



# GBAR Real Estate Rewind

## Q2, 2023

### Metro Boston

### Single Family

Quarter 2, 2023

Quarter 2, 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	59	-35.9%	\$1,110,000	-12.6%	9	73	49	-2.0%	92	\$1,270,500	7	107	50
Belmont	44	0.0%	\$1,572,604	-6.7%	15	55	42	7.7%	44	\$1,685,500	13	60	39
Boston	228	-27.6%	\$817,000	-3.3%	18	291	288	-26.5%	315	\$845,000	18	358	392
Brookline	43	2.4%	\$2,860,000	14.5%	16	62	84	55.6%	42	\$2,497,500	14	47	54
Cambridge	30	20.0%	\$2,150,000	2.4%	17	29	53	26.2%	25	\$2,100,000	12	34	42
Chelsea	4	-55.6%	\$565,500	-8.8%	9	7	4	-73.3%	9	\$620,000	21	10	15
Dedham	62	-27.1%	\$707,000	-3.4%	14	72	49	-32.9%	85	\$731,500	16	90	73
Everett	19	0.0%	\$615,000	6.6%	7	16	7	-72.0%	19	\$577,000	19	20	25
Milton	42	-45.5%	\$920,000	-8.0%	17	58	49	-38.8%	77	\$1,000,000	19	90	80
Newton	152	-15.6%	\$1,825,000	4.8%	20	195	211	14.1%	180	\$1,741,520	14	206	185
Revere	36	-25.0%	\$582,500	-5.0%	18	40	26	-35.0%	48	\$613,000	16	43	40
Somerville	18	28.6%	\$1,364,250	6.6%	18	24	25	-28.6%	14	\$1,279,750	15	16	35
Waltham	67	-28.0%	\$835,000	7.0%	19	77	62	-15.1%	93	\$780,000	14	101	73
Watertown	19	-9.5%	\$980,000	20.3%	14	21	10	-60.0%	21	\$815,000	12	21	25
Winthrop	16	-44.8%	\$711,625	1.7%	21	13	17	-37.0%	29	\$700,000	20	30	27

<b>Metro Boston</b>	<b>839</b>	<b>-23.2%</b>	<b>\$995,000</b>	<b>3.7%</b>	<b>16</b>	<b>1,033</b>	<b>976</b>	<b>-15.5%</b>	<b>1,093</b>	<b>\$960,000</b>	<b>15</b>	<b>1,233</b>	<b>1,155</b>
<b>GBAR</b>	<b>2,915</b>	<b>-23.8%</b>	<b>\$876,000</b>	<b>0.3%</b>	<b>15</b>	<b>3,505</b>	<b>2,862</b>	<b>-18.3%</b>	<b>3,826</b>	<b>\$873,500</b>	<b>14</b>	<b>4,375</b>	<b>3,502</b>

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

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# GBAR Real Estate Rewind

## Q2, 2023

### Central Middlesex

### Single Family

Quarter 2, 2023

Quarter 2, 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	46	-29.2%	\$899,000	-10.5%	13	67	39	-26.4%	65	\$1,005,000	11	93	53
Bedford	35	-18.6%	\$1,100,000	6.3%	14	46	32	45.5%	43	\$1,035,000	15	46	22
Boxborough	8	-27.3%	\$857,500	-22.1%	10	12	4	-60.0%	11	\$1,100,000	7	22	10
Concord	48	-11.1%	\$1,603,000	-5.0%	15	59	59	11.3%	54	\$1,687,500	15	62	53
Hudson	29	-27.5%	\$602,000	6.0%	15	41	33	-32.7%	40	\$567,725	17	54	49
Lexington	105	8.3%	\$1,688,000	2.3%	15	116	96	7.9%	97	\$1,650,000	15	117	89
Lincoln	13	-13.3%	\$1,623,000	-10.3%	14	15	19	11.8%	15	\$1,810,000	14	21	17
Maynard	18	-28.0%	\$626,250	13.9%	14	22	15	-48.3%	25	\$550,000	16	34	29
Stow	17	-41.4%	\$825,000	-4.6%	16	22	28	100.0%	29	\$865,000	15	26	14
Sudbury	57	-32.1%	\$1,260,000	-1.1%	20	61	55	-23.6%	84	\$1,274,500	18	83	72
Wayland	29	-21.6%	\$1,150,000	5.0%	9	40	39	-4.9%	37	\$1,095,000	14	62	41
Weston	46	4.6%	\$2,222,500	-2.1%	19	54	57	-16.2%	44	\$2,270,000	14	50	68

Central Middlesex	451	-17.1%	\$1,303,000	7.9%	15	555	476	-7.9%	544	\$1,207,700	14	670	517
GBAR	2,915	-23.8%	\$876,000	0.3%	15	3,505	2,862	-18.3%	3,826	\$873,500	14	4,375	3,502

