



# GBAR Real Estate Rewind

## Q3, 2023

### Metro Boston

### Single Family

Quarter 3, 2023

Quarter 3, 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	66	-14.3%	\$1,237,500	1.0%	15	49	47	-30.9%	77	\$1,225,000	13	65	68
Belmont	34	-22.7%	\$1,487,500	-13.8%	22	22	32	-5.9%	44	\$1,725,000	16	27	34
Boston	217	-25.9%	\$835,000	1.2%	23	179	264	-20.7%	293	\$824,900	26	217	333
Brookline	44	29.4%	\$2,196,000	14.1%	21	28	50	47.1%	34	\$1,925,000	21	27	34
Cambridge	19	-42.4%	\$2,000,000	-1.6%	13	21	44	-18.5%	33	\$2,033,000	17	24	54
Chelsea	5	-70.6%	\$525,000	-1.9%	20	6	6	-40.0%	17	\$535,000	20	14	10
Dedham	54	-33.3%	\$732,438	12.7%	18	53	41	-37.9%	81	\$650,000	20	67	66
Everett	18	-10.0%	\$666,000	9.2%	17	21	21	-40.0%	20	\$610,000	22	20	35
Milton	51	-26.1%	\$1,000,000	11.1%	19	38	35	-44.4%	69	\$900,000	27	57	63
Newton	133	-22.2%	\$1,805,000	8.4%	22	80	167	9.9%	171	\$1,665,000	23	114	152
Revere	40	-14.9%	\$617,500	-1.2%	17	42	33	-36.5%	47	\$625,000	20	49	52
Somerville	19	-29.6%	\$970,000	-13.8%	20	15	28	-31.7%	27	\$1,125,000	17	30	41
Waltham	64	-24.7%	\$855,000	16.6%	16	70	62	-12.7%	85	\$733,000	20	76	71
Watertown	12	-47.8%	\$879,500	-8.9%	17	12	23	-4.2%	23	\$965,000	21	18	24
Winthrop	12	-52.0%	\$699,950	-2.8%	21	14	16	-44.8%	25	\$720,000	28	27	29

<b>Metro Boston</b>	<b>788</b>	<b>-24.7%</b>	<b>\$975,000</b>	<b>5.7%</b>	<b>19</b>	<b>650</b>	<b>869</b>	<b>-18.5%</b>	<b>1,046</b>	<b>\$922,500</b>	<b>21</b>	<b>832</b>	<b>1,066</b>
<b>GBAR</b>	<b>2,919</b>	<b>-26.4%</b>	<b>\$880,000</b>	<b>8.7%</b>	<b>19</b>	<b>2,395</b>	<b>2,576</b>	<b>-25.1%</b>	<b>3,968</b>	<b>\$809,625</b>	<b>20</b>	<b>3,073</b>	<b>3,438</b>

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

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# GBAR Real Estate Rewind

## Q3, 2023

### Central Middlesex

### Single Family

Quarter 3, 2023

Quarter 3, 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	65	-14.5%	\$925,000	6.3%	15	44	35	-23.9%	76	\$870,000	21	44	46
Bedford	29	-25.6%	\$1,100,000	18.3%	17	16	25	-30.6%	39	\$930,000	22	28	36
Boxborough	14	-26.3%	\$980,000	3.2%	7	11	4	-55.6%	19	\$950,000	37	5	9
Concord	48	-18.6%	\$1,545,500	9.6%	20	35	42	-32.3%	59	\$1,410,000	20	46	62
Hudson	47	-20.3%	\$615,000	11.5%	15	42	26	-52.7%	59	\$551,500	22	52	55
Lexington	81	-27.0%	\$1,612,000	4.0%	20	67	83	-5.7%	111	\$1,550,000	16	73	88
Lincoln	13	-18.8%	\$1,407,500	-8.5%	28	10	12	-33.3%	16	\$1,537,500	27	15	18
Maynard	19	-54.8%	\$685,000	22.7%	16	17	13	-51.8%	42	\$558,500	19	31	27
Stow	18	12.5%	\$866,500	6.9%	22	17	15	-11.8%	16	\$810,500	17	12	17
Sudbury	52	-39.5%	\$1,137,500	-3.0%	19	33	46	-43.2%	86	\$1,172,500	23	65	81
Wayland	39	-26.4%	\$1,060,000	-3.7%	20	26	40	33.3%	53	\$1,100,100	21	35	30
Weston	36	-5.3%	\$2,630,000	15.0%	16	25	51	-34.6%	38	\$2,287,500	43	21	78

Central Middlesex	461	-24.9%	\$1,115,000	7.5%	19	343	392	-28.3%	614	\$1,037,000	20	427	547
GBAR	2,919	-26.4%	\$880,000	8.7%	19	2,395	2,576	-25.1%	3,968	\$809,625	20	3,073	3,438

