

MONTHLY MARKET INSIGHTS REPORT

May 2023

Single-Family Homes

The 919 homes sold was the nineteenth highest sales volume on record for the month and a 24.4 percent decrease from the 1,215 homes sold in May 2022. The median sales price reached a record-high for the month of May at \$900,000 which was a 2.9 percent increase from the May 2022 median sales prices of \$875,000.

Condominiums

With 908 condos sold, it was the sixteenth most active May on record in Greater Boston, dropping 23.6 percent from the 1,188 units sold in May 2022. The median sales price of condos rose 3.7 percent from \$700,000 in May 2022 to a new record-high price for May at \$726,002 this year.

Multi-Family Homes

This month, there were 134 multi-family units sold in Greater Boston, which reflects a 33.9 percent decrease in sales volume from the 203 multi-family units sold in May 2022.



CONTENTS

Greater Boston	2
Units Sold	3
Median Selling Price	4
Active Listings	5
New Listings	6
Pending Sales	7
Central Middlesex	8
Eastern Middlesex	9
Metro Boston	10
Metro West	11
Southern Norfolk	12
City of Boston	13
Multi-Family	14
Regional Map	16
Glossary	17

Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

Three Center Plaza, Mezzanine Suite
Boston, MA 02108
Phone: 617-423-8700
Email: housingreports@gbreb.com

68 Main Street
Reading, MA 01867

Online: www.gbar.org



Data thru 6/10/2023

GREATER BOSTON MARKET SUMMARY

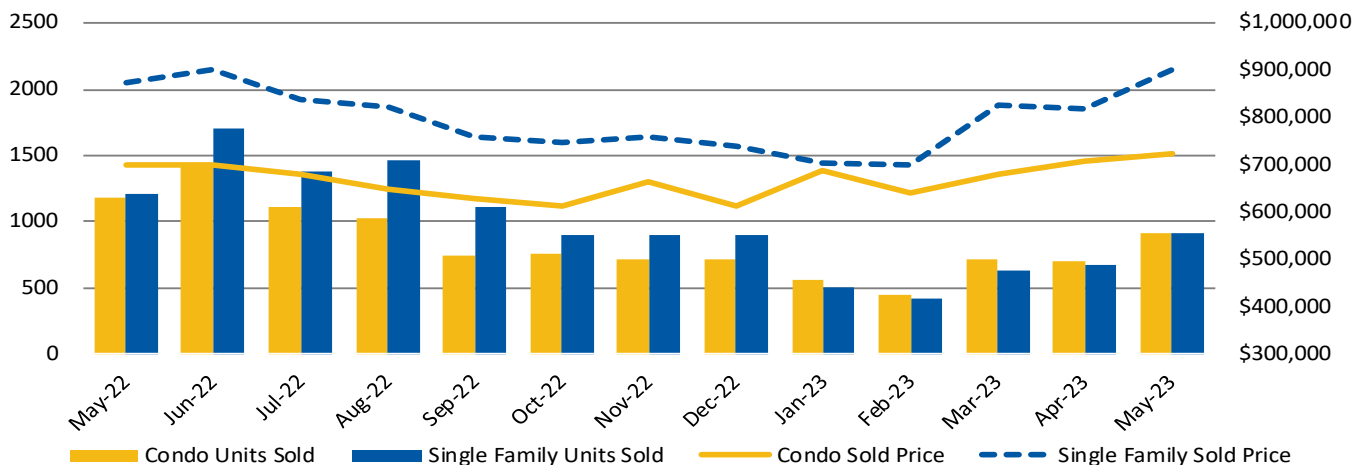
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$900,000	\$875,000	▲ 2.9%	\$819,500	▲ 9.8%	\$810,000	\$802,000	▲ 1.0%
Units Sold	919	1,215	▼ -24.4%	678	▲ 35.5%	3,157	4,117	▼ -23.3%
Active Listings	1,397	1,335	▲ 4.6%	1,274	▲ 9.7%	---	---	---
Months Supply of Inventory	1.5	1.1	▲ 36.4%	1.9	▼ -21.1%	---	---	---
New Listings	1,603	1,842	▼ -13.0%	1,186	▲ 35.2%	5,391	6,700	▼ -19.5%
Pending Sales	1,344	1,678	▼ -19.9%	969	▲ 38.7%	4,239	5,344	▼ -20.7%
Days to Off Market	14	14	■ 0.0%	15	▼ -6.7%	16	14	▲ 14.3%
Sold to Original Price Ratio	103.6%	109.0%	▼ -5.0%	103.1%	▲ 0.5%	100.8%	106.1%	▼ -5.0%
Price per Square Foot	\$414	\$427	▼ -3.0%	\$421	▼ -1.7%	\$401	\$409	▼ -2.0%

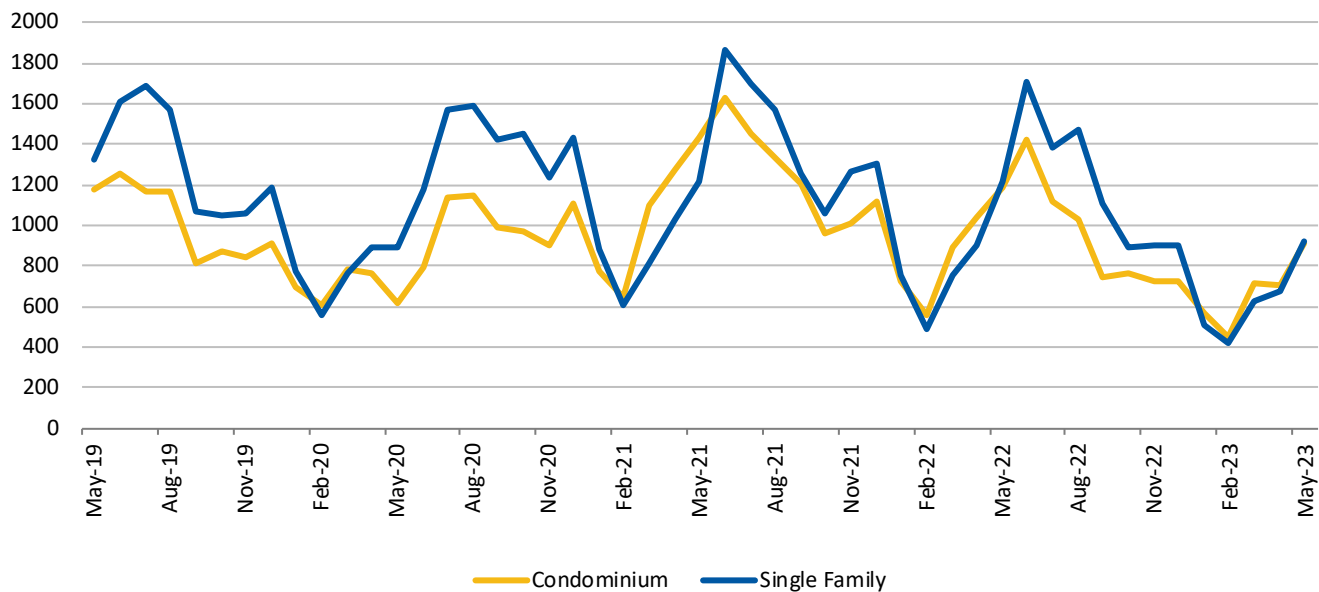
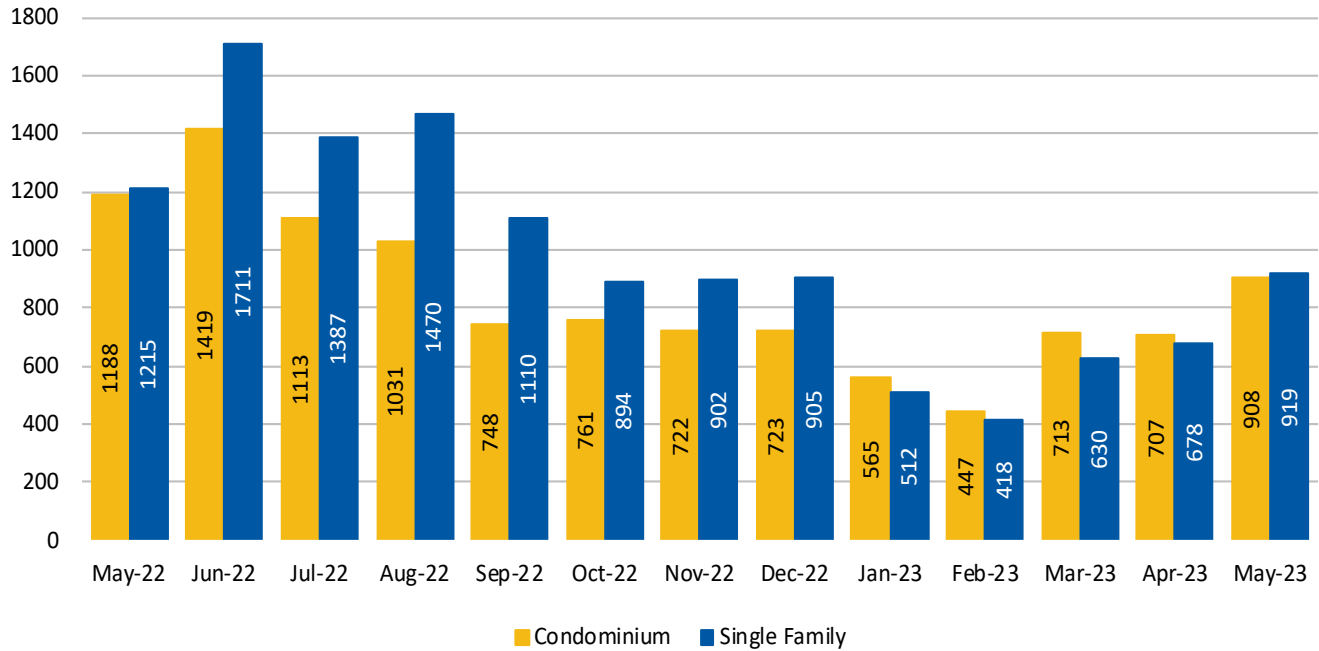
Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$726,002	\$700,000	▲ 3.7%	\$710,000	▲ 2.3%	\$697,750	\$675,000	▲ 3.4%
Units Sold	908	1,188	▼ -23.6%	707	▲ 28.4%	3,340	4,403	▼ -24.1%
Active Listings	1,881	1,899	▼ -0.9%	1,752	▲ 7.4%	---	---	---
Months Supply of Inventory	2.1	1.6	▲ 31.3%	2.5	▼ -16.0%	---	---	---
New Listings	1,472	1,678	▼ -12.3%	1,239	▲ 18.8%	5,782	7,242	▼ -20.2%
Pending Sales	1,136	1,307	▼ -13.1%	959	▲ 18.5%	4,108	5,389	▼ -23.8%
Days to Off Market	19	16	▲ 18.8%	17	▲ 11.8%	20	17	▲ 17.6%
Sold to Original Price Ratio	100.9%	103.3%	▼ -2.3%	99.9%	▲ 1.0%	99.3%	101.5%	▼ -2.2%
Price per Square Foot	\$638	\$615	▲ 3.7%	\$585	▲ 9.1%	\$576	\$578	▼ -0.3%