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# GBAR Real Estate Rewind

## Q2, 2023

### Metro West

### Single Family

Quarter 2, 2023

Quarter 2, 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	24	-47.8%	\$686,250	9.8%	13	37	17	-41.4%	46	\$625,000	13	61	29
Dover	20	-25.9%	\$1,798,047	-1.8%	20	25	27	12.5%	27	\$1,831,000	15	24	24
Framingham	87	-41.2%	\$635,000	-2.3%	9	126	77	-33.6%	148	\$650,000	12	183	116
Holliston	44	-12.0%	\$732,500	7.7%	11	45	22	-47.6%	50	\$680,000	13	63	42
Hopkinton	50	-9.1%	\$869,500	-14.2%	15	65	51	13.3%	55	\$1,012,920	10	77	45
Medfield	39	-18.8%	\$853,000	-21.6%	16	51	29	-27.5%	48	\$1,087,500	14	64	40
Medway	36	24.1%	\$677,000	-0.6%	18	38	38	-7.3%	29	\$681,000	17	32	41
Millis	25	0.0%	\$650,000	2.4%	19	24	21	-8.7%	25	\$635,000	16	23	23
Natick	85	-11.5%	\$879,000	-7.5%	14	93	57	-24.0%	96	\$950,000	10	91	75
Needham	74	-28.2%	\$1,377,500	-11.1%	16	103	95	9.2%	103	\$1,550,000	14	101	87
Sherborn	15	-51.6%	\$1,109,000	-13.0%	8	22	13	-27.8%	31	\$1,275,000	7	28	18
Wellesley	78	-25.7%	\$1,917,500	-12.8%	9	89	68	15.3%	105	\$2,200,000	10	108	59

Metro West	577	-24.4%	\$915,000	-5.2%	14	718	515	-14.0%	763	\$965,000	13	855	599
GBAR	2,915	-23.8%	\$876,000	0.3%	15	3,505	2,862	-18.3%	3,826	\$873,500	14	4,375	3,502

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# GBAR Real Estate Rewind

**Q2, 2023**

## Eastern Middlesex

## Single Family

Quarter 2, 2023

Quarter 2, 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	56	21.7%	\$822,500	6.8%	20	51	47	2.2%	46	\$770,000	16	57	46
Malden	33	-52.2%	\$675,000	1.5%	12	39	23	-56.6%	69	\$665,000	15	79	53
Medford	65	-20.7%	\$875,000	0.9%	15	82	52	-26.8%	82	\$867,500	13	96	71
Melrose	54	-31.7%	\$877,500	-1.4%	14	53	44	-15.4%	79	\$890,000	12	90	52
North Reading	35	-25.5%	\$767,000	1.3%	13	48	26	-29.7%	47	\$757,000	14	56	37
Reading	49	-38.0%	\$900,000	5.1%	15	51	31	-47.5%	79	\$856,000	14	77	59
Stoneham	31	-29.5%	\$680,000	-7.8%	11	40	27	-25.0%	44	\$737,500	13	59	36
Wakefield	51	-28.2%	\$775,000	3.3%	15	59	47	11.9%	71	\$750,000	14	76	42
Wilmington	57	-25.0%	\$705,000	-3.8%	16	64	30	-49.2%	76	\$732,750	12	72	59
Winchester	56	-26.3%	\$1,552,500	1.0%	20	62	60	-3.2%	76	\$1,537,500	14	80	62
Woburn	57	-13.6%	\$680,000	-3.0%	14	64	43	-20.4%	66	\$701,000	14	71	54

Eastern Middlesex	544	-26.0%	\$800,500	0.1%	15	613	430	-24.7%	735	\$800,000	14	813	571
GBAR	2,915	-23.8%	\$876,000	0.3%	15	3,505	2,862	-18.3%	3,826	\$873,500	14	4,375	3,502

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# GBAR Real Estate Rewind

## Q2, 2023

### Southern Norfolk

### Single Family

Quarter 2, 2023

Quarter 2, 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	11	-38.9%	\$535,000	12.5%	14	15	2	-88.2%	18	\$475,500	21	21	17
Bellingham	47	-4.1%	\$500,000	9.4%	17	39	28	-34.9%	49	\$457,000	15	47	43
Canton	35	-20.5%	\$775,000	-3.7%	14	41	35	-18.6%	44	\$804,950	17	46	43
Foxboro	27	-35.7%	\$690,000	-2.1%	18	34	28	-15.2%	42	\$705,000	19	54	33
Franklin	60	-22.1%	\$696,250	0.2%	14	77	52	-7.1%	77	\$695,000	15	98	56
Mansfield	35	-14.6%	\$695,000	-2.1%	13	35	22	-18.5%	41	\$710,000	12	49	27
Norfolk	18	-52.6%	\$753,753	-2.7%	18	28	30	-30.2%	38	\$775,000	20	52	43
Norwood	54	-16.9%	\$660,000	-2.9%	14	61	29	-38.3%	65	\$680,000	16	61	47
Randolph	39	-47.3%	\$525,000	-4.6%	17	40	30	-58.3%	74	\$550,000	17	80	72
Sharon	39	-20.4%	\$870,000	2.4%	18	52	52	-21.2%	49	\$850,000	19	61	66
Stoughton	31	-54.4%	\$560,000	-3.5%	19	44	43	-30.7%	68	\$580,000	18	71	62
Walpole	40	-28.6%	\$700,000	-1.6%	14	54	46	-6.1%	56	\$711,500	15	74	49
Westwood	40	-9.1%	\$1,350,000	21.3%	18	32	31	-42.6%	44	\$1,113,000	14	55	54
Wrentham	28	7.7%	\$742,500	3.9%	18	34	37	-22.9%	26	\$715,000	17	35	48