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# GBAR Real Estate Rewind

**Q3, 2023**

## Metro West

## Single Family

Quarter 3, 2023

Quarter 3, 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	38	-33.3%	\$729,000	9.6%	12	30	20	-23.1%	57	\$665,000	17	39	26
Dover	21	10.5%	\$1,425,000	-10.9%	34	12	18	-33.3%	19	\$1,600,000	24	14	27
Framingham	125	-22.4%	\$660,000	4.8%	15	92	60	-51.6%	161	\$630,000	18	127	124
Holliston	32	-54.3%	\$820,000	17.1%	16	27	27	-38.6%	70	\$700,000	21	56	44
Hopkinton	65	-18.8%	\$1,150,000	20.1%	22	40	45	9.8%	80	\$957,500	19	52	41
Medfield	36	-30.8%	\$922,500	-2.3%	15	25	22	-12.0%	52	\$944,450	22	31	25
Medway	42	-8.7%	\$780,000	26.6%	22	42	28	-36.4%	46	\$616,000	20	44	44
Millis	26	-10.3%	\$689,950	20.0%	23	22	20	-9.1%	29	\$575,000	21	25	22
Natick	64	-18.0%	\$1,067,500	20.5%	20	60	67	-17.3%	78	\$885,500	22	54	81
Needham	73	-13.1%	\$1,682,000	13.7%	19	50	60	-6.3%	84	\$1,480,000	16	51	64
Sherborn	16	6.7%	\$1,450,000	33.0%	18	11	17	-5.6%	15	\$1,090,000	16	8	18
Wellesley	63	-29.2%	\$2,050,000	10.8%	19	40	59	-3.3%	89	\$1,850,000	16	55	61

<b>Metro West</b>	<b>601</b>	<b>-23.0%</b>	<b>\$950,000</b>	<b>11.8%</b>	<b>18</b>	<b>451</b>	<b>443</b>	<b>-23.2%</b>	<b>780</b>	<b>\$850,000</b>	<b>19</b>	<b>556</b>	<b>577</b>
<b>GBAR</b>	<b>2,919</b>	<b>-26.4%</b>	<b>\$880,000</b>	<b>8.7%</b>	<b>19</b>	<b>2,395</b>	<b>2,576</b>	<b>-25.1%</b>	<b>3,968</b>	<b>\$809,625</b>	<b>20</b>	<b>3,073</b>	<b>3,438</b>

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# GBAR Real Estate Rewind

## Q3, 2023

### Eastern Middlesex

### Single Family

Quarter 3, 2023

Quarter 3, 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	52	-10.3%	\$812,750	10.9%	22	46	43	-15.7%	58	\$733,000	20	59	51
Woburn	54	-23.9%	\$738,000	7.7%	15	48	39	-44.3%	75	\$635,000	20	56	52
Malden	48	-36.0%	\$675,000	6.3%	18	64	38	-26.9%	95	\$827,000	21	75	72
Medford	69	-27.4%	\$800,000	-3.3%	16	60	46	-36.1%	74	\$790,000	19	50	45
Melrose	44	-40.5%	\$944,250	19.5%	17	46	39	-13.3%	47	\$860,000	20	35	34
North Reading	39	-17.0%	\$924,000	7.4%	18	30	29	-14.7%	64	\$741,500	19	59	63
Reading	44	-31.3%	\$862,500	16.3%	19	32	37	-41.3%	64	\$725,000	21	50	32
Stoneham	39	-39.1%	\$800,000	10.3%	19	34	27	-15.6%	69	\$750,000	16	63	58
Wakefield	49	-29.0%	\$810,000	8.0%	16	48	27	-53.5%	78	\$683,700	19	77	55
Wilmington	54	-30.8%	\$754,950	10.4%	13	34	24	-56.4%	64	\$1,433,500	23	55	70
Winchester	43	-32.8%	\$1,380,000	-3.7%	23	30	59	-15.7%	71	\$685,000	19	59	70

Eastern Middlesex	535	-29.5%	\$820,000	8.6%	18	472	408	-32.2%	759	\$755,000	20	638	602
GBAR	2,919	-26.4%	\$880,000	8.7%	19	2,395	2,576	-25.1%	3,968	\$809,625	20	3,073	3,438

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# GBAR Real Estate Rewind

## Q3, 2023

### Southern Norfolk

### Single Family

Quarter 3, 2023

Quarter 3, 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	14	-17.7%	\$512,500	7.9%	19	10	7	-41.7%	17	\$475,000	20	16	12
Bellingham	35	-41.7%	\$575,000	26.7%	18	32	24	-53.8%	60	\$454,000	22	60	52
Canton	42	-25.0%	\$852,500	4.0%	21	40	34	-34.6%	56	\$820,000	20	48	52
Foxboro	31	-31.1%	\$705,000	14.9%	20	25	27	-20.6%	45	\$613,500	20	34	34
Franklin	69	-18.8%	\$725,000	6.6%	16	55	45	-21.1%	85	\$679,900	18	64	57
Mansfield	35	-32.7%	\$750,000	10.1%	19	35	28	-24.3%	52	\$681,500	21	36	37
Norfolk	35	-22.2%	\$775,000	3.4%	22	23	32	-8.6%	45	\$749,697	21	26	35
Norwood	50	-26.5%	\$657,500	4.0%	17	37	44	-8.3%	68	\$632,500	19	64	48
Randolph	31	-53.7%	\$570,000	8.6%	21	41	37	-41.3%	67	\$525,000	20	56	63
Sharon	47	-33.8%	\$775,000	-1.3%	21	42	38	-26.9%	71	\$785,000	22	58	52
Stoughton	54	-8.5%	\$563,500	2.5%	21	53	52	-11.9%	59	\$550,000	20	55	59
Walpole	44	-18.5%	\$789,500	13.2%	20	39	33	-35.3%	54	\$697,500	19	36	51
Westwood	27	-50.9%	\$950,000	-20.8%	20	25	28	-31.7%	55	\$1,200,000	22	44	41
Wrentham	20	-42.9%	\$807,500	10.6%	24	22	35	-34.0%	35	\$730,000	20	23	53

