2		1	\$650,000			
Franklin									2	\$624,900	21	3	1
Mansfield	4	33.3%	\$652,500	3.6%	24	3	2	100.0%	3	\$630,000			
Norfolk													
Norwood	7	-12.5%	\$795,000	4.3%	30	8	6	-25.0%	8	\$762,500	18	7	8
Randolph	1	-80.0%	\$600,000	-14.3%	21	1	2	-60.0%	5	\$700,000	54	5	5
Sharon													
Stoughton	2	-66.7%	\$850,000	29.5%	33	4	4	-33.3%	6	\$656,500	21	5	6
Walpole									2	\$598,500	10	3	1
Westwood													
Wrentham													

Southern Norfolk	22	-24.1%	\$682,500	2.3%	26	27	25	-10.7%	29	\$667,000	20	25	28
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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GBAR Real Estate Rewind

Q1, 2023

Adjacent Communities ▼ Single Family ▼

Quarter 1, 2023

Quarter 1, 2022

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	39	-31.6%	\$459,000	-0.2%	20	55	45	-22.4%	57	\$460,000	16	54	58
Berlin	3	-50.0%	\$476,000	4.4%	25	5	8	14.3%	6	\$456,000	100	7	7
Billerica	50	-24.2%	\$662,500	12.8%	20	48	36	-25.0%	66	\$587,500	15	78	48
Bolton	5	0.0%	\$625,000	-30.6%	21	13	13	-18.8%	5	\$900,000	18	9	16
Braintree	43	-4.4%	\$672,000	3.4%	19	46	37	-5.1%	45	\$650,000	17	49	39
Brockton	111	-30.6%	\$445,000	4.7%	22	131	115	-8.7%	160	\$425,000	19	157	126
Carlisle	8	-20.0%	\$1,222,500	-24.8%	17	10	12	71.4%	10	\$1,625,000	17	13	7
Chelmsford	37	-15.9%	\$600,000	-7.7%	17	30	22	-15.4%	44	\$650,000	10	55	26
Easton	31	-44.6%	\$630,000	-0.4%	22	30	39	-4.9%	56	\$632,500	19	43	41
Harvard	5	-37.5%	\$1,150,000	36.6%	18	3	13	44.4%	8	\$842,000	23	6	9
Littleton	16	-20.0%	\$660,000	-9.6%	26	18	14	7.7%	20	\$730,000	14	30	13
Lynnfield	9	-40.0%	\$921,000	-6.0%	15	14	24	166.7%	15	\$980,000	7	22	9
Marlborough	40	-13.0%	\$527,500	5.6%	19	37	35	45.8%	46	\$499,500	16	43	24
Milford	34	0.0%	\$491,250	7.1%	17	34	17	-32.0%	34	\$458,500	9	45	25
North Attleboro	31	-27.9%	\$527,615	-6.3%	22	32	37	8.8%	43	\$563,045	19	39	34
Northborough	18	-5.3%	\$594,000	-5.0%	19	21	13	-23.5%	19	\$625,000	19	32	17
Plainville	7	-30.0%	\$495,000	7.0%	14	7	6	0.0%	10	\$462,500	19	9	6
Quincy	66	32.0%	\$602,500	-6.1%	20	68	68	23.6%	50	\$641,500	16	46	55
Saugus	39	5.4%	\$597,000	-0.5%	20	39	36	44.0%	37	\$600,000	13	43	25
Southborough	13	-27.8%	\$950,000	15.4%	17	21	18	5.9%	18	\$823,100	11	25	17
Tewksbury	33	-21.4%	\$575,000	-11.9%	19	36	29	20.8%	42	\$652,500	13	54	24
Upton	11	-26.7%	\$674,999	-3.7%	21	17	16	14.3%	15	\$701,000	20	13	14
Westborough	13	-13.3%	\$620,000	3.3%	16	17	25	4.2%	15	\$600,000	15	21	24
Westford	19	-40.6%	\$717,000	-4.4%	17	38	29	7.4%	32	\$750,000	17	33	27
Adjacent Communities	681	-20.2%	\$565,000	-0.9%	20	770	707	2.3%	853	\$570,000	16	926	691
GBAR	1,549	-22.6%	\$749,000	-0.6%	19	1,956	2,140	18.6%	2,002	\$753,500	14	2,374	1,804