Southern Norfolk	504	-27.1%	\$688,500	3.5%	16	586	465	-29.5%	691	\$665,000	16	804	660
GBAR	2,915	-23.8%	\$876,000	0.3%	15	3,505	2,862	-18.3%	3,826	\$873,500	14	4,375	3,502

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# GBAR Real Estate Rewind

## Q2, 2023

### Metro Boston

### Condominium

Quarter 2, 2023

Quarter 2, 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	62	-21.5%	\$835,500	3.5%	12	62	34	-42.4%	79	\$807,000	13	64	59
Belmont	16	-40.7%	\$794,000	-4.3%	14	20	20	25.0%	27	\$830,000	16	30	16
Boston	1,120	-31.5%	\$770,000	2.7%	21	1,247	1,868	-13.6%	1,634	\$750,000	20	1,592	2,161
Brookline	140	-15.2%	\$1,030,000	17.7%	19	157	145	-16.2%	165	\$875,000	18	167	173
Cambridge	183	-15.3%	\$950,000	-3.2%	17	210	206	-2.4%	216	\$981,000	15	220	211
Chelsea	20	-55.6%	\$417,500	-8.2%	19	29	39	0.0%	45	\$455,000	18	44	39
Dedham	6	-64.7%	\$469,500	-4.2%	20	11	6	-50.0%	17	\$490,000	18	13	12
Everett	7	-56.3%	\$425,001	-10.5%	14	12	9	-57.1%	16	\$475,000	22	15	21
Milton	14	100.0%	\$829,750	-29.4%	22	8	27	28.6%	7	\$1,175,000	18	9	21
Newton	85	-12.4%	\$1,130,000	24.2%	16	117	120	-16.1%	97	\$910,000	15	115	143
Revere	15	-65.1%	\$480,000	9.1%	21	25	25	-35.9%	43	\$439,900	16	56	39
Somerville	131	-5.1%	\$928,400	12.9%	23	160	212	1.9%	138	\$822,500	14	166	208
Waltham	40	-32.2%	\$607,500	7.5%	13	48	36	-37.9%	59	\$565,000	15	65	58
Watertown	58	-15.9%	\$695,625	-4.2%	14	52	39	-32.8%	69	\$726,000	15	62	58
Winthrop	19	-36.7%	\$502,000	6.4%	21	22	27	-35.7%	30	\$472,000	20	36	42

<b>Metro Boston</b>	<b>1,916</b>	<b>-27.5%</b>	<b>\$800,000</b>	<b>5.6%</b>	<b>20</b>	<b>2,180</b>	<b>2,813</b>	<b>-13.7%</b>	<b>2,642</b>	<b>\$757,794</b>	<b>19</b>	<b>2,654</b>	<b>3,261</b>
<b>GBAR</b>	<b>2,701</b>	<b>-26.0%</b>	<b>\$729,000</b>	<b>4.1%</b>	<b>19</b>	<b>3,047</b>	<b>3,484</b>	<b>-13.5%</b>	<b>3,648</b>	<b>\$700,500</b>	<b>17</b>	<b>3,689</b>	<b>4,027</b>

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# GBAR Real Estate Rewind

## Q2, 2023

### Central Middlesex

### Condominium

Quarter 2, 2023

Quarter 2, 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	26	-35.0%	\$266,690	-39.5%	13	30	11	-35.3%	40	\$440,500	12	40	17
Bedford	9	-40.0%	\$650,000	-20.5%	21	11	11	57.1%	15	\$818,000	20	10	7
Boxborough	20	-4.8%	\$227,500	-72.6%	21	22	14	-22.2%	21	\$829,995	18	15	18
Concord	14	27.3%	\$696,000	-22.6%	27	10	15	66.7%	11	\$899,000	14	13	9
Hudson	22	-4.4%	\$387,500	-14.8%	20	23	33	32.0%	23	\$455,000	14	29	25
Lexington	18	-5.3%	\$928,000	9.2%	12	24	13	-35.0%	19	\$850,000	17	22	20
Lincoln	5	25.0%	\$492,660	-26.0%	39	6	5	0.0%	4	\$666,000	16	4	5
Maynard	9	0.0%	\$475,000	14.5%	8	6	1	-87.5%	9	\$415,000	10	12	8
Stow	3	-40.0%	\$394,000	-44.5%	17	4	3	0.0%	5	\$710,000	10	4	3
Sudbury	18	125.0%	\$860,867	10.1%	25	18	24	50.0%	8	\$782,080	22	10	16
Wayland	6	-53.8%	\$1,022,450	-7.0%	32	8	7	-41.7%	13	\$1,100,000	14	13	12
Weston	4	-33.3%	\$1,910,375	170.8%	11	3	5	-44.4%	6	\$705,500	18	6	9