Southern Norfolk	534	-30.6%	\$705,000	8.5%	20	479	464	-28.2%	769	\$650,000	20	620	646
GBAR	2,919	-26.4%	\$880,000	8.7%	19	2,395	2,576	-25.1%	3,968	\$809,625	20	3,073	3,438

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# GBAR Real Estate Rewind

## Q3, 2023

### Metro Boston

### Condominium

Quarter 3, 2023

Quarter 3, 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	47	-23.0%	\$810,000	14.9%	11	50	42	-40.8%	61	\$705,000	23	60	71
Belmont	13	-50.0%	\$707,925	-6.2%	23	9	19	-13.6%	26	\$755,000	15	19	22
Boston	1,037	-10.8%	\$729,000	2.3%	23	839	1,715	-14.2%	1,162	\$712,450	29	859	1,999
Brookline	105	1.0%	\$900,000	-0.8%	21	75	144	-9.4%	104	\$907,500	25	75	159
Cambridge	140	-7.3%	\$877,500	-1.4%	20	115	179	-19.0%	151	\$890,000	22	125	221
Chelsea	25	-7.4%	\$460,000	10.8%	21	29	50	-5.7%	27	\$415,000	29	27	53
Dedham	10	42.9%	\$513,750	33.1%	18	8	6	-53.8%	7	\$386,000	25	7	13
Everett	12	-29.4%	\$507,250	14.8%	35	10	13	18.2%	17	\$442,000	58	17	11
Milton	12	33.3%	\$1,195,500	64.9%	53	10	23	0.0%	9	\$725,000	69	9	23
Newton	97	0.0%	\$945,000	5.0%	22	77	109	-12.1%	97	\$900,000	24	76	124
Revere	25	-41.9%	\$490,000	7.7%	24	24	24	-33.3%	43	\$455,000	25	37	36
Somerville	112	-28.2%	\$870,000	8.1%	26	83	168	-14.7%	156	\$805,000	23	110	197
Waltham	38	-40.6%	\$627,500	15.6%	15	31	40	-31.0%	64	\$543,000	21	48	58
Watertown	52	8.3%	\$678,000	5.1%	19	47	38	-40.6%	48	\$645,000	21	48	64
Winthrop	29	-9.4%	\$550,000	26.9%	22	25	24	-45.5%	32	\$433,500	25	26	44

<b>Metro Boston</b>	<b>1,754</b>	<b>-12.5%</b>	<b>\$754,450</b>	<b>4.8%</b>	<b>22</b>	<b>1,432</b>	<b>2,594</b>	<b>-16.2%</b>	<b>2,004</b>	<b>\$720,000</b>	<b>26</b>	<b>1,543</b>	<b>3,095</b>
<b>GBAR</b>	<b>2,426</b>	<b>-16.2%</b>	<b>\$702,500</b>	<b>6.5%</b>	<b>20</b>	<b>2,098</b>	<b>3,176</b>	<b>-18.6%</b>	<b>2,894</b>	<b>\$659,450</b>	<b>22</b>	<b>2,304</b>	<b>3,901</b>

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# GBAR Real Estate Rewind

## Q3, 2023

### Central Middlesex

### Condominium

Quarter 3, 2023

Quarter 3, 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	22	-46.3%	\$457,500	20.4%	14	22	12	-42.9%	41	\$380,000	15	32	21
Bedford	13	30.0%	\$952,000	40.9%	16	15	9	-10.0%	10	\$675,500	16	7	10
Boxborough	11	10.0%	\$233,000	3.6%	19	11	12	-29.4%	10	\$225,000	18	14	17
Concord	7	-50.0%	\$730,000	0.7%	25	10	14	55.6%	14	\$725,000	27	7	9
Hudson	25	31.6%	\$388,000	-5.4%	18	23	28	-15.2%	19	\$410,000	15	21	33
Lexington	15	-25.0%	\$819,000	6.5%	14	8	10	-28.6%	20	\$769,084	24	14	14
Lincoln	5	66.7%	\$300,000	-37.5%	12	4	5	400.0%	3	\$480,000			
Maynard	5	-66.7%	\$450,000	5.9%	12	6	2	-87.5%	15	\$425,000	18	15	16
Stow	4	0.0%	\$542,000	23.2%	24	2	1	-80.0%	4	\$440,000	13	4	5
Sudbury	17	30.8%	\$850,000	4.8%	24	18	18	-30.8%	13	\$810,740	41	6	26
Wayland	5	-54.6%	\$970,000	40.6%	18	6	9	0.0%	11	\$690,000	25	7	9
Weston	4	0.0%	\$1,267,500	91.3%	19	1	4	-63.6%	4	\$662,500	34	6	11