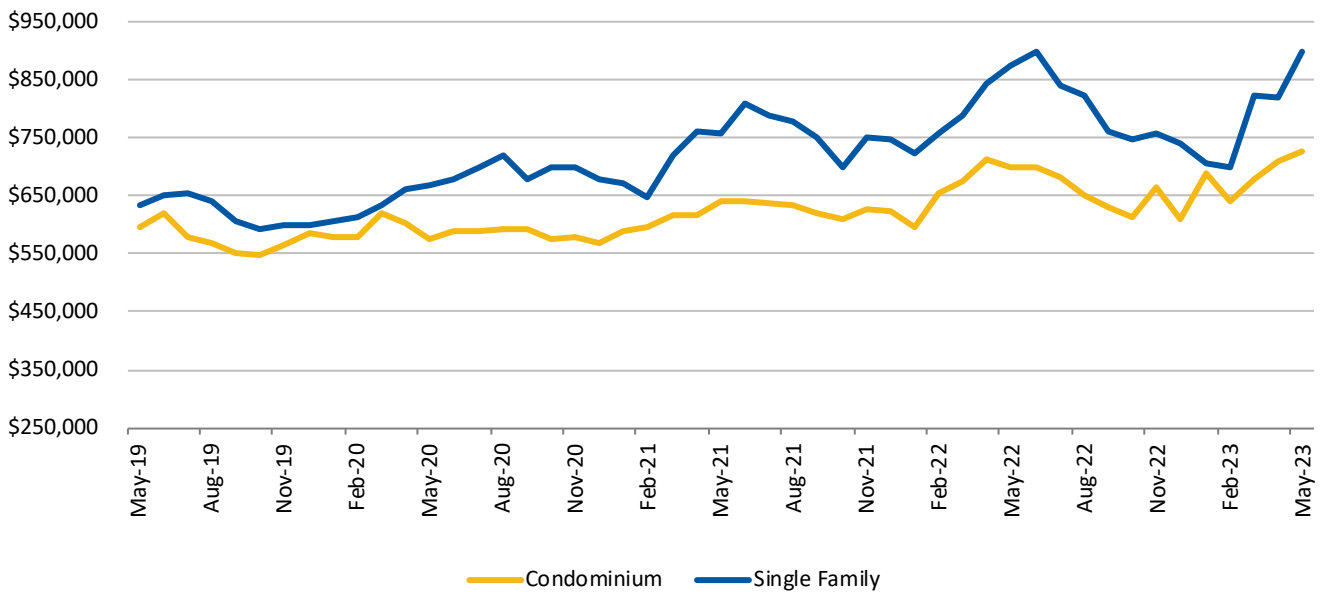
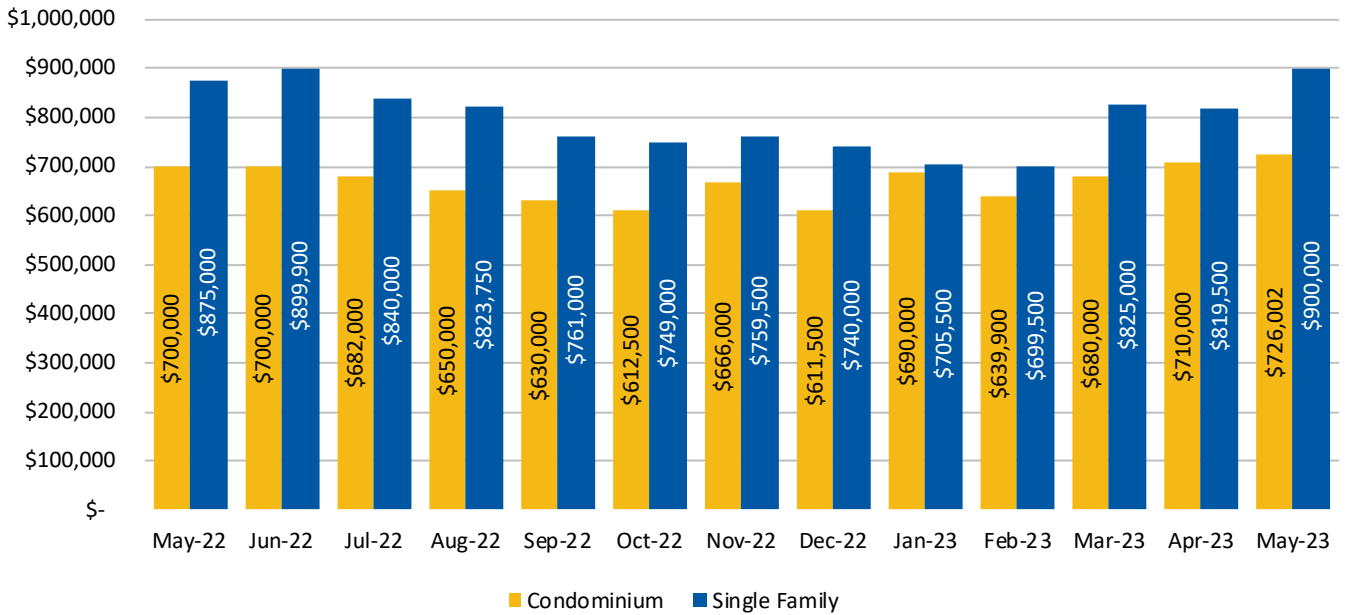
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	919	1,215	▼ -24.4%	678	▲ 35.5%	3,157	4,117	▼ -23.3%
CONDOMINIUMS	908	1,188	▼ -23.6%	707	▲ 28.4%	3,340	4,403	▼ -24.1%



MEDIAN SELLING PRICE

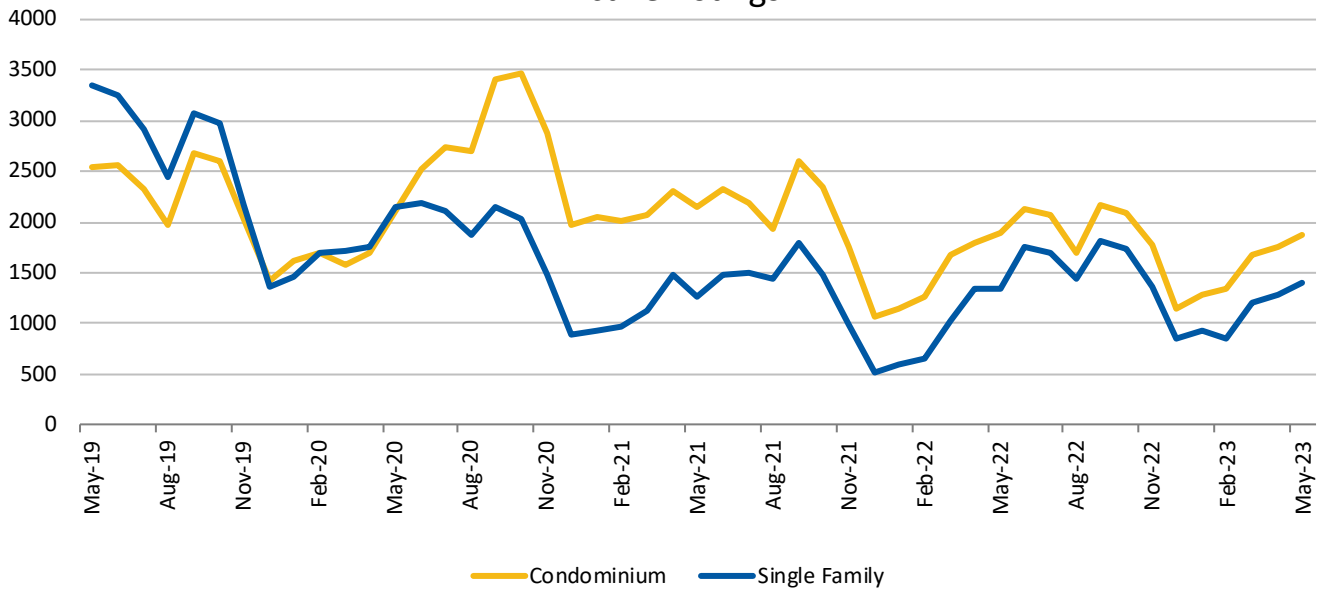
	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	\$900,000	\$875,000	▲ 2.9%	\$819,500	▲ 9.8%	\$810,000	\$802,000	▲ 1.0%
CONDOMINIUMS	\$726,002	\$700,000	▲ 3.7%	\$710,000	▲ 2.3%	\$697,750	\$675,000	▲ 3.4%