Central Middlesex	154	-11.5%	\$635,875	-6.8%	18	165	142	-4.7%	174	\$682,520	14	178	149
GBAR	2,701	-26.0%	\$729,000	4.1%	19	3,047	3,484	-13.5%	3,648	\$700,500	17	3,689	4,027

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# GBAR Real Estate Rewind

**Q2, 2023**

## Metro West

## Condominium

Quarter 2, 2023

Quarter 2, 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	27	8.0%	\$525,000	-7.1%	14	26	11	-35.3%	25	\$565,000	16	32	17
Dover									3	\$865,000	19	4	1
Framingham	37	-39.3%	\$399,000	9.3%	14	35	22	-40.5%	61	\$365,000	14	53	37
Holliston	6	-53.8%	\$402,500	49.1%	6	4	1	-75.0%	13	\$270,000	9	8	4
Hopkinton	19	-32.1%	\$684,000	-3.1%	19	16	10	0.0%	28	\$705,573	15	18	10
Medfield	4	-60.0%	\$509,000	-30.4%	23	6	4	-50.0%	10	\$731,375	13	13	8
Medway	10	66.7%	\$525,000	-0.7%	16	14	13	160.0%	6	\$528,918	33	3	5
Millis	14	0.0%	\$812,085	38.1%	44	13	21	-16.0%	14	\$587,850	34	21	25
Natick	25	-35.9%	\$650,000	-7.1%	17	30	18	-21.7%	39	\$700,000	11	44	23
Needham	14	-22.2%	\$1,221,250	49.9%	13	15	15	-21.1%	18	\$815,000	13	24	19
Sherborn	2	-33.3%	\$913,500	1.5%	10	2	3	50.0%	3	\$900,000	18	3	2
Wellesley	13	-13.3%	\$1,051,000	-12.0%	10	15	20	-9.1%	15	\$1,195,000	20	21	22

<b>Metro West</b>	<b>171</b>	<b>-27.2%</b>	<b>\$650,000</b>	<b>-0.2%</b>	<b>16</b>	<b>178</b>	<b>139</b>	<b>-19.7%</b>	<b>235</b>	<b>\$651,000</b>	<b>15</b>	<b>244</b>	<b>173</b>
<b>GBAR</b>	<b>2,701</b>	<b>-26.0%</b>	<b>\$729,000</b>	<b>4.1%</b>	<b>19</b>	<b>3,047</b>	<b>3,484</b>	<b>-13.5%</b>	<b>3,648</b>	<b>\$700,500</b>	<b>17</b>	<b>3,689</b>	<b>4,027</b>

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# GBAR Real Estate Rewind

## Q2, 2023

### Eastern Middlesex

### Condominium

Quarter 2, 2023

Quarter 2, 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	11	83.3%	\$639,900	-18.2%	13	9	8	-20.0%	6	\$782,500	19	11	10
Malden	24	-36.8%	\$457,500	10.6%	17	30	18	-43.8%	38	\$413,500	14	47	32
Medford	79	-29.5%	\$638,900	1.4%	14	88	67	1.5%	112	\$629,900	16	109	66
Melrose	25	31.6%	\$502,000	18.1%	16	23	13	-31.6%	19	\$425,000	15	27	19
North Reading	13	-23.5%	\$545,000	31.6%	7	26	17	-34.6%	17	\$414,000	13	26	26
Reading	21	-38.2%	\$640,000	14.3%	15	23	24	9.1%	34	\$560,000	16	35	22
Stoneham	13	-50.0%	\$448,800	17.3%	19	19	12	-29.4%	26	\$382,500	12	33	17
Wakefield	19	-38.7%	\$545,000	3.8%	16	24	17	-5.6%	31	\$525,000	16	29	18
Wilmington	4		\$680,450		6	11	5	0.0%					
Winchester	17	-29.2%	\$730,000	-1.3%	22	22	23	0.0%	24	\$739,500	22	24	23
Woburn	38	22.6%	\$669,950	38.1%	12	53	34	36.0%	31	\$485,000	20	35	25

Eastern Middlesex	264	-21.9%	\$612,500	9.4%	14	328	238	-9.5%	338	\$560,000	16	377	263
GBAR	2,701	-26.0%	\$729,000	4.1%	19	3,047	3,484	-13.5%	3,648	\$700,500	17	3,689	4,027