Central Middlesex	133	-18.9%	\$705,150	28.3%	17	126	124	-27.9%	164	\$549,500	19	135	172
GBAR	2,426	-16.2%	\$702,500	6.5%	20	2,098	3,176	-18.6%	2,894	\$659,450	22	2,304	3,901

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# GBAR Real Estate Rewind

## Q3, 2023

### Metro West

### Condominium

Quarter 3, 2023

Quarter 3, 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
Natick	21	-38.2%	\$442,182	-29.8%	15	20	19	-40.6%	16	\$962,500	18	13	27
Needham	12	-25.0%	\$866,500	-10.0%	16	14	11	-59.3%	2	\$1,067,500	57	1	2
Sherborn	2	0.0%	\$967,000	-9.4%					13	\$1,000,000	21	15	21
Wellesley	9	-30.8%	\$1,005,000	0.5%	12	12	22	4.8%	42	\$493,500	18	40	30
Ashland	13	-69.1%	\$577,601	17.0%	12	12	8	-73.3%	2	\$597,500			
Dover	2		\$485,000		5	1	2		43	\$405,000	19	38	30
Framingham	29	-32.6%	\$364,000	-10.1%	13	34	25	-16.7%	4	\$700,000	28	4	2
Holliston	1	-75.0%	\$680,000	-2.9%	8	2	1	-50.0%	17	\$753,000	18	15	11
Hopkinton	22	29.4%	\$794,000	5.4%	23	18	11	0.0%	10	\$899,000	23	2	6
Medfield	2	-80.0%	\$958,750	6.7%	22	3	7	16.7%	10	\$610,416	17	8	13
Medway	13	30.0%	\$654,400	7.2%	31	13	11	-15.4%	17	\$640,000	44	17	23
Millis	14	-17.7%	\$749,998	17.2%	46	17	23	0.0%	34	\$630,000	18	26	32

Metro West	140	-33.3%	\$654,700	3.9%	17	146	142	-28.3%	210	\$630,000	20	179	198
GBAR	2,426	-16.2%	\$702,500	6.5%	20	2,098	3,176	-18.6%	2,894	\$659,450	22	2,304	3,901

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# GBAR Real Estate Rewind

## Q3, 2023

### Eastern Middlesex

### Condominium

Quarter 3, 2023

Quarter 3, 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	8	-27.3%	\$826,000	22.4%	22	9	11	0.0%	11	\$675,000	22	7	11
Malden	30	-26.8%	\$441,000	8.9%	17	30	15	-21.1%	41	\$405,000	16	26	19
Medford	77	18.5%	\$679,900	5.4%	15	57	63	-6.0%	65	\$645,000	21	54	67
Melrose	12	-61.3%	\$424,000	-25.6%	22	12	9	-52.6%	31	\$570,000	26	20	19
North Reading	11	22.2%	\$335,000	-44.2%	28	19	21	-19.2%	9	\$600,000	13	13	26
Reading	20	-25.9%	\$594,950	-4.8%	26	21	25	8.7%	27	\$625,000	16	22	23
Stoneham	20	-13.0%	\$400,000	2.3%	12	19	11	120.0%	23	\$391,000	13	13	5
Wakefield	21	-8.7%	\$607,400	7.5%	18	20	9	-52.6%	23	\$565,000	21	25	19
Wilmington	9	800.0%	\$650,000	56.6%	8	1	3	-50.0%	1	\$415,000	16	9	6
Winchester	20	-37.5%	\$867,500	21.3%	21	13	15	-28.6%	32	\$715,000	24	22	21
Woburn	19	-38.7%	\$580,000	17.2%	8	35	28	-20.0%	31	\$495,000	15	35	35

Eastern Middlesex	247	-16.0%	\$610,000	8.9%	17	236	210	-16.3%	294	\$560,000	19	246	251
GBAR	2,426	-16.2%	\$702,500	6.5%	20	2,098	3,176	-18.6%	2,894	\$659,450	22	2,304	3,901

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

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# GBAR Real Estate Rewind

**Q3, 2023**

## Southern Norfolk

## Condominium

Quarter 3, 2023

Quarter 3, 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	6	-60.0%	\$397,500	-5.4%	19	8	13	116.7%	15	\$420,000	15	14	6
Canton	15	-42.3%	\$635,000	29.5%	15	20	16	-42.9%	26	\$490,250	18	30	28
Foxboro	8	-42.9%	\$635,000	1.8%	10	9	1	-88.9%	14	\$623,601	19	16	9
Franklin	17	-19.1%	\$425,000	16.4%	21	21	11	-26.7%	21	\$365,000	16	25	15
Mansfield	8	-50.0%	\$397,500	47.1%	14	9	3	-72.7%	16	\$270,250	16	17	11
Norfolk	12	0.0%	\$698,700	8.8%	22	5	7	-30.0%	12	\$642,500	35	4	10
Norwood	17	-10.5%	\$425,000	19.7%	18	18	8	-46.7%	19	\$355,000	23	21	15
Randolph	9	-18.2%	\$345,000	-13.8%	18	18	8	-38.5%	11	\$400,000	19	12	13
Sharon	8	14.3%	\$692,500	119.8%	22	6	6	50.0%	7	\$315,000	19	7	4
Stoughton	20	11.1%	\$410,000	6.2%	21	18	11	-31.3%	18	\$386,000	14	24	16
Walpole	19	-56.8%	\$556,645	9.8%	20	14	9	-71.0%	44	\$507,060	17	22	31
Westwood	7	-22.2%	\$525,000	-56.4%	52	8	6	-57.1%	9	\$1,204,771	24	5	14
Wrentham	6	-40.0%	\$836,766	46.6%	14	4	6	-50.0%	10	\$570,693	23	4	12