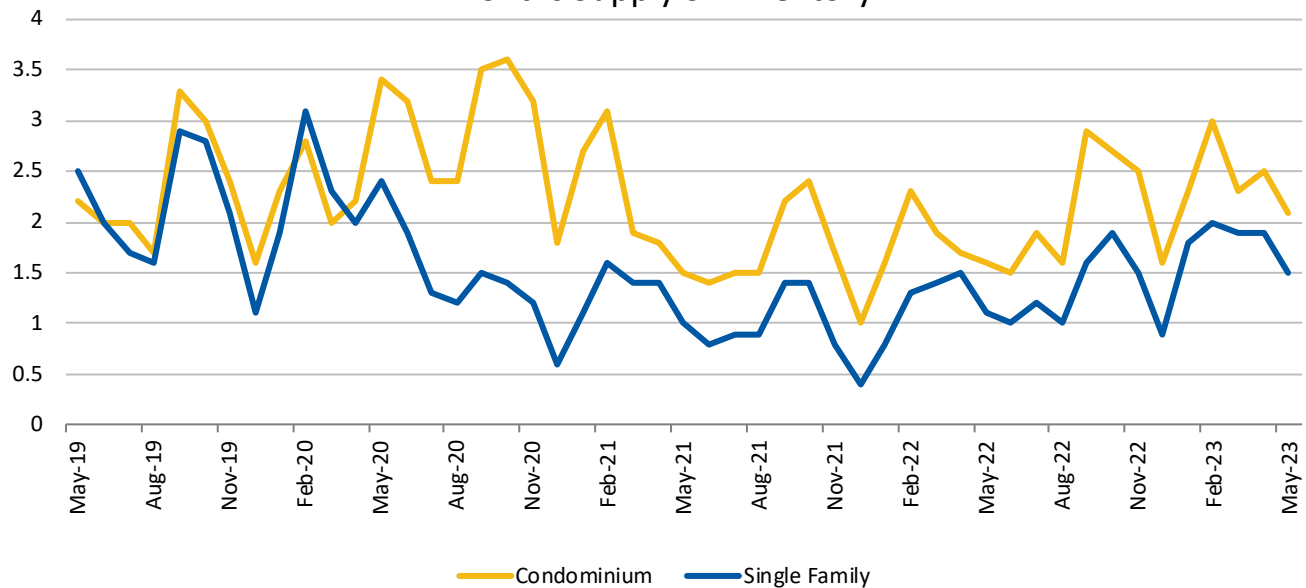
ACTIVE LISTINGS

		Year over Year			Month over Month	
		May 2023	May 2022	Change	Apr 2023	Change
SINGLE FAMILY HOMES	Active Listings	1,397	1,335	▲ 4.6%	1,274	▲ 9.7%
	Months Supply of Inventory	1.5	1.1	▲ 36.4%	1.9	▼ -21.1%
CONDOMINIUMS	Active Listings	1,881	1,899	▼ -0.9%	1,752	▲ 7.4%
	Months Supply of Inventory	2.1	1.6	▲ 31.3%	2.5	▼ -16.0%

Active Listings

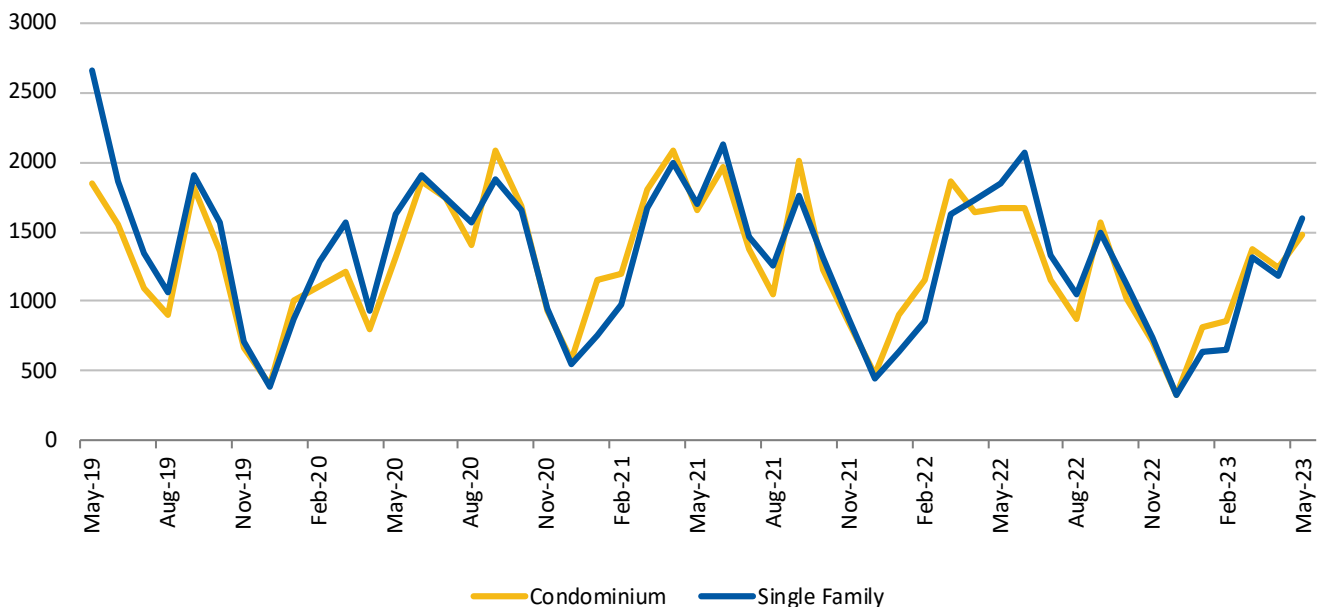
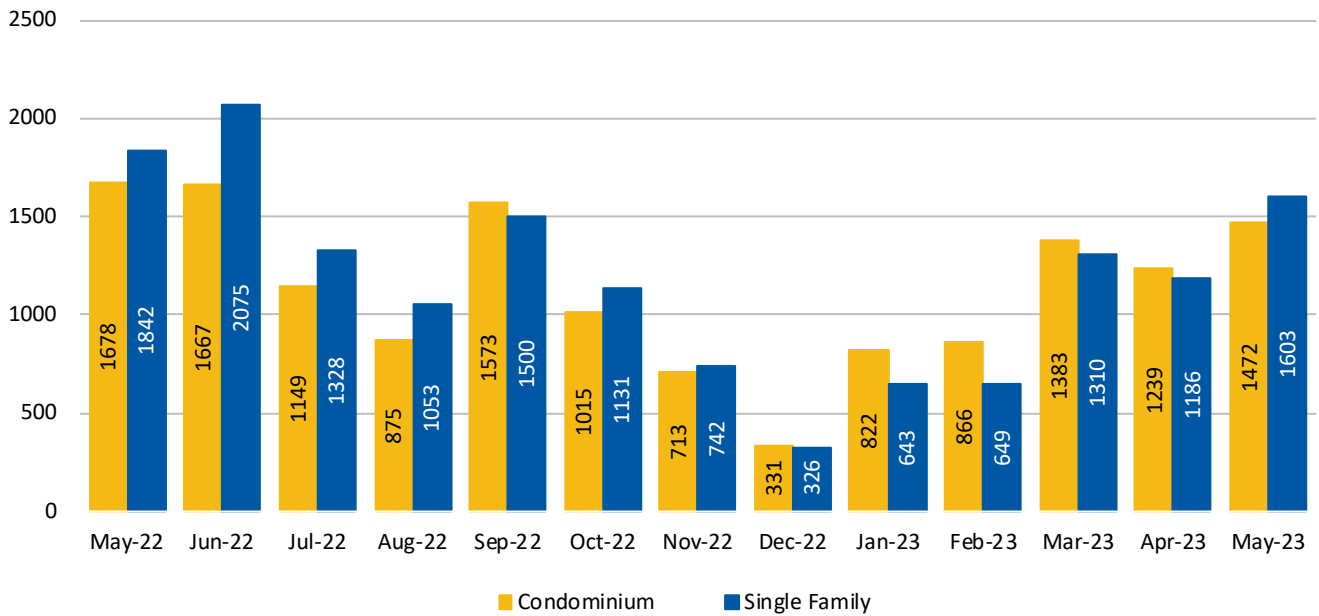