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

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# GBAR Real Estate Rewind

## Q2, 2023

### Southern Norfolk

### Condominium

Quarter 2, 2023

Quarter 2, 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	11	83.3%	\$430,000	11.7%	19	15	11	10.0%	6	\$385,000	14	9	10
Canton	18	-59.1%	\$500,250	-9.4%	20	22	18	-33.3%	44	\$552,142	16	38	27
Foxboro	6	-25.0%	\$459,950	-17.1%	17	6	5	-54.6%	8	\$555,000	19	14	11
Franklin	27	-12.9%	\$435,000	-5.4%	16	28	13	-7.1%	31	\$460,000	9	32	14
Mansfield	10	-60.0%	\$465,000	50.2%	16	11	5	-50.0%	25	\$309,500	16	19	10
Norfolk	15	87.5%	\$599,900	-8.4%	20	17	15	25.0%	8	\$655,000	20	9	12
Norwood	19	-9.5%	\$435,000	-3.3%	18	19	12	-36.8%	21	\$450,000	14	21	19
Randolph	19	-17.4%	\$410,000	10.1%	21	18	12	-20.0%	23	\$372,500	13	24	15
Sharon	5	-28.6%	\$274,000	-61.4%	10	8	6	0.0%	7	\$710,000	20	6	6
Stoughton	29	7.4%	\$375,000	-0.3%	18	22	19	90.0%	27	\$376,000	19	19	10
Walpole	21	-46.2%	\$601,755	24.3%	15	20	16	-20.0%	39	\$484,000	15	32	20
Westwood	10	11.1%	\$744,500	-23.6%	62	7	16	45.5%	9	\$975,000	8	4	11
Wrentham	6	-45.5%	\$360,000	-54.1%	6	3	4	-75.0%	11	\$783,646	27	9	16

Southern Norfolk	196	-24.3%	\$452,500	-1.6%	18	196	152	-16.0%	259	\$460,000	16	236	181
GBAR	2,701	-26.0%	\$729,000	4.1%	19	3,047	3,484	-13.5%	3,648	\$700,500	17	3,689	4,027

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# GBAR Real Estate Rewind

## Q2, 2023

### Metro Boston

### Multi-Family

Quarter 2, 2023

Quarter 2, 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	10	11.1%	\$1,340,000	-0.7%	13	14	7	-30.0%	9	\$1,349,000	16	14	10
Belmont	12	50.0%	\$1,199,500	0.4%	16	14	7	-30.0%	8	\$1,195,000	8	16	10
Boston	141	-29.9%	\$1,050,000	-7.1%	22	192	294	-23.2%	201	\$1,130,000	21	206	383
Brookline	3	-62.5%	\$2,150,000	-14.5%	32	4	14	40.0%	8	\$2,515,000	17	6	10
Cambridge	16	-27.3%	\$1,855,000	1.6%	19	28	38	-22.5%	22	\$1,825,000	21	39	49
Chelsea	15	-11.8%	\$835,000	3.1%	25	16	15	-50.0%	17	\$810,000	18	21	30
Dedham	1	-50.0%	\$925,000	7.2%	9	6	3		2	\$862,500	13	8	9
Everett	14	-58.8%	\$930,000	17.1%	16	19	12	-62.5%	34	\$794,500	20	27	32
Milton	4	-20.0%	\$1,155,000	42.6%	16	4	3	0.0%	5	\$810,000	11	5	3
Newton	16	-5.9%	\$1,337,500	2.9%	18	24	28	47.4%	17	\$1,300,000	19	26	19
Revere	23	-28.1%	\$850,000	1.6%	21	24	17	-67.3%	32	\$837,000	20	46	52
Somerville	29	-46.3%	\$1,295,000	1.9%	19	45	71	26.8%	54	\$1,271,250	14	51	56
Waltham	9	-10.0%	\$990,000	1.5%	21	8	10	-44.4%	10	\$975,000	22	9	18
Watertown	6	-53.8%	\$1,202,500	18.7%	14	9	15	0.0%	13	\$1,013,000	18	20	15
Winthrop	9	80.0%	\$815,000	-1.3%	22	13	11	0.0%	5	\$826,000	22	7	11

<b>Metro Boston</b>	<b>308</b>	<b>-29.5%</b>	<b>\$1,076,000</b>	<b>-2.2%</b>	<b>20</b>	<b>420</b>	<b>545</b>	<b>-22.9%</b>	<b>437</b>	<b>\$1,100,000</b>	<b>20</b>	<b>501</b>	<b>707</b>
<b>GBAR</b>	<b>407</b>	<b>-31.3%</b>	<b>\$982,000</b>	<b>-1.8%</b>	<b>20</b>	<b>563</b>	<b>676</b>	<b>-22.1%</b>	<b>592</b>	<b>\$1,000,000</b>	<b>19</b>	<b>666</b>	<b>868</b>

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

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# GBAR Real Estate Rewind

**Q2, 2023**

Central Middlesex

Multi-Family

Quarter 2, 2023

Quarter 2, 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									1	\$700,000			
Bedford	1		\$710,000		21	3	1		3	\$730,000	20	2	2
Boxborough													
Concord	1		\$1,250,000		46	1	1						
Hudson	1	0.0%	\$581,000	-4.0%	14	1	2	-66.7%	1	\$605,000	20	3	6
Lexington	1		\$1,100,000		20	2	3	50.0%					
Lincoln													
Maynard	1		\$927,500		16	2	1		5	\$427,500	21	6	5
Stow													
Wayland													

Central Middlesex	5	-50.0%	\$927,500	65.6%	21	11	14	-22.2%	10	\$560,000	20	15	18
GBAR	407	-31.3%	\$982,000	-1.8%	20	563	676	-22.1%	592	\$1,000,000	19	666	868