<b>Southern Norfolk</b>	<b>152</b>	<b>-31.5%</b>	<b>\$500,000</b>	<b>9.9%</b>	<b>18</b>	<b>158</b>	<b>106</b>	<b>-42.7%</b>	<b>222</b>	<b>\$455,000</b>	<b>17</b>	<b>201</b>	<b>185</b>
<b>GBAR</b>	<b>2,426</b>	<b>-16.2%</b>	<b>\$702,500</b>	<b>6.5%</b>	<b>20</b>	<b>2,098</b>	<b>3,176</b>	<b>-18.6%</b>	<b>2,894</b>	<b>\$659,450</b>	<b>22</b>	<b>2,304</b>	<b>3,901</b>

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





# GBAR Real Estate Rewind

## Q3, 2023

### Metro Boston

### Multi-Family

Quarter 3, 2023

Quarter 3, 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	-37.5%	\$1,112,500	-9.2%	8	9	11	0.0%	16	\$1,225,000	14	10	11
Belmont	7	-58.8%	\$1,175,000	2.2%	29	5	8	-42.9%	17	\$1,150,000	22	10	14
Boston	156	-20.8%	\$1,000,285	-7.0%	27	151	279	-34.7%	197	\$1,075,000	30	175	427
Brookline	4	-20.0%	\$2,060,000	9.0%	43	9	14	100.0%	5	\$1,889,062	13	2	7
Cambridge	20	-41.2%	\$1,767,500	-18.9%	27	22	35	-12.5%	34	\$2,180,000	29	22	40
Chelsea	7	-53.3%	\$845,000	-1.2%	11	4	19	-17.4%	15	\$855,000	13	13	23
Dedham	4	-33.3%	\$821,000	8.0%	20	3	3		6	\$760,000	37	5	9
Everett	21	-12.5%	\$850,000	4.0%	17	22	22	-47.6%	24	\$817,500	23	29	42
Milton	4	-20.0%	\$931,000	-2.0%	32	2	2	-71.4%	5	\$950,000	11	4	7
Newton	17	-5.6%	\$1,300,000	-3.3%	10	12	23	0.0%	18	\$1,344,500	26	12	23
Revere	10	-78.3%	\$815,000	-1.2%	16	13	14	-67.4%	46	\$825,000	21	37	43
Somerville	40	2.6%	\$1,297,500	7.2%	18	48	68	-17.1%	39	\$1,210,000	23	39	82
Waltham	9	-10.0%	\$1,160,000	32.9%	10	9	9	-55.0%	10	\$872,790	11	10	20
Watertown	15	0.0%	\$1,100,000	10.0%	7	15	11	-38.9%	15	\$1,000,000	24	9	18
Winthrop	8	-20.0%	\$990,000	20.0%	51	5	7	-30.0%	10	\$825,000	24	6	10

<b>Metro Boston</b>	<b>332</b>	<b>-27.4%</b>	<b>\$1,078,500</b>	<b>2.7%</b>	<b>21</b>	<b>329</b>	<b>525</b>	<b>-32.4%</b>	<b>457</b>	<b>\$1,050,000</b>	<b>24</b>	<b>383</b>	<b>776</b>
<b>GBAR</b>	<b>465</b>	<b>-24.0%</b>	<b>\$1,000,000</b>	<b>3.2%</b>	<b>21</b>	<b>450</b>	<b>657</b>	<b>-30.5%</b>	<b>612</b>	<b>\$969,500</b>	<b>23</b>	<b>519</b>	<b>945</b>

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

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# GBAR Real Estate Rewind

**Q3, 2023**

**Central Middlesex**

**Multi-Family**

Quarter 3, 2023

Quarter 3, 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
Stow									2	\$794,950	20	2	1
Wayland	1		\$850,000										
Acton	2		\$849,575		43	2	1	0.0%					
Bedford	3		\$740,000		7	1							
Boxborough									3	\$925,000	14	1	3
Concord	1	-66.7%	\$575,000	-37.8%	21	1	2	-33.3%	3	\$589,900	17	2	4
Hudson	2	-33.3%	\$655,000	11.0%	8	3	3	-25.0%					
Lexington									1	\$430,000			
Lincoln									4	\$420,500	9	4	4
Maynard	1		\$550,000		16	1			1	\$414,000			