Months Supply of Inventory



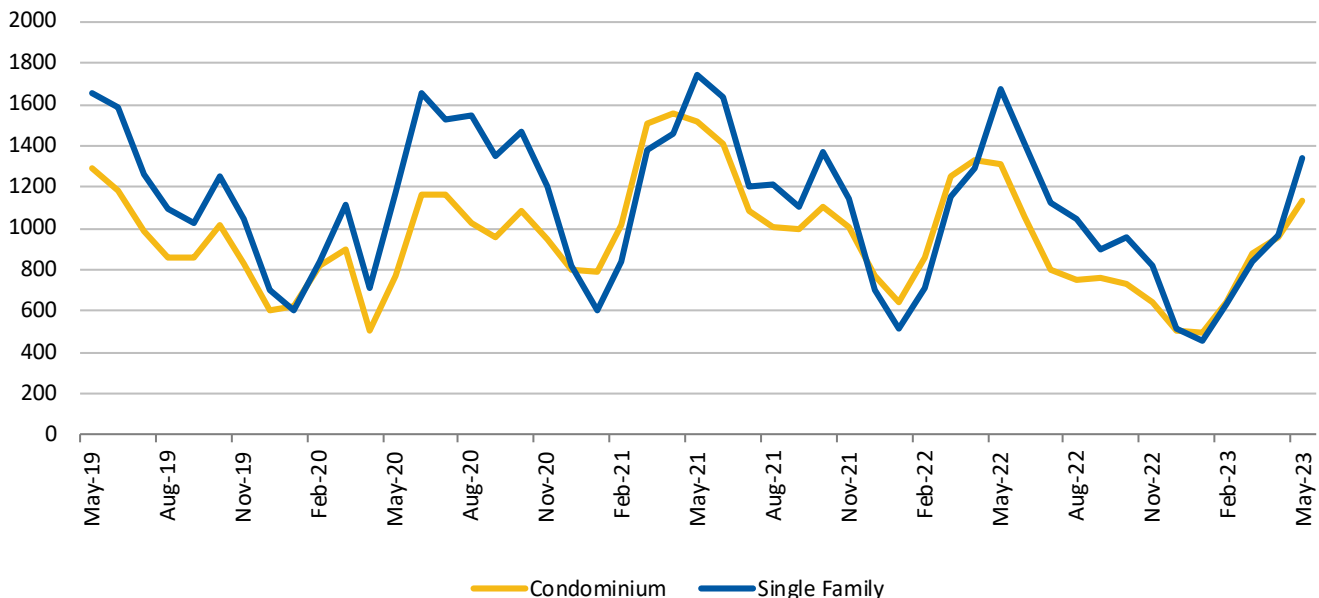
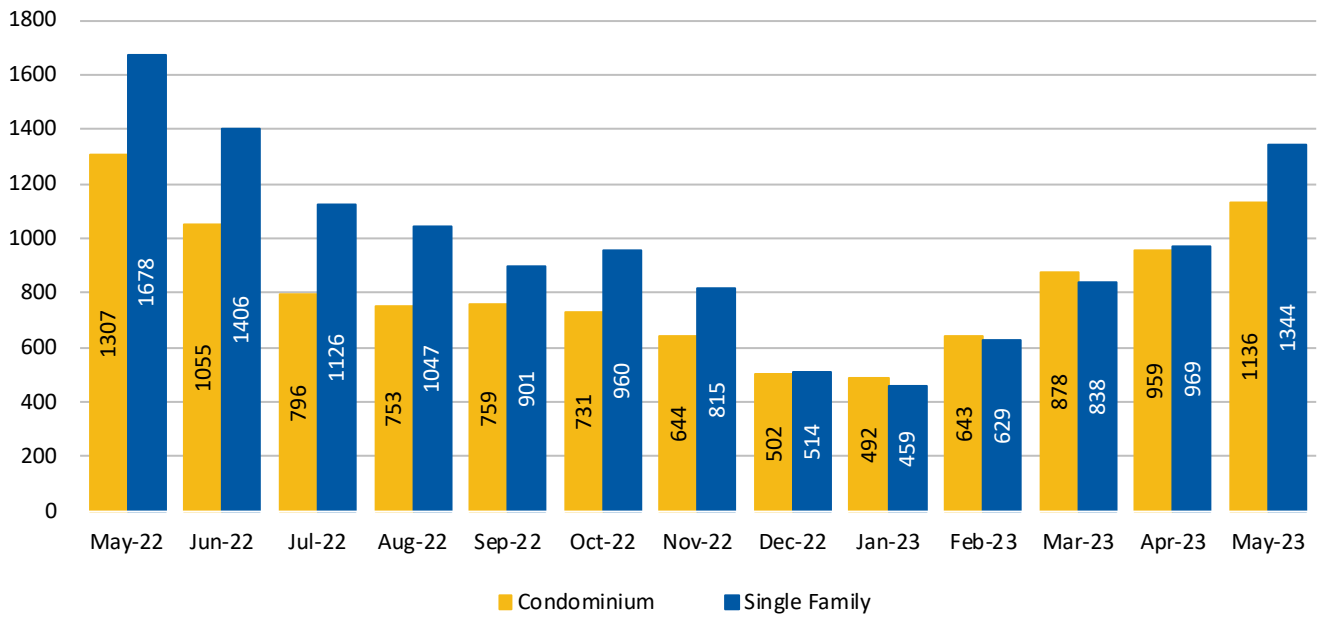
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	1,603	1,842	▼ -13.0%	1,186	▲ 35.2%	5,391	6,700	▼ -19.5%
CONDOMINIUMS	1,472	1,678	▼ -12.3%	1,239	▲ 18.8%	5,782	7,242	▼ -20.2%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
SINGLE FAMILY HOMES	1,344	1,678	▼ -19.9%	969	▲ 38.7%	4,239	5,344	▼ -20.7%
CONDOMINIUMS	1,136	1,307	▼ -13.1%	959	▲ 18.5%	4,108	5,389	▼ -23.8%



CENTRAL MIDDLESEX REGION

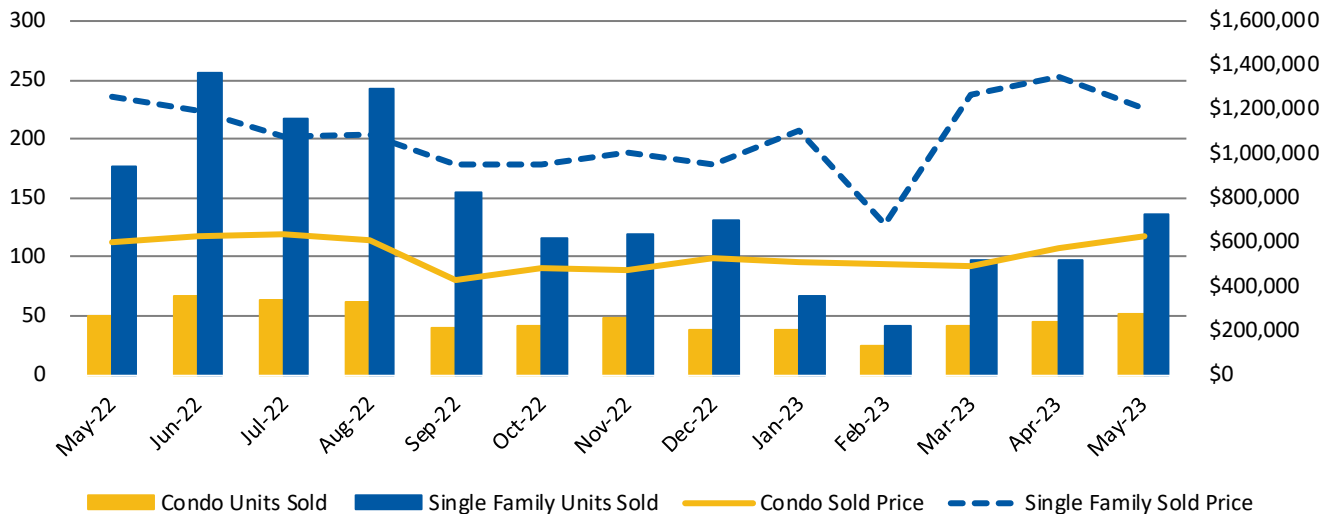
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$1,205,000	\$1,257,500	▼ -4.2%	\$1,350,000	▼ -10.7%	\$1,200,000	\$1,125,000	▲ 6.7%
Units Sold	137	176	▼ -22.2%	98	▲ 39.8%	441	555	▼ -20.5%
Active Listings	237	205	▲ 15.6%	216	▲ 9.7%	---	---	---
Months Supply of Inventory	1.7	1.2	▲ 41.7%	2.2	▼ -22.7%	---	---	---
New Listings	253	293	▼ -13.7%	190	▲ 33.2%	845	1,011	▼ -16.4%
Pending Sales	207	262	▼ -21.0%	158	▲ 31.0%	647	791	▼ -18.2%
Days to Off Market	14	13	▲ 7.7%	15	▼ -6.7%	16	14	▲ 14.3%
Sold to Original Price Ratio	104.3%	112.6%	▼ -7.4%	103.3%	▲ 1.0%	101.4%	108.3%	▼ -6.4%
Price per Square Foot	\$439	\$440	▼ -0.2%	\$434	▲ 1.2%	\$419	\$415	▲ 1.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$630,000	\$598,500	▲ 5.3%	\$575,000	▲ 9.6%	\$525,000	\$600,000	▼ -12.5%
Units Sold	51	50	▲ 2.0%	45	▲ 13.3%	199	200	▼ -0.5%
Active Listings	75	75	▬ 0.0%	59	▲ 27.1%	---	---	---
Months Supply of Inventory	1.5	1.5	▬ 0.0%	1.3	▲ 15.4%	---	---	---
New Listings	69	77	▼ -10.4%	61	▲ 13.1%	297	307	▼ -3.3%
Pending Sales	46	61	▼ -24.6%	61	▼ -24.6%	232	245	▼ -5.3%
Days to Off Market	20	14	▲ 42.9%	16	▲ 25.0%	17	14	▲ 21.4%
Sold to Original Price Ratio	103.7%	107.9%	▼ -3.9%	101.4%	▲ 2.3%	101.2%	105.7%	▼ -4.3%
Price per Square Foot	\$354	\$335	▲ 5.7%	\$346	▲ 2.3%	\$343	\$336	▲ 2.1%