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



# GBAR Real Estate Rewind

**Q2, 2023**

## Metro West

## Multi-Family

Quarter 2, 2023

Quarter 2, 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	-85.7%	\$850,000	33.9%	20	1	1	-66.7%	7	\$635,000	20	5	3
Framingham	7	-12.5%	\$725,000	-9.1%	18	11	11	-8.3%	8	\$797,500	8	7	12
Holliston									2	\$625,500			
Hopkinton									1	\$624,500	28	1	2
Medfield	2		\$850,000		19	2	4						
Medway	1		\$500,000		17	1							
Millis													
Natick	4	100.0%	\$742,500	-4.5%	14	3	3	-25.0%	2	\$777,500	5	2	4
Needham									2	\$1,065,000			
Wellesley									2	\$1,600,500	2	1	1

<b>Metro West</b>	<b>15</b>	<b>-37.5%</b>	<b>\$725,000</b>	<b>-4.6%</b>	<b>18</b>	<b>23</b>	<b>24</b>	<b>0.0%</b>	<b>24</b>	<b>\$760,000</b>	<b>13</b>	<b>17</b>	<b>24</b>
<b>GBAR</b>	<b>407</b>	<b>-31.3%</b>	<b>\$982,000</b>	<b>-1.8%</b>	<b>20</b>	<b>563</b>	<b>676</b>	<b>-22.1%</b>	<b>592</b>	<b>\$1,000,000</b>	<b>19</b>	<b>666</b>	<b>868</b>

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



# GBAR Real Estate Rewind

## Q2, 2023

### Eastern Middlesex

### Multi-Family

Quarter 2, 2023

Quarter 2, 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	15	-55.9%	\$858,000	-4.7%	11	23	13	-51.8%	34	\$899,950	18	35	27
Medford	12	-50.0%	\$982,500	-13.1%	15	20	19	-13.6%	24	\$1,130,000	18	27	22
Melrose	4	-55.6%	\$1,062,750	13.5%	20	7	5	0.0%	9	\$936,551	12	12	5
North Reading									1	\$470,000	56	1	1
Reading	2	-33.3%	\$742,500	-29.3%	14	4	4	-42.9%	3	\$1,050,000	21	5	7
Stoneham	6	20.0%	\$775,000	10.7%	7	3	3	0.0%	5	\$700,000	16	6	3
Wakefield	4	-20.0%	\$742,750	-7.7%	18	6	5	0.0%	5	\$805,000	11	6	5
Wilmington									1	\$838,000	19	1	1
Winchester	1	0.0%	\$900,000	16.9%	29	4	5		1	\$770,000			
Woburn	8	166.7%	\$729,500	-11.0%	14	9	3	-62.5%	3	\$820,000	20	7	8

Eastern Middlesex	52	-39.5%	\$846,500	-9.5%	16	76	58	-26.6%	86	\$935,776	18	100	79
GBAR	407	-31.3%	\$982,000	-1.8%	20	563	676	-22.1%	592	\$1,000,000	19	666	868

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# GBAR Real Estate Rewind

**Q2, 2023**

## Southern Norfolk

## Multi-Family

Quarter 2, 2023

Quarter 2, 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	3	200.0%	\$700,000	-6.0%	30	2	4	300.0%	1	\$745,000	8	1	1
Bellingham	1	-50.0%	\$250,100	-47.2%					2	\$473,500	16	2	4
Canton	2	-33.3%	\$841,000	12.1%	47	3	3	50.0%	3	\$750,000	22	3	2
Foxboro	2		\$995,500		150	2	3	-50.0%					
Franklin	4		\$771,000		18	6	5		3	\$529,900	6	2	
Mansfield									1	\$650,000	7	3	2
Norfolk									1	\$525,000			
Norwood	4	-42.9%	\$727,500	1.8%	19	6	7	16.7%	7	\$715,000	21	4	6
Randolph	3	-50.0%	\$715,000	-7.9%	13	5	3	-50.0%	6	\$776,500	19	5	6
Sharon	1		\$814,000						1	\$400,000	11	2	
Stoughton	6	20.0%	\$582,500	-16.8%	20	6	5	-28.6%	5	\$700,000	14	4	7
Walpole	1		\$750,000		13	2	1		4	\$770,000	17	3	2
Westwood													
Wrentham									1	\$500,000	38	1	1

<b>Southern Norfolk</b>	<b>27</b>	<b>-22.9%</b>	<b>\$715,000</b>	<b>2.1%</b>	<b>19</b>	<b>33</b>	<b>35</b>	<b>-12.5%</b>	<b>35</b>	<b>\$700,000</b>	<b>17</b>	<b>33</b>	<b>40</b>
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<b>GBAR</b>	<b>407</b>	<b>-31.3%</b>	<b>\$982,000</b>	<b>-1.8%</b>	<b>20</b>	<b>563</b>	<b>676</b>	<b>-22.1%</b>	<b>592</b>	<b>\$1,000,000</b>	<b>19</b>	<b>666</b>	<b>868</b>
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\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