<b>Central Middlesex</b>	<b>10</b>	<b>-28.6%</b>	<b>\$700,000</b>	<b>25.9%</b>	<b>12</b>	<b>8</b>	<b>10</b>	<b>-47.4%</b>	<b>14</b>	<b>\$555,950</b>	<b>14</b>	<b>9</b>	<b>19</b>
<b>GBAR</b>	<b>465</b>	<b>-24.0%</b>	<b>\$1,000,000</b>	<b>3.2%</b>	<b>21</b>	<b>450</b>	<b>657</b>	<b>-30.5%</b>	<b>612</b>	<b>\$969,500</b>	<b>23</b>	<b>519</b>	<b>945</b>

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





# GBAR Real Estate Rewind

**Q3, 2023**

## Metro West

## Multi-Family

Quarter 3, 2023

Quarter 3, 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%	\$551,500	-31.1%	8	2			2	\$800,000	22	1	3
Framingham	9	0.0%	\$795,000	12.0%	18	7	9	-25.0%	9	\$710,000	16	9	12
Holliston	4		\$750,000		36	2	3		1	\$460,000	11	1	
Hopkinton	2		\$745,000		7	1	3	200.0%					
Medfield	1		\$880,000										
Medway									2	\$457,500	20	3	2
Millis									1	\$735,000	26	3	4
Natick	2	0.0%	\$740,000	-20.0%	23	1	1	-80.0%	2	\$925,000	16	2	5
Needham	1		\$1,562,500						1	\$2,005,000			
Wellesley	1		\$1,100,000		31	2	2						

<b>Metro West</b>	<b>21</b>	<b>16.7%</b>	<b>\$780,000</b>	<b>5.1%</b>	<b>21</b>	<b>18</b>	<b>21</b>	<b>-27.6%</b>	<b>18</b>	<b>\$742,500</b>	<b>20</b>	<b>19</b>	<b>29</b>
<b>GBAR</b>	<b>465</b>	<b>-24.0%</b>	<b>\$1,000,000</b>	<b>3.2%</b>	<b>21</b>	<b>450</b>	<b>657</b>	<b>-30.5%</b>	<b>612</b>	<b>\$969,500</b>	<b>23</b>	<b>519</b>	<b>945</b>

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





# GBAR Real Estate Rewind

**Q3, 2023**

**Eastern Middlesex**

**Multi-Family**

Quarter 3, 2023

Quarter 3, 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	25	-13.8%	\$895,000	4.1%	19	21	21	-43.2%	29	\$860,000	21	20	37
Medford	17	-43.3%	\$1,075,000	5.4%	33	17	23	4.6%	30	\$1,020,000	20	24	22
Melrose	9	12.5%	\$978,478	4.1%	22	7	2	-66.7%	8	\$940,000	16	10	6
Reading	4	-50.0%	\$792,550	1.2%	24	3	6	20.0%	8	\$783,500	28	6	5
Stoneham	2	-50.0%	\$658,750	-15.0%	11	2	5	66.7%	4	\$775,000	21	1	3
Wakefield	7	40.0%	\$791,000	7.6%	27	8	6	-25.0%	5	\$735,000	23	6	8
Winchester	3	200.0%	\$1,030,000	23.2%					1	\$836,400	1	1	3
Woburn	5	-44.4%	\$900,000	10.4%	20	4	3	-40.0%	9	\$815,000	24	8	5

<b>Eastern Middlesex</b>	<b>72</b>	<b>-23.4%</b>	<b>\$915,000</b>	<b>4.7%</b>	<b>21</b>	<b>63</b>	<b>67</b>	<b>-25.6%</b>	<b>94</b>	<b>\$874,000</b>	<b>21</b>	<b>76</b>	<b>90</b>
<b>GBAR</b>	<b>465</b>	<b>-24.0%</b>	<b>\$1,000,000</b>	<b>3.2%</b>	<b>21</b>	<b>450</b>	<b>657</b>	<b>-30.5%</b>	<b>612</b>	<b>\$969,500</b>	<b>23</b>	<b>519</b>	<b>945</b>

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# GBAR Real Estate Rewind

**Q3, 2023**

## Southern Norfolk

## Multi-Family

Quarter 3, 2023

Quarter 3, 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	2	100.0%	\$792,500	5.7%					1	\$749,900	3	1	1
Bellingham									2	\$440,000	11	1	1
Canton	2	100.0%	\$655,000	-3.7%	25	2	1	0.0%	1	\$680,000	25	2	1
Foxboro	1	-75.0%	\$495,000	-27.2%	40	2	3	0.0%	4	\$680,000	38	2	3
Franklin	3		\$700,000		26	3	1		2	\$547,450	23	3	2
Mansfield	3		\$649,000		35	4	5	66.7%	5	\$635,000	9	3	3
Norfolk	1		\$805,000										
Norwood	6	-14.3%	\$837,500	8.1%	20	9	11	37.5%	7	\$775,000	15	9	8
Randolph	5	25.0%	\$725,000	7.0%	17	3	3	-50.0%	4	\$677,500	29	5	6
Sharon	2		\$816,250		32	2	1		1	\$880,000			
Stoughton	3	200.0%	\$650,000	18.2%	54	2	5	66.7%	1	\$550,000	65	2	3
Walpole	2		\$745,000		29	2	2						
Westwood									1	\$1,490,000	13	2	1