EASTERN MIDDLESEX REGION

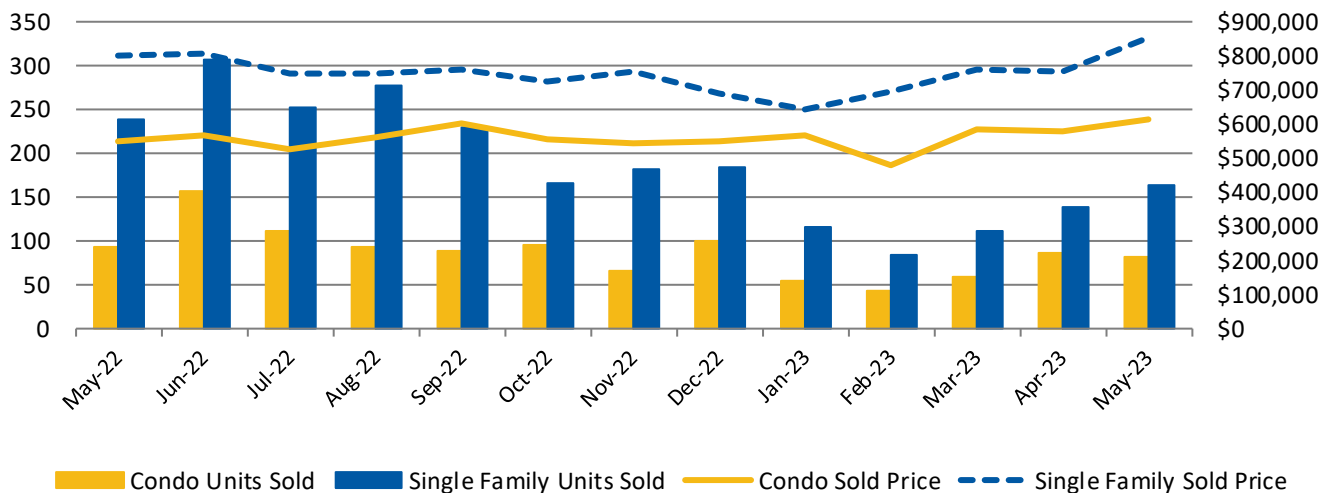
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$854,950	\$800,000	▲ 6.9%	\$755,000	▲ 13.2%	\$745,000	\$765,000	▼ -2.6%
Units Sold	164	240	▼ -31.7%	139	▲ 18.0%	613	782	▼ -21.6%
Active Listings	186	195	▼ -4.6%	174	▲ 6.9%	---	---	---
Months Supply of Inventory	1.1	0.8	▲ 37.5%	1.3	▼ -15.4%	---	---	---
New Listings	268	315	▼ -14.9%	186	▲ 44.1%	891	1,154	▼ -22.8%
Pending Sales	242	309	▼ -21.7%	160	▲ 51.3%	760	970	▼ -21.6%
Days to Off Market	15	14	▲ 7.1%	15	▬ 0.0%	16	13	▲ 23.1%
Sold to Original Price Ratio	105.3%	110.0%	▼ -4.3%	104.4%	▲ 0.9%	101.8%	107.2%	▼ -5.0%
Price per Square Foot	\$399	\$427	▼ -6.6%	\$417	▼ -4.3%	\$392	\$417	▼ -6.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$615,000	\$549,900	▲ 11.8%	\$580,000	▲ 6.0%	\$577,680	\$570,000	▲ 1.3%
Units Sold	82	93	▼ -11.8%	87	▼ -5.7%	325	403	▼ -19.4%
Active Listings	126	113	▲ 11.5%	101	▲ 24.8%	---	---	---
Months Supply of Inventory	1.5	1.2	▲ 25.0%	1.2	▲ 25.0%	---	---	---
New Listings	143	145	▼ -1.4%	115	▲ 24.3%	538	607	▼ -11.4%
Pending Sales	118	129	▼ -8.5%	97	▲ 21.6%	434	510	▼ -14.9%
Days to Off Market	14	16	▼ -12.5%	14	▬ 0.0%	15	15	▬ 0.0%
Sold to Original Price Ratio	102.4%	104.3%	▼ -1.8%	100.6%	▲ 1.8%	100.3%	103.3%	▼ -2.9%
Price per Square Foot	\$441	\$454	▼ -2.9%	\$469	▼ -6.0%	\$442	\$433	▲ 2.1%



METRO BOSTON REGION

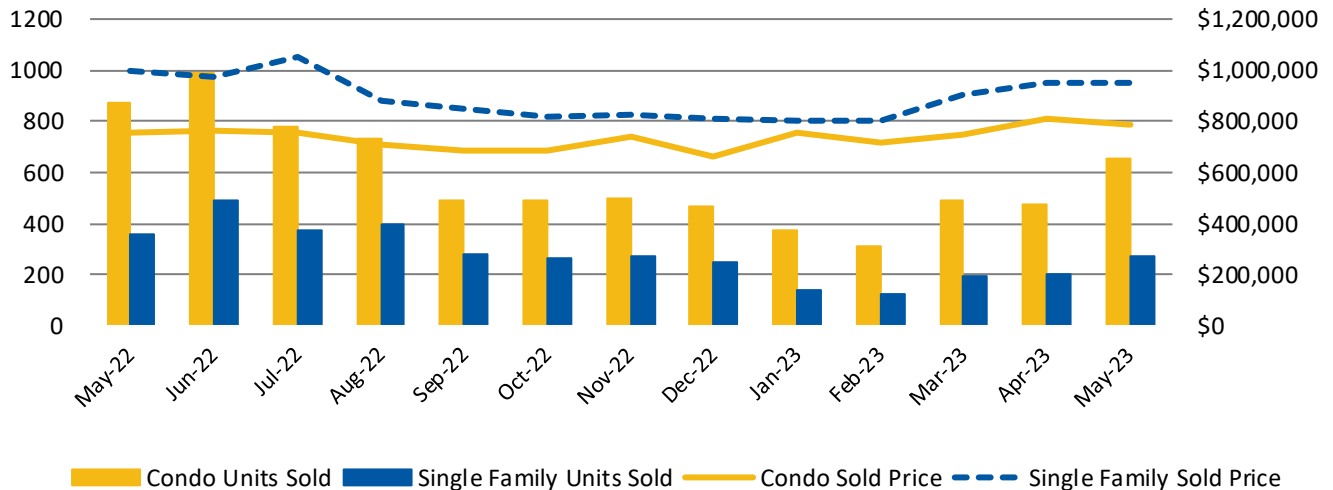
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$950,000	\$1,000,000	▼ -5.0%	\$950,000	▲ 0.0%	\$897,000	\$890,000	▲ 0.8%
Units Sold	274	357	▼ -23.2%	198	▲ 38.4%	924	1,188	▼ -22.2%
Active Listings	511	473	▲ 8.0%	450	▲ 13.6%	---	---	---
Months Supply of Inventory	1.9	1.3	▲ 46.2%	2.3	▼ -17.4%	---	---	---
New Listings	521	556	▼ -6.3%	379	▲ 37.5%	1,714	2,022	▼ -15.2%
Pending Sales	400	464	▼ -13.8%	277	▲ 44.4%	1,240	1,519	▼ -18.4%
Days to Off Market	14	15	▼ -6.7%	17	▼ -17.6%	16	14	▲ 14.3%
Sold to Original Price Ratio	102.6%	107.5%	▼ -4.6%	102.0%	▲ 0.6%	100.0%	104.9%	▼ -4.7%
Price per Square Foot	\$504	\$522	▼ -3.4%	\$503	▲ 0.2%	\$483	\$492	▼ -1.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$788,250	\$757,587	▲ 4.0%	\$811,000	▼ -2.8%	\$770,000	\$739,450	▲ 4.1%
Units Sold	656	877	▼ -25.2%	478	▲ 37.2%	2,303	3,180	▼ -27.6%
Active Listings	1,556	1,560	▼ -0.3%	1,440	▲ 8.1%	---	---	---
Months Supply of Inventory	2.4	1.8	▲ 33.3%	3.0	▼ -20.0%	---	---	---
New Listings	1,123	1,281	▼ -12.3%	922	▲ 21.8%	4,299	5,490	▼ -21.7%
Pending Sales	825	948	▼ -13.0%	675	▲ 22.2%	2,886	3,919	▼ -26.4%
Days to Off Market	20	17	▲ 17.6%	18	▲ 11.1%	20	18	▲ 11.1%
Sold to Original Price Ratio	100.1%	102.4%	▼ -2.2%	99.4%	▲ 0.7%	98.5%	100.4%	▼ -1.9%
Price per Square Foot	\$761	\$722	▲ 5.4%	\$707	▲ 7.6%	\$701	\$684	▲ 2.5%