# GBAR Real Estate Rewind

## Q2, 2023

### Adjacent Communities ▾ Single Family ▾

Quarter 2, 2023

Quarter 2, 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	89	-21.2%	\$475,000	-1.0%	18	87	61	-36.5%	113	\$480,000	18	145	96
Berlin	7	-12.5%	\$575,000	-26.8%	19	10	6	-53.8%	8	\$785,000	27	8	13
Billerica	65	-45.4%	\$690,000	5.7%	14	77	49	-36.4%	119	\$653,000	13	113	77
Bolton	25	-21.9%	\$840,000	9.5%	14	21	13	-48.0%	32	\$767,500	16	39	25
Braintree	43	-47.6%	\$675,000	4.3%	17	55	42	-38.2%	82	\$647,500	16	85	68
Brockton	142	-29.0%	\$460,000	2.2%	19	151	115	-36.1%	200	\$450,000	20	199	180
Carlisle	15	7.1%	\$1,350,000	6.6%	15	14	18	28.6%	14	\$1,266,924	16	14	14
Chelmsford	36	-59.6%	\$668,000	2.8%	13	62	40	-40.3%	89	\$650,000	14	100	67
Easton	41	0.0%	\$665,000	-9.5%	21	53	59	0.0%	41	\$735,000	20	50	59
Harvard	17	-5.6%	\$918,750	-16.5%	19	21	24	14.3%	18	\$1,100,000	19	24	21
Littleton	23	-25.8%	\$800,000	-16.3%	18	25	12	-60.0%	31	\$955,511	15	24	30
Lynnfield	24	-20.0%	\$919,000	-28.9%	17	30	31	-11.4%	30	\$1,292,500	20	39	35
Marlborough	43	-25.9%	\$600,000	10.9%	18	56	45	-30.8%	58	\$541,000	16	81	65
Milford	43	-34.8%	\$551,000	4.0%	15	56	40	-21.6%	66	\$530,000	15	75	51
North Attleboro	56	-22.2%	\$545,000	-0.9%	19	71	56	1.8%	72	\$550,000	19	69	55
Northborough	30	-31.8%	\$722,500	14.5%	17	36	26	-43.5%	44	\$631,250	16	50	46
Plainville	18	5.9%	\$518,500	-17.0%	22	16	19	58.3%	17	\$625,000	20	16	12
Quincy	67	-23.9%	\$700,000	4.5%	15	83	69	-41.5%	88	\$670,000	17	125	118
Saugus	47	-14.6%	\$615,500	-6.7%	19	59	41	-26.8%	55	\$660,000	15	66	56
Southborough	31	-29.5%	\$951,000	-10.9%	16	34	26	-44.7%	44	\$1,066,750	17	44	47
Tewksbury	49	-40.2%	\$655,000	2.0%	15	52	24	-56.4%	82	\$642,500	15	86	55
Upton	16	-44.8%	\$752,500	15.8%	18	14	17	-41.4%	29	\$650,000	15	29	29
Westborough	30	-26.8%	\$905,000	22.3%	19	43	35	-16.7%	41	\$740,000	17	57	42
Westford	57	-6.6%	\$890,000	18.7%	18	56	45	-32.8%	61	\$750,000	14	77	67
<b>Adjacent Communities</b>	<b>1,014</b>	<b>-29.3%</b>	<b>\$640,000</b>	<b>2.4%</b>	<b>17</b>	<b>1,182</b>	<b>913</b>	<b>-31.3%</b>	<b>1,434</b>	<b>\$625,000</b>	<b>17</b>	<b>1,615</b>	<b>1,328</b>
<b>GBAR</b>	<b>2,915</b>	<b>-23.8%</b>	<b>\$876,000</b>	<b>0.3%</b>	<b>15</b>	<b>3,505</b>	<b>2,862</b>	<b>-18.3%</b>	<b>3,826</b>	<b>\$873,500</b>	<b>14</b>	<b>4,375</b>	<b>3,502</b>