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GBAR Real Estate Rewind

Q1, 2023

Adjacent Communities ▼ Condominium ▼

Quarter 1, 2023

Quarter 1, 2022

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	15	-63.4%	\$315,900	-2.8%	17	16	9	-50.0%	41	\$325,000	19	38	18
Berlin	3	200.0%	\$754,000	57.1%	5	5	9	12.5%	1	\$480,000	24	5	8
Billerica	8	-42.9%	\$437,500	1.7%	18	8	2	-77.8%	14	\$430,050	15	15	9
Bolton	2		\$654,500		26	2	3						
Braintree	10	-44.4%	\$467,500	22.2%	18	11	11	0.0%	18	\$382,500	18	22	11
Brockton	17	-37.0%	\$248,000	11.7%	23	19	18	-28.0%	27	\$222,000	18	32	25
Carlisle													
Chelmsford	26	-7.1%	\$439,950	16.2%	18	23	23	-14.8%	28	\$378,750	15	38	27
Easton	17	0.0%	\$325,000	-5.8%	21	18	18	20.0%	17	\$345,000	19	18	15
Harvard	8	166.7%	\$717,625	19.6%	404	3	7	-22.2%	3	\$599,900	41	5	9
Littleton	1		\$682,500		18	2	2						
Lynnfield	3	50.0%	\$462,000	-65.8%	12	2	2	0.0%	2	\$1,350,000	21	2	2
Marlborough	12	0.0%	\$416,250	13.6%	15	21	14	16.7%	12	\$366,500	15	16	12
Milford	9	-35.7%	\$416,000	19.7%	19	11	10	0.0%	14	\$347,500	18	14	10
North Attleboro	13	-18.8%	\$300,000	8.6%	24	16	9	-10.0%	16	\$276,250	16	17	10
Northborough	8	-20.0%	\$310,750	-33.7%	17	7	4	-20.0%	10	\$469,000	17	8	5
Plainville	2	-75.0%	\$470,500	-17.1%	15	3			8	\$567,500	20	8	3
Quincy	67	-20.2%	\$425,000	-17.1%	16	102	85	16.4%	84	\$512,500	18	85	73
Saugus	8	14.3%	\$453,500	19.3%	19	9	4	33.3%	7	\$380,000	8	7	3
Southborough	2		\$444,950		8	2							
Tewksbury	14	-36.4%	\$422,000	-1.2%	20	26	23	15.0%	22	\$427,000	18	25	20
Upton	5	-50.0%	\$654,970	6.4%	24	8	17	54.6%	10	\$615,378	7	17	11
Westborough	20	81.8%	\$435,370	12.6%	42	14	27	3.9%	11	\$386,610	16	17	26
Westford	5	25.0%	\$499,990	35.1%	50	6	9	50.0%	4	\$370,000	15	10	6
Adjacent Communities	275	-21.2%	\$418,000	10.0%	19	334	308	-0.3%	349	\$380,000	17	404	309
GBAR	1,699	-21.9%	\$679,900	5.3%	21	2,040	2,857	-3.9%	2,174	\$646,000	18	2,755	2,974

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GBAR Real Estate Rewind

Q1, 2023

Adjacent Communities ▼ Multi-Family ▼

Quarter 1, 2023

Quarter 1, 2022

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	10	-41.2%	\$553,750	15.4%	24	12	14	0.0%	17	\$480,000	15	21	14
Berlin													
Billerica	2	100.0%	\$709,500	68.9%	18	2	2	100.0%	1	\$420,000	5	1	1
Bolton	1		\$400,000										
Braintree	2		\$617,500		30	2	3		6	\$1,035,000	23	3	1
Brockton	29	-27.5%	\$630,000	-5.6%	26	34	37	-32.7%	40	\$667,500	20	39	55
Chelmsford	1		\$700,000		18	3	4	0.0%					
Easton	2	-50.0%	\$632,000	9.2%	28	4	2	-33.3%	4	\$579,000	20	1	3
Littleton													
Marlborough	4	-60.0%	\$508,000	-14.3%	15	8	4	-42.9%	10	\$592,500	16	12	7
Milford	2	-50.0%	\$437,000	-18.1%	15	3	4	0.0%	4	\$533,750	8	5	4
North Attleboro	6	500.0%	\$560,000	0.9%	25	5	7	40.0%	1	\$555,000	7	5	5
Northborough									1	\$519,000	36	1	1
Plainville									3	\$556,000	18	4	2
Quincy	18	-18.2%	\$750,000	-11.8%	38	23	31	24.0%	22	\$850,000	15	26	25
Saugus	2	-66.7%	\$855,000	9.2%	17	1	2	-50.0%	6	\$783,000	21	5	4
Southborough									1	\$640,000	20	1	1
Tewksbury	1		\$790,000		0	1							
Upton									1	\$847,500			
Westborough													

Adjacent Communities	80	-31.6%	\$632,500	-1.2%	23	101	116	-11.5%	117	\$640,000	18	127	131
GBAR	327	-29.7%	\$914,000	-2.8%	26	339	567	-12.6%	465	\$940,000	20	462	649

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