<b>Southern Norfolk</b>	<b>30</b>	<b>3.5%</b>	<b>\$727,500</b>	<b>12.8%</b>	<b>26</b>	<b>32</b>	<b>34</b>	<b>9.7%</b>	<b>29</b>	<b>\$645,000</b>	<b>20</b>	<b>32</b>	<b>31</b>
<b>GBAR</b>	<b>465</b>	<b>-24.0%</b>	<b>\$1,000,000</b>	<b>3.2%</b>	<b>21</b>	<b>450</b>	<b>657</b>	<b>-30.5%</b>	<b>612</b>	<b>\$969,500</b>	<b>23</b>	<b>519</b>	<b>945</b>

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





# GBAR Real Estate Rewind

## Q3, 2023

### Adjacent Communities ▾ Single Family ▾

Quarter 3, 2023

Quarter 3, 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
Quincy	98	-25.2%	\$660,000	-3.7%	19	93	87	-26.9%	80	\$627,000	21	77	71
Saugus	65	-18.8%	\$630,000	0.5%	19	76	45	-36.6%	37	\$985,000	32	32	39
Southborough	36	-2.7%	\$1,129,000	14.6%	20	24	23	-41.0%	87	\$615,000	20	62	65
Tewksbury	48	-44.8%	\$688,500	12.0%	16	46	35	-46.2%	21	\$715,000	22	22	18
Upton	17	-19.1%	\$565,000	-21.0%	20	24	25	38.9%	58	\$712,500	27	40	50
Westborough	39	-32.8%	\$880,000	23.5%	18	29	26	-48.0%	83	\$840,000	18	69	57
Westford	63	-24.1%	\$920,000	9.5%	18	46	48	-15.8%	119	\$472,000	21	93	86
Attleboro	82	-31.1%	\$488,250	3.4%	18	83	67	-22.1%	13	\$680,000	24	11	18
Berlin	10	-23.1%	\$880,000	29.4%	13	5	3	-83.3%	92	\$625,050	20	94	100
Billerica	72	-21.7%	\$655,000	4.8%	15	71	55	-45.0%	28	\$950,000	20	17	14
Bolton	16	-42.9%	\$898,500	-5.4%	16	13	11	-21.4%	81	\$700,000	21	70	49
Braintree	55	-32.1%	\$700,000	0.0%	19	59	47	-4.1%	202	\$440,000	21	183	193
Brockton	158	-21.8%	\$484,000	10.0%	20	159	112	-42.0%	9	\$1,325,000	21	12	17
Carlisle	21	133.3%	\$1,232,415	-7.0%	33	13	20	17.7%	97	\$630,000	20	83	82
Chelmsford	74	-23.7%	\$655,000	4.0%	16	64	48	-41.5%	64	\$700,000	26	64	82
Easton	49	-23.4%	\$658,900	-5.9%	21	45	58	-29.3%	21	\$895,000	19	14	27
Harvard	13	-38.1%	\$960,000	7.3%	21	9	15	-44.4%	41	\$735,000	26	33	31
Littleton	16	-61.0%	\$832,500	13.3%	16	12	17	-45.2%	38	\$902,500	20	23	28
Lynnfield	30	-21.1%	\$1,240,000	37.4%	21	27	34	21.4%	95	\$545,000	20	81	58
Marlborough	58	-39.0%	\$585,000	7.3%	18	55	50	-13.8%	67	\$525,000	20	45	41
Milford	56	-16.4%	\$589,000	12.2%	20	50	39	-4.9%	71	\$551,000	20	70	63
North Attleboro	53	-25.4%	\$625,000	13.4%	20	48	42	-33.3%	56	\$647,500	21	37	32
Northborough	28	-50.0%	\$689,500	6.5%	18	18	27	-15.6%	17	\$548,000	19	22	21
Plainville	8	-52.9%	\$680,500	24.2%	18	11	11	-47.6%	131	\$685,000	20	111	119
<b>Adjacent Communities</b>	<b>1,165</b>	<b>-27.6%</b>	<b>\$650,000</b>	<b>6.1%</b>	<b>19</b>	<b>1,080</b>	<b>945</b>	<b>-30.6%</b>	<b>1,608</b>	<b>\$612,500</b>	<b>20</b>	<b>1,365</b>	<b>1,361</b>
<b>GBAR</b>	<b>2,919</b>	<b>-26.4%</b>	<b>\$880,000</b>	<b>8.7%</b>	<b>19</b>	<b>2,395</b>	<b>2,576</b>	<b>-25.1%</b>	<b>3,968</b>	<b>\$809,625</b>	<b>20</b>	<b>3,073</b>	<b>3,438</b>