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# GBAR Real Estate Rewind

## Q2, 2023

### Adjacent Communities ▾ Condominium ▾

Quarter 2, 2023

Quarter 2, 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	22	-8.3%	\$352,450	6.8%	18	26	20	-13.0%	24	\$330,000	15	25	23
Berlin	7	-46.2%	\$640,000	21.7%	38	5	12	-14.3%	13	\$526,100	44	7	14
Billerica	6	-64.7%	\$622,500	41.5%	9	7	4	-66.7%	17	\$440,000	15	16	12
Bolton	2	100.0%	\$680,000	8.8%	2	1	2	100.0%	1	\$625,000	35	1	1
Braintree	28	-3.5%	\$455,000	1.1%	13	33	13	-13.3%	29	\$450,000	17	22	15
Brockton	23	-14.8%	\$295,000	31.7%	20	27	22	15.8%	27	\$224,000	17	23	19
Carlisle	1		\$590,000		25	2	3						
Chelmsford	38	-43.3%	\$433,000	-1.6%	16	48	39	44.4%	67	\$439,900	11	57	27
Easton	20	0.0%	\$385,000	9.2%	17	25	24	9.1%	20	\$352,500	18	27	22
Harvard	7	-41.7%	\$599,900	-5.2%	52	5	8	14.3%	12	\$632,916	15	4	7
Littleton	3	-40.0%	\$550,000	10.0%	30	3	1		5	\$500,000	6	5	1
Lynnfield	6	-14.3%	\$635,375	-0.7%	10	6	3	-25.0%	7	\$640,000	15	7	4
Marlborough	28	-33.3%	\$460,000	18.4%	16	29	21	-19.2%	42	\$388,500	13	39	26
Milford	21	-12.5%	\$400,000	10.3%	18	29	14	0.0%	24	\$362,500	6	28	14
North Attleboro	11	-47.6%	\$270,000	8.0%	15	13	9	-25.0%	21	\$249,900	16	21	12
Northborough	8	-46.7%	\$565,000	11.2%	11	5	4	-81.8%	15	\$508,000	18	19	22
Plainville	5	0.0%	\$481,500	49.5%	7	3	4		5	\$322,000	14	10	2
Quincy	93	-12.3%	\$529,900	23.2%	16	101	79	-1.3%	106	\$430,000	18	91	80
Saugus	8	-20.0%	\$475,000	-2.6%	16	10	4	-55.6%	10	\$487,500	15	10	9
Southborough	3	-50.0%	\$735,000	4.3%	14	3	2		6	\$705,000	20	5	3
Tewksbury	29	-21.6%	\$445,000	-3.3%	16	38	22	-4.4%	37	\$460,000	13	40	23
Upton	10	-9.1%	\$680,985	12.3%	41	10	17	112.5%	11	\$606,600	7	8	8
Westborough	23	-32.4%	\$535,000	9.9%	18	29	30	-3.2%	34	\$486,965	16	46	31
Westford	8	-70.4%	\$598,000	-4.3%	13	8	8	-38.5%	27	\$625,000	14	25	13
<b>Adjacent Communities</b>	<b>410</b>	<b>-26.8%</b>	<b>\$458,000</b>	<b>6.5%</b>	<b>16</b>	<b>466</b>	<b>365</b>	<b>-6.2%</b>	<b>560</b>	<b>\$430,250</b>	<b>15</b>	<b>536</b>	<b>389</b>
<b>GBAR</b>	<b>2,701</b>	<b>-26.0%</b>	<b>\$729,000</b>	<b>4.1%</b>	<b>19</b>	<b>3,047</b>	<b>3,484</b>	<b>-13.5%</b>	<b>3,648</b>	<b>\$700,500</b>	<b>17</b>	<b>3,689</b>	<b>4,027</b>

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# GBAR Real Estate Rewind

**Q2, 2023**

## Adjacent Communities ▾ Multi-Family ▾

Quarter 2, 2023

Quarter 2, 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	13	-53.6%	\$525,000	8.3%	20	18	9	-72.7%	28	\$485,000	21	29	33
Berlin													
Billerica	1	-75.0%	\$385,000	-43.2%	6	1	2	-75.0%	4	\$677,500	4	3	8
Bolton													
Braintree	5		\$875,000		22	6	3						
Brockton	28	-45.1%	\$653,500	-4.6%	21	37	38	-48.7%	51	\$685,000	24	47	74
Chelmsford	3	50.0%	\$700,000	-7.6%	27	3	3	0.0%	2	\$757,500	28	3	3
Easton	2	0.0%	\$537,500	-15.2%	78	1	1	-66.7%	2	\$633,500	22	3	3
Littleton													
Lynnfield	1		\$1,026,000		26	2	2						
Marlborough	11	-26.7%	\$645,000	16.9%	10	10	7	-56.3%	15	\$552,000	18	15	16
Milford	6	-14.3%	\$586,000	6.9%	12	8	4	0.0%	7	\$548,000	21	4	4
North Attleboro	5	-58.3%	\$511,000	-6.6%	35	8	7	-22.2%	12	\$547,000	11	10	9
Northborough													
Plainville	1		\$670,000		29	2	3		2	\$427,450			
Quincy	20	-35.5%	\$816,000	-5.1%	24	23	39	-9.3%	31	\$860,000	20	25	43
Saugus	3	-50.0%	\$1,050,000	18.0%	12	4	4	-33.3%	6	\$890,000	34	8	6
Southborough	1		\$675,000										
Tewksbury													
Westborough	1		\$600,000		38	2	3		4	\$722,500	18	3	2

<b>Adjacent Communities</b>	<b>101</b>	<b>-38.4%</b>	<b>\$655,000</b>	<b>-1.5%</b>	<b>21</b>	<b>127</b>	<b>127</b>	<b>-38.9%</b>	<b>164</b>	<b>\$665,000</b>	<b>21</b>	<b>154</b>	<b>208</b>
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<b>GBAR</b>	<b>407</b>	<b>-31.3%</b>	<b>\$982,000</b>	<b>-1.8%</b>	<b>20</b>	<b>563</b>	<b>676</b>	<b>-22.1%</b>	<b>592</b>	<b>\$1,000,000</b>	<b>19</b>	<b>666</b>	<b>868</b>
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\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.