METRO WEST REGION

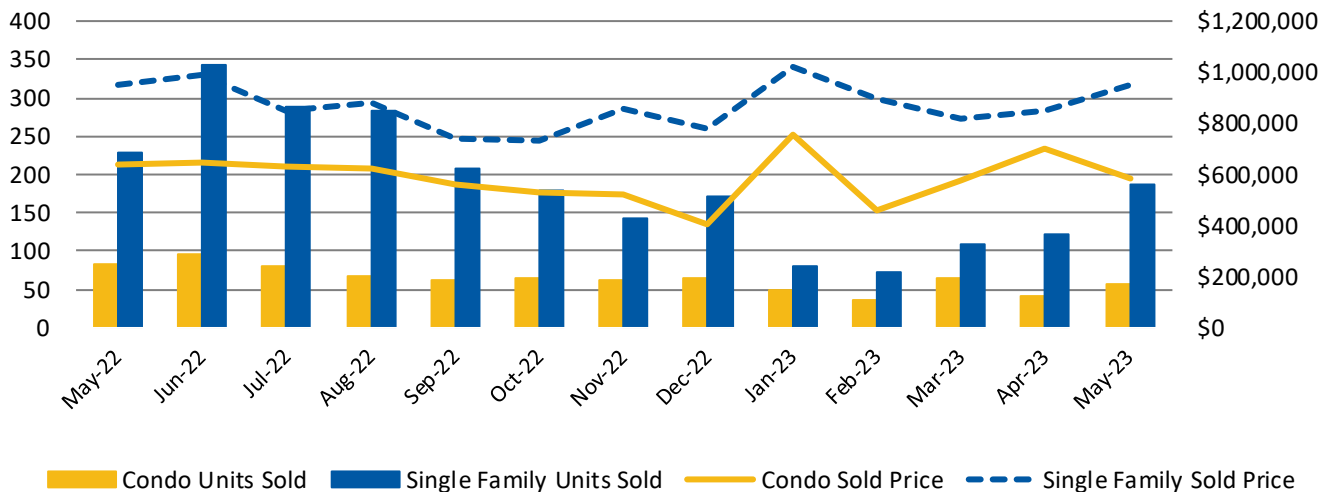
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$950,000	\$951,500	▼ -0.2%	\$847,500	▲ 12.1%	\$875,000	\$845,000	▲ 3.6%
Units Sold	188	230	▼ -18.3%	122	▲ 54.1%	571	817	▼ -30.1%
Active Listings	255	217	▲ 17.5%	231	▲ 10.4%	---	---	---
Months Supply of Inventory	1.4	0.9	▲ 55.6%	1.9	▼ -26.3%	---	---	---
New Listings	302	341	▼ -11.4%	240	▲ 25.8%	1,045	1,335	▼ -21.7%
Pending Sales	264	339	▼ -22.1%	217	▲ 21.7%	831	1,114	▼ -25.4%
Days to Off Market	13	12	▲ 8.3%	14	▼ -7.1%	15	12	▲ 25.0%
Sold to Original Price Ratio	103.6%	109.7%	▼ -5.6%	102.5%	▲ 1.1%	100.9%	106.7%	▼ -5.4%
Price per Square Foot	\$396	\$412	▼ -3.9%	\$391	▲ 1.3%	\$386	\$389	▼ -0.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$584,500	\$637,500	▼ -8.3%	\$699,995	▼ -16.5%	\$600,000	\$569,000	▲ 5.4%
Units Sold	56	84	▼ -33.3%	41	▲ 36.6%	244	287	▼ -15.0%
Active Listings	69	73	▼ -5.5%	70	▼ -1.4%	---	---	---
Months Supply of Inventory	1.2	0.9	▲ 33.3%	1.7	▼ -29.4%	---	---	---
New Listings	77	88	▼ -12.5%	68	▲ 13.2%	320	401	▼ -20.2%
Pending Sales	71	86	▼ -17.4%	54	▲ 31.5%	270	349	▼ -22.6%
Days to Off Market	18	15	▲ 20.0%	14	▲ 28.6%	17	15	▲ 13.3%
Sold to Original Price Ratio	103.8%	105.0%	▼ -1.1%	101.5%	▲ 2.3%	101.9%	104.2%	▼ -2.2%
Price per Square Foot	\$369	\$351	▲ 5.1%	\$337	▲ 9.5%	\$352	\$337	▲ 4.5%



SOUTHERN NORFOLK REGION

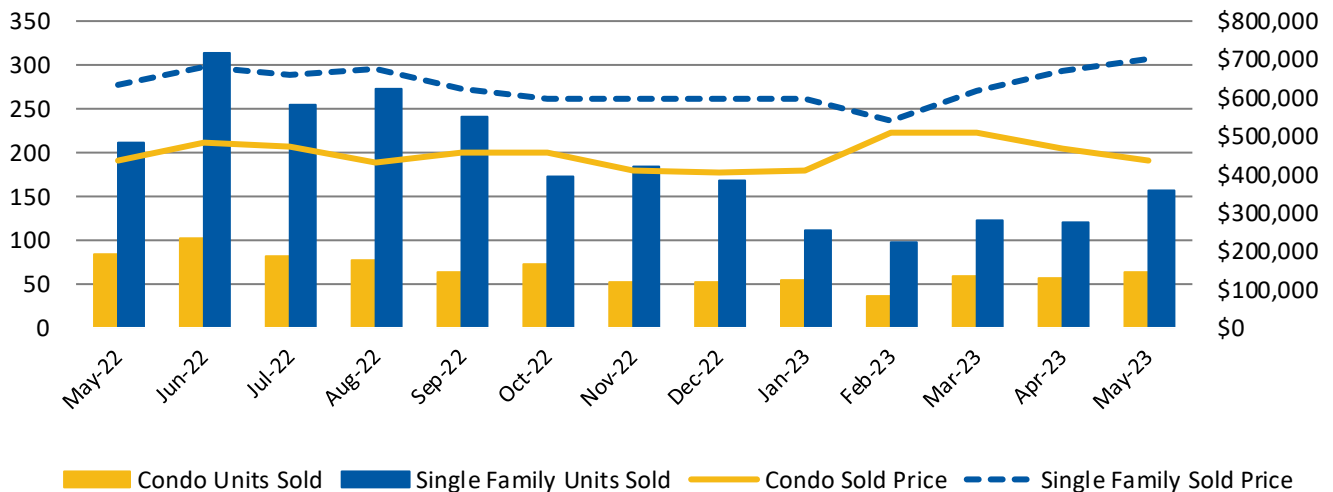
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$700,000	\$632,500	▲ 10.7%	\$671,500	▲ 4.2%	\$630,000	\$615,000	▲ 2.4%
Units Sold	156	212	▼ -26.4%	121	▲ 28.9%	608	775	▼ -21.5%
Active Listings	208	245	▼ -15.1%	203	▲ 2.5%	---	---	---
Months Supply of Inventory	1.3	1.2	▲ 8.3%	1.7	▼ -23.5%	---	---	---
New Listings	259	337	▼ -23.1%	191	▲ 35.6%	896	1,178	▼ -23.9%
Pending Sales	231	304	▼ -24.0%	157	▲ 47.1%	761	950	▼ -19.9%
Days to Off Market	15	17	▼ -11.8%	16	▼ -6.3%	18	16	▲ 12.5%
Sold to Original Price Ratio	103.2%	106.6%	▼ -3.2%	104.0%	▼ -0.8%	100.6%	104.3%	▼ -3.5%
Price per Square Foot	\$343	\$339	▲ 1.2%	\$344	▼ -0.3%	\$325	\$330	▼ -1.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$435,000	\$439,000	▼ -0.9%	\$468,150	▼ -7.1%	\$460,000	\$440,000	▲ 4.5%
Units Sold	63	84	▼ -25.0%	56	▲ 12.5%	269	333	▼ -19.2%
Active Listings	55	78	▼ -29.5%	82	▼ -32.9%	---	---	---
Months Supply of Inventory	0.9	0.9	▬ 0.0%	1.5	▼ -40.0%	---	---	---
New Listings	60	87	▼ -31.0%	73	▼ -17.8%	328	437	▼ -24.9%
Pending Sales	76	83	▼ -8.4%	72	▲ 5.6%	286	366	▼ -21.9%
Days to Off Market	20	14	▲ 42.9%	17	▲ 17.6%	19	15	▲ 26.7%
Sold to Original Price Ratio	102.9%	106.3%	▼ -3.2%	100.4%	▲ 2.5%	101.6%	104.8%	▼ -3.1%
Price per Square Foot	\$329	\$317	▲ 3.8%	\$309	▲ 6.5%	\$333	\$311	▲ 7.1%



