

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlesex County

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	956	<b>757</b>	- 20.8%	11,065	<b>9,463</b>	- 14.5%
Closed Sales	1,064	<b>732</b>	- 31.2%	10,667	<b>9,291</b>	- 12.9%
Median Sales Price*	\$690,000	<b>\$754,226</b>	+ 9.3%	\$700,000	<b>\$762,000</b>	+ 8.9%
Inventory of Homes for Sale	931	<b>936</b>	+ 0.5%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</b>	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	<b>31</b>	+ 19.2%	26	<b>24</b>	- 7.7%
Percent of Original List Price Received*	102.6%	<b>99.6%</b>	- 2.9%	104.6%	<b>104.6%</b>	0.0%
New Listings	707	<b>616</b>	- 12.9%	12,553	<b>11,504</b>	- 8.4%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

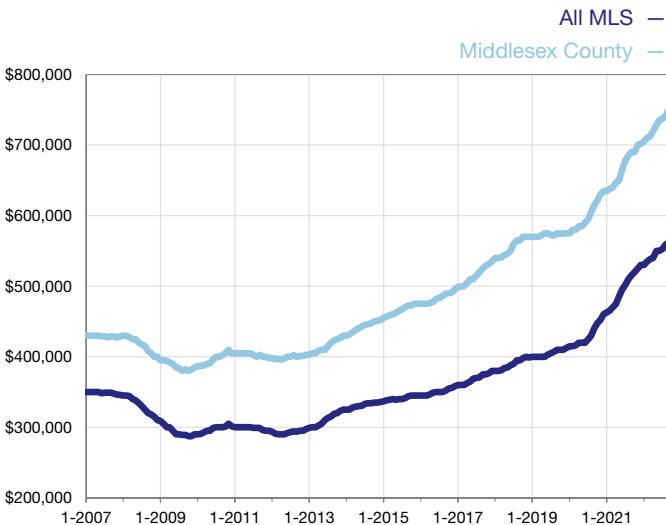
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	533	<b>371</b>	- 30.4%	6,519	<b>5,068</b>	- 22.3%
Closed Sales	595	<b>402</b>	- 32.4%	6,419	<b>5,072</b>	- 21.0%
Median Sales Price*	\$545,000	<b>\$566,250</b>	+ 3.9%	\$536,500	<b>\$590,000</b>	+ 10.0%
Inventory of Homes for Sale	681	<b>611</b>	- 10.3%	--	--	--
Months Supply of Inventory	1.2	<b>1.3</b>	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>35</b>	+ 9.4%	35	<b>30</b>	- 14.3%
Percent of Original List Price Received*	100.5%	<b>98.6%</b>	- 1.9%	101.6%	<b>102.7%</b>	+ 1.1%
New Listings	407	<b>329</b>	- 19.2%	7,492	<b>6,359</b>	- 15.1%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