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# GBAR Real Estate Rewind

## Q3, 2023

### Adjacent Communities ▾ Condominium ▾

Quarter 3, 2023

Quarter 3, 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	20	-16.7%	\$377,000	26.7%	20	22	16	-36.0%	24	\$297,500	21	24	25
Berlin	4	-63.6%	\$612,525	16.0%	47	4	8	0.0%	11	\$527,900	23	5	8
Billerica	10	-28.6%	\$340,500	-21.7%	15	17	6	-53.8%	14	\$435,000	15	21	13
Bolton	1	-66.7%	\$739,000	14.6%	20	2	3	200.0%	3	\$645,000	7	4	1
Braintree	18	-14.3%	\$447,500	-6.6%	12	17	11	-59.3%	21	\$479,000	17	23	27
Brockton	24	0.0%	\$270,000	16.0%	20	26	16	-38.5%	24	\$232,750	20	25	26
Carlisle	2		\$800,000		26	1	3		1	\$750,000	18	2	3
Chelmsford	38	-2.6%	\$435,000	2.4%	17	31	27	17.4%	39	\$425,000	21	38	23
Easton	21	-36.4%	\$390,000	17.1%	21	20	14	-17.7%	33	\$333,000	15	25	17
Harvard	2	100.0%	\$607,000	2.0%	14	2	4	-42.9%	1	\$595,000	47	1	7
Littleton									3	\$695,000	14	3	2
Lynnfield	7	250.0%	\$610,000	16.4%	20	6	6	50.0%	2	\$524,000	31	2	4
Marlborough	24	-27.3%	\$444,500	11.1%	14	22	16	-27.3%	33	\$400,000	18	24	22
Milford	28	47.4%	\$352,500	6.8%	18	24	17	-5.6%	19	\$330,000	18	17	18
North Attleboro	18	-28.0%	\$377,000	50.8%	16	14	10	0.0%	25	\$250,000	14	18	10
Northborough	9	-47.1%	\$425,000	-11.5%	18	11	5	-64.3%	17	\$480,000	22	13	14
Plainville	9	-18.2%	\$485,000	19.8%	10	10	2		11	\$405,000	19	7	5
Quincy	104	22.4%	\$545,500	22.6%	18	83	81	-21.4%	85	\$445,000	20	86	103
Saugus	7	-53.3%	\$445,000	-11.7%	17	13	6	-14.3%	15	\$504,000	15	13	7
Southborough	2	-33.3%	\$625,000	-9.4%	18	1	1		3	\$690,000	21	1	4
Tewksbury	32	-15.8%	\$509,800	9.8%	11	19	15	-25.0%	38	\$464,400	18	33	20
Upton	9	-30.8%	\$674,000	5.1%	8	11	19	5.6%	13	\$641,275	40	3	18
Westborough	22	-47.6%	\$448,058	-1.7%	19	21	29	26.1%	42	\$455,720	24	29	23
Westford	15	-42.3%	\$632,500	12.5%	16	21	18	5.9%	26	\$562,000	20	19	17
<b>Adjacent Communities</b>	<b>426</b>	<b>-15.3%</b>	<b>\$450,000</b>	<b>7.5%</b>	<b>18</b>	<b>398</b>	<b>335</b>	<b>-19.7%</b>	<b>503</b>	<b>\$418,530</b>	<b>20</b>	<b>436</b>	<b>417</b>
<b>GBAR</b>	<b>2,426</b>	<b>-16.2%</b>	<b>\$702,500</b>	<b>6.5%</b>	<b>20</b>	<b>2,098</b>	<b>3,176</b>	<b>-18.6%</b>	<b>2,894</b>	<b>\$659,450</b>	<b>22</b>	<b>2,304</b>	<b>3,901</b>

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

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# GBAR Real Estate Rewind

## Q3, 2023

### Adjacent Communities ▾ Multi-Family ▾

Quarter 3, 2023

Quarter 3, 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	14	-22.2%	\$567,500	6.1%	14	10	5	-82.1%	18	\$535,000	20	21	28
Berlin													
Billerica	2	0.0%	\$873,500	3.5%	105	1	4	33.3%	2	\$843,950	21	3	3
Bolton													
Braintree	2	0.0%	\$749,500	-3.3%	19	2	6		2	\$774,950			
Brockton	33	-25.0%	\$672,000	-3.0%	21	32	48	-37.7%	44	\$692,500	39	49	77
Chelmsford	1	-66.7%	\$800,000	10.3%	30	3	6	100.0%	3	\$725,000	18	3	3
Easton									2	\$930,000	20	2	2
Littleton									2	\$1,287,500	98	1	1
Lynnfield	1		\$570,000										
Marlborough	8	-27.3%	\$655,000	12.9%	18	11	5	-68.8%	11	\$580,000	31	11	16
Milford	9	28.6%	\$600,000	9.1%	13	6	3	-40.0%	7	\$550,000	30	8	5
North Attleboro	6	50.0%	\$595,000	2.8%	20	4	8	-33.3%	4	\$579,000	35	7	12
Northborough									1	\$481,000			
Plainville	1		\$455,000						1	\$660,000			
Quincy	14	-39.1%	\$793,750	-6.1%	21	21	32	-11.1%	23	\$845,000	21	26	36
Saugus	4	-50.0%	\$697,500	-25.2%	19	2	3	-40.0%	8	\$932,500	17	6	5
Southborough									1	\$675,000			
Tewksbury									1	\$490,000			
Westborough	1		\$758,000						2	\$787,500	15	1	3
Westford	1		\$570,000		22	1	3						

Adjacent Communities	97	-26.5%	\$660,000	-4.4%	20	95	129	-34.8%	132	\$690,000	28	141	198
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GBAR	465	-24.0%	\$1,000,000	3.2%	21	450	657	-30.5%	612	\$969,500	23	519	945
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