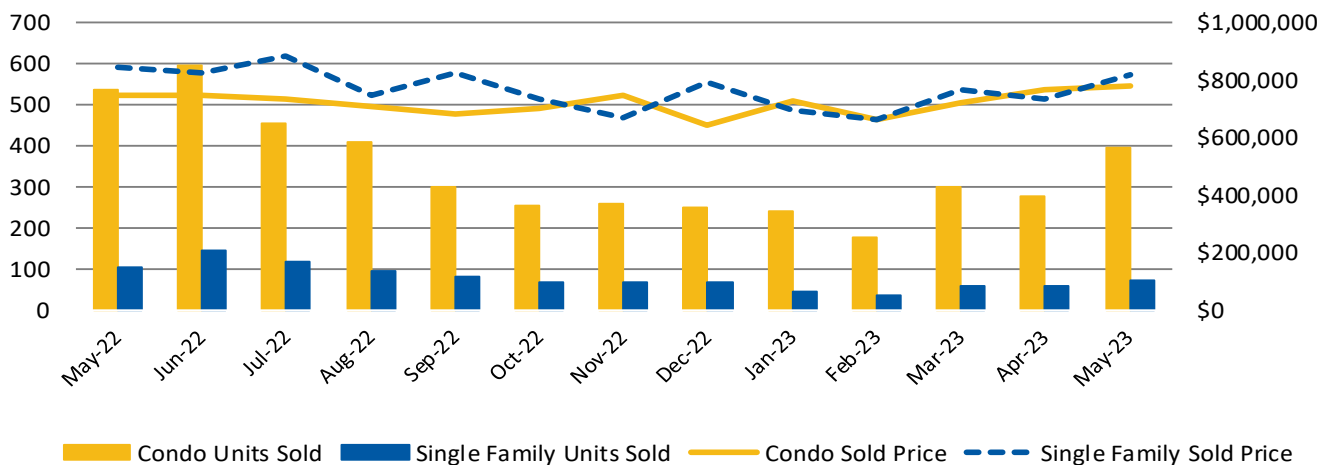
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$819,000	\$845,000	▼ -3.1%	\$737,500	▲ 11.1%	\$754,500	\$800,000	▼ -5.7%
Units Sold	73	106	▼ -31.1%	58	▲ 25.9%	273	352	▼ -22.4%
Active Listings	148	169	▼ -12.4%	140	▲ 5.7%	---	---	---
Months Supply of Inventory	2.0	1.6	▲ 25.0%	2.4	▼ -16.7%	---	---	---
New Listings	134	158	▼ -15.2%	122	▲ 9.8%	482	595	▼ -19.0%
Pending Sales	109	137	▼ -20.4%	80	▲ 36.3%	356	441	▼ -19.3%
Days to Off Market	19	18	▲ 5.6%	16	▲ 18.8%	19	17	▲ 11.8%
Sold to Original Price Ratio	99.6%	105.7%	▼ -5.8%	99.2%	▲ 0.4%	97.6%	102.8%	▼ -5.1%
Price per Square Foot	\$476	\$512	▼ -7.0%	\$473	▲ 0.6%	\$461	\$500	▼ -7.8%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$780,000	\$750,000	▲ 4.0%	\$768,500	▲ 1.5%	\$744,000	\$729,000	▲ 2.1%
Units Sold	394	537	▼ -26.6%	276	▲ 42.8%	1,390	1,975	▼ -29.6%
Active Listings	1,081	1,097	▼ -1.5%	1,000	▲ 8.1%	---	---	---
Months Supply of Inventory	2.7	2.0	▲ 35.0%	3.6	▼ -25.0%	---	---	---
New Listings	671	807	▼ -16.9%	575	▲ 16.7%	2,632	3,570	▼ -26.3%
Pending Sales	458	577	▼ -20.6%	390	▲ 17.4%	1,665	2,481	▼ -32.9%
Days to Off Market	21	19	▲ 10.5%	20	▲ 5.0%	21	19	▲ 10.5%
Sold to Original Price Ratio	99.4%	101.3%	▼ -1.9%	98.4%	▲ 1.0%	98.1%	99.3%	▼ -1.2%
Price per Square Foot	\$846	\$767	▲ 10.3%	\$760	▲ 11.3%	\$793	\$742	▲ 6.9%



MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

2 Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$915,000	\$925,500	▼ -1.1%	\$840,000	▲ 8.9%	\$865,000	\$876,000	▼ -1.3%
Units Sold	96	134	▼ -28.4%	57	▲ 68.4%	381	547	▼ -30.3%
Active Listings	157	205	▼ -23.4%	168	▼ -6.5%	---	---	---
Months Supply of Inventory	1.6	1.5	▲ 6.7%	2.9	▼ -44.8%	---	---	---
New Listings	149	226	▼ -34.1%	148	▲ 0.7%	606	864	▼ -29.9%
Pending Sales	131	165	▼ -20.6%	96	▲ 36.5%	449	616	▼ -27.1%
Days to Off Market	19	19	▬ 0.0%	17	▲ 11.8%	20	18	▲ 11.1%
Sold to Original Price Ratio	101.3%	104.1%	▼ -2.7%	100.2%	▲ 1.1%	98.2%	102.0%	▼ -3.7%
Price per Square Foot	\$358	\$371	▼ -3.5%	\$365	▼ -1.9%	\$347	\$357	▼ -2.8%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$1,125,000	\$1,175,000	▼ -4.3%	\$1,200,000	▼ -6.3%	\$1,070,000	\$1,130,000	▼ -5.3%
Units Sold	28	50	▼ -44.0%	21	▲ 33.3%	123	208	▼ -40.9%
Active Listings	106	111	▼ -4.5%	106	▬ 0.0%	---	---	---
Months Supply of Inventory	3.8	2.2	▲ 72.7%	5.0	▼ -24.0%	---	---	---
New Listings	72	76	▼ -5.3%	65	▲ 10.8%	276	369	▼ -25.2%
Pending Sales	49	58	▼ -15.5%	43	▲ 14.0%	171	237	▼ -27.8%
Days to Off Market	21	20	▲ 5.0%	20	▲ 5.0%	27	20	▲ 35.0%
Sold to Original Price Ratio	97.8%	98.8%	▼ -1.0%	96.7%	▲ 1.1%	95.6%	98.1%	▼ -2.5%
Price per Square Foot	\$333	\$342	▼ -2.6%	\$395	▼ -15.7%	\$323	\$338	▼ -4.4%

4 Family Homes

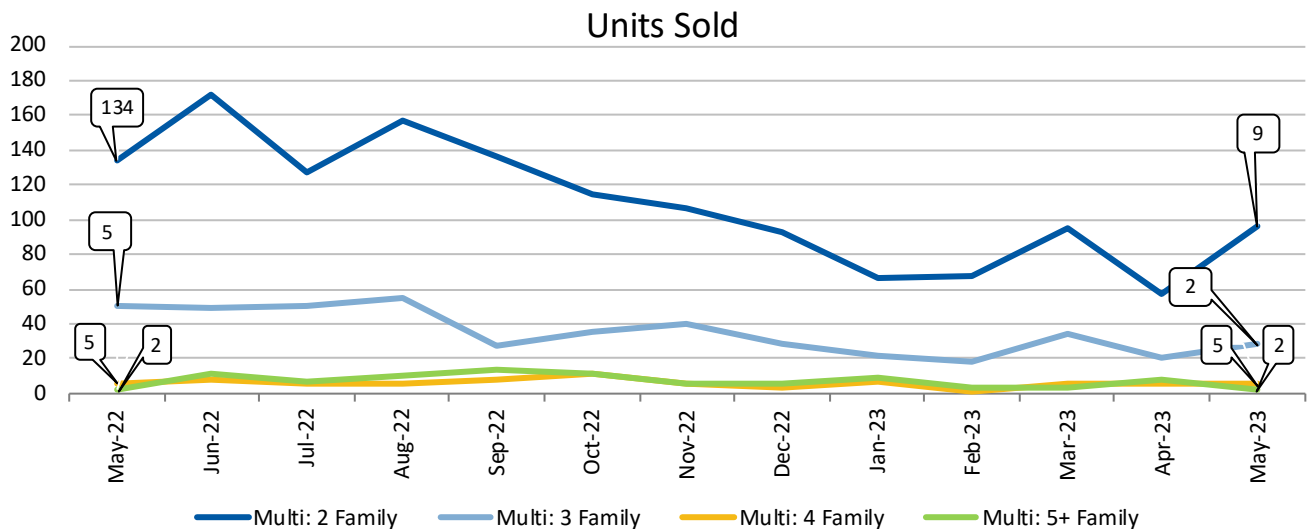
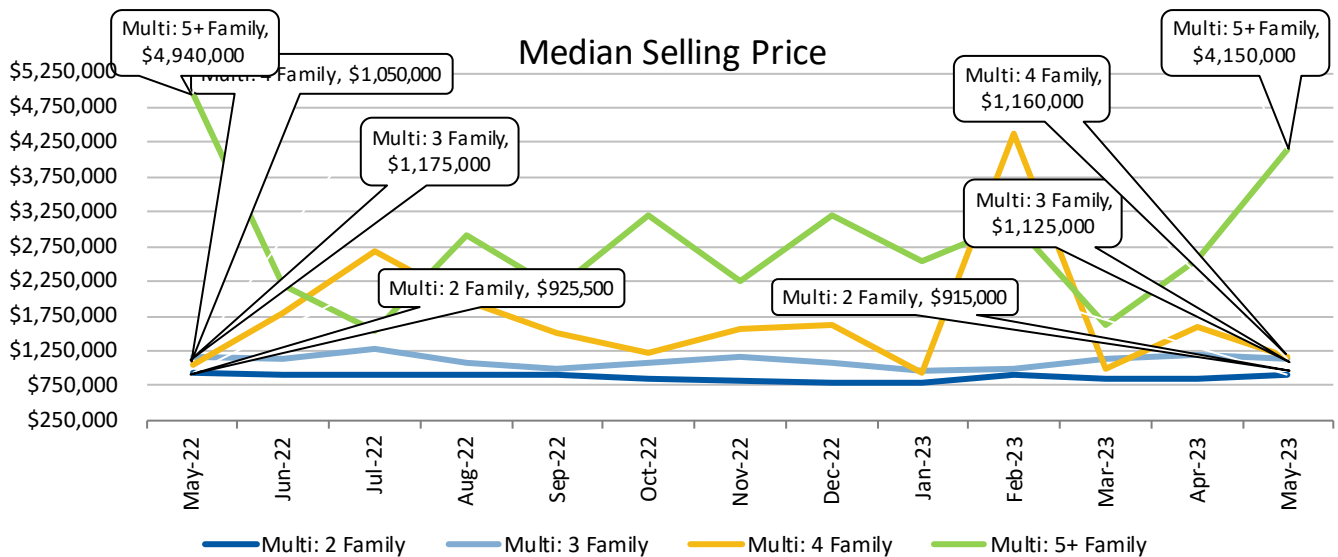
	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$1,355,000	\$1,799,500	▼ -24.7%	\$1,160,000	▲ 16.8%	\$1,160,000	\$1,250,000	▼ -7.2%
Units Sold	8	8	▬ 0.0%	5	▲ 60.0%	25	37	▼ -32.4%
Active Listings	26	31	▼ -16.1%	29	▼ -10.3%	---	---	---
Months Supply of Inventory	3.3	3.9	▼ -15.4%	5.8	▼ -43.1%	---	---	---
New Listings	14	17	▼ -17.6%	16	▼ -12.5%	66	73	▼ -9.6%
Pending Sales	11	9	▲ 22.2%	6	▲ 83.3%	32	40	▼ -20.0%
Days to Off Market	24	23	▲ 4.3%	11	▲ 118.2%	24	23	▲ 4.3%
Sold to Original Price Ratio	94.1%	99.3%	▼ -5.2%	92.8%	▲ 1.4%	94.3%	99.4%	▼ -5.1%
Price per Square Foot	\$380	\$359	▲ 5.8%	\$250	▲ 52.0%	\$315	\$306	▲ 2.9%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

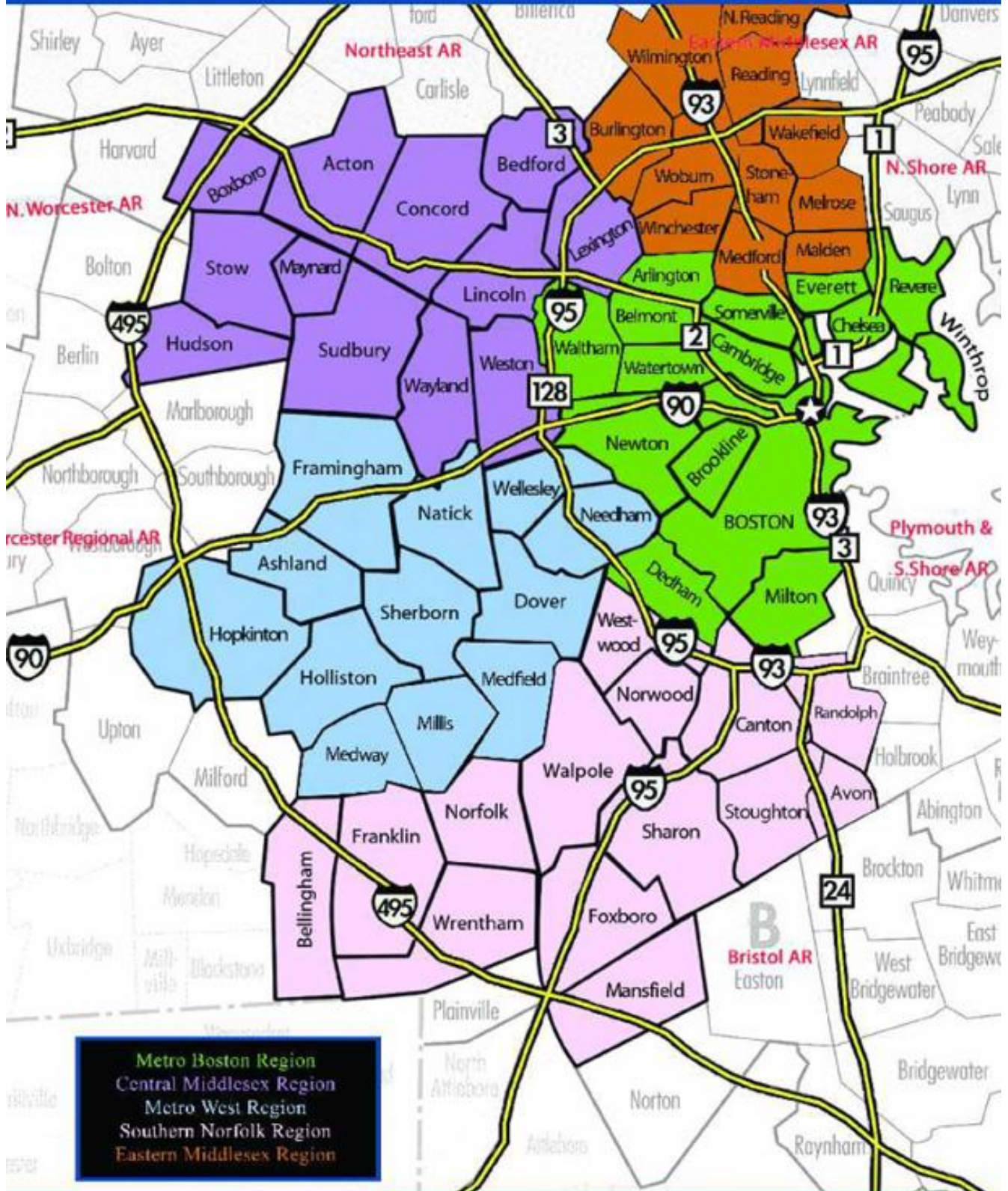
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2023	May 2022	Change	Apr 2023	Change	2023	2022	Change
Median Selling Price	\$1,812,500	\$2,200,000	▼ -17.6%	\$4,150,000	▼ -56.3%	\$2,502,500	\$2,320,000	▲ 7.9%
Units Sold	2	11	▼ -81.8%	2	▬ 0.0%	18	31	▼ -41.9%
Active Listings	48	59	▼ -18.6%	61	▼ -21.3%	---	---	---
Months Supply of Inventory	24.0	5.4	▲ 344.4%	30.5	▼ -21.3%	---	---	---
New Listings	11	22	▼ -50.0%	19	▼ -42.1%	89	99	▼ -10.1%
Pending Sales	13	12	▲ 8.3%	7	▲ 85.7%	31	38	▼ -18.4%
Days to Off Market	43	33	▲ 30.3%	91	▼ -52.7%	53	29	▲ 82.8%
Sold to Original Price Ratio	100.0%	100.0%	▬ 0.0%	86.2%	▲ 16.0%	93.2%	96.1%	▼ -3.0%
Price per Square Foot	\$421	\$369	▲ 14.1%	\$600	▼ -29.8%	\$386	\$389	▼ -0.8%



GBAR JURISDICTIONAL AREA

Greater Boston Association of REALTORS® Regional Map



GLOSSARY

Days to Off Market is the Median number of days between when a property is listed and the off market date when an offer is accepted.

Active Listings is the number of Active properties available for sale at the end of the month.

Median Selling Price is the mid-point where the price for half of the sales are higher and half are lower. Median is preferred to average as it better accounts for outliers at the high or low end of the price range.

Months Supply of Inventory (MSI), also known as Absorption, is the number of months it would take to sell through the units available for sale at the current monthly sales rate. The National Association of REALTORS® describes a balanced market as between 5 and 7 months supply of inventory (MSI).

New Listings is the number of properties listed in a given month or time period.

Pending Sales is the number of properties newly under contract in a given month or time period.

Price per Square Foot is the median of the sold price divided by the square feet of the property.

Sale Price to Original Price Ratio is the average of the Sales Price divided by the Original List Price, and expressed as a percentage.

Units Sold is the number of properties which actually Sold within a given month or time period.

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Market trends and analysis based on data from the MLS Property Information Network, Inc. through the end of each month. Due to timing of data entry into the MLS, data shown may be different than previously reported.

The Monthly Insights report provides monthly summaries of the overall market served by the Greater Boston Association of REALTORS®. As market conditions vary within smaller geographic areas, the Association also provides to its members an online, interactive dashboard which delivers timely, relevant data with many more metrics and filtering capabilities. Contact your Association representative for details.