



## May 2023 Residential

- Dollar Volume
- Months of Inventory
- Days on Market
- Pricing Accuracy
- Average and Median Prices



# Market Watch

## Berkshire County, MA Real Estate Sales

Berkshire County MA - Nestled in the beautiful hills of western Massachusetts

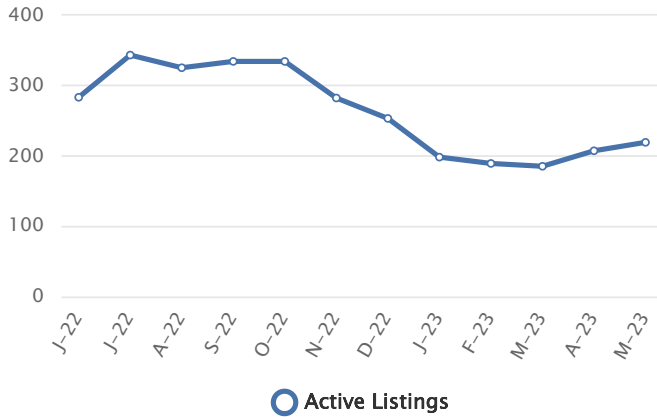
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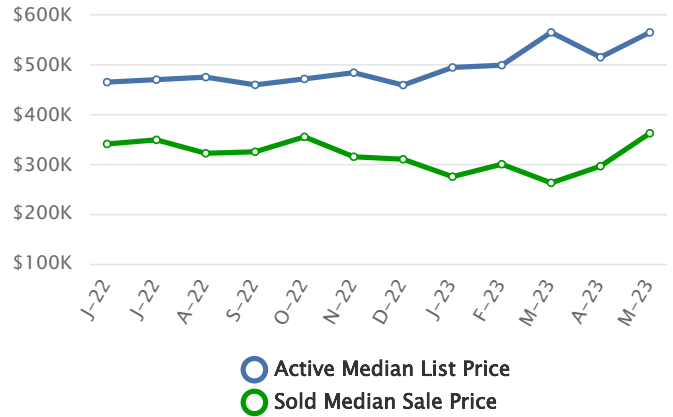
# Market Summary

Berkshire County (ish) Residential, May 2023

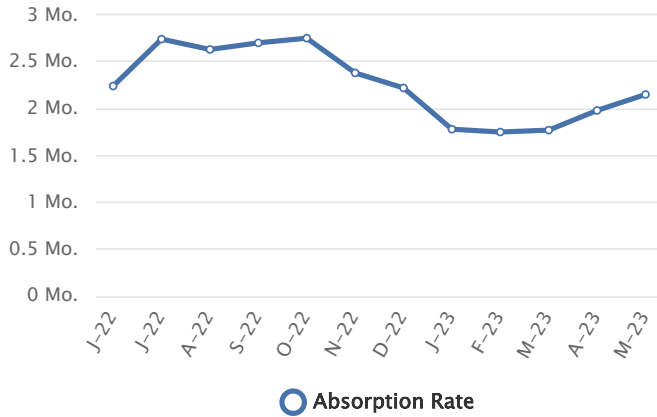
### Number of Listings



### Listing Prices



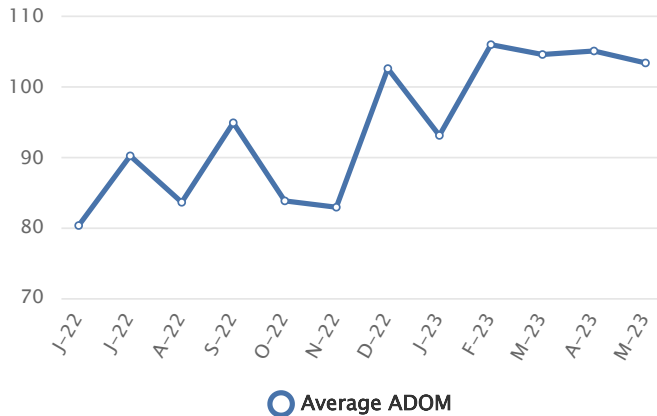
### Absorption Rate, in Months



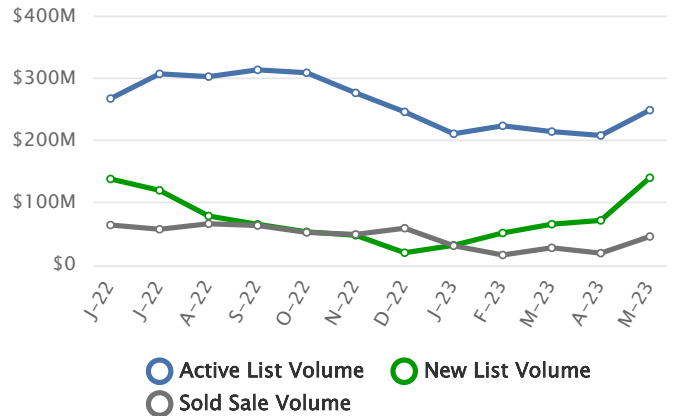
### Sold to List Ratio



### Days on Market



### Price Volume



## Summary Statistics

	May-23	May-22	% Chg	2023 YTD	2022 YTD	% Chg
Absorption Rate	2.15	1.82	18.13	1.89	1.71	10.53
Average List Price	\$1,139,174	\$974,756	16.87	\$784,165	\$635,499	23.39
Median List Price	\$564,900	\$449,000	25.81	\$399,900	\$375,000	6.64
Average Sale Price	\$608,289	\$444,169	36.95	\$434,874	\$440,272	-1.23
Median Sale Price	\$362,250	\$299,999	20.75	\$290,000	\$315,500	-8.08
Average ADOM	103	92	11.96	101	107	-5.61
Median ADOM	67	65	3.08	70	79	-11.39

## Sold Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	0	3	-100.0	15	18	-16.7
100,000-149,999	3	8	-62.5	22	27	-18.5
150,000-199,999	5	9	-44.4	34	52	-34.6
200,000-249,999	10	9	11.1	43	63	-31.7
250,000-299,999	13	20	-35.0	56	63	-11.1
300,000-399,999	13	14	-7.1	51	64	-20.3
400,000-499,999	7	8	-12.5	29	50	-42.0
500,000-599,999	4	3	33.3	19	34	-44.1
600,000-699,999	3	8	-62.5	14	33	-57.6
700,000-799,999	5	3	66.7	14	14	0.0
800,000-899,999	2	4	-50.0	5	11	-54.5
900,000-999,999	1	0	N/A	4	4	0.0
1,000,000-1,999,999	7	7	0.0	14	24	-41.7
2,000,000-2,999,999	1	1	0.0	3	3	0.0
3,000,000-4,999,999	2	0	N/A	3	2	50.0
5,000,000+	0	0	0.0	0	0	0.0
Totals	76	97	-21.6	326	462	-29.4

## Pending Listings

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	3	5	-40.0	11	22	-50.0
100,000-149,999	3	3	0.0	17	36	-52.8
150,000-199,999	9	10	-10.0	45	46	-2.2
200,000-249,999	10	10	0.0	66	64	3.1
250,000-299,999	13	15	-13.3	59	71	-16.9
300,000-399,999	17	21	-19.0	60	76	-21.1
400,000-499,999	7	11	-36.4	41	54	-24.1
500,000-599,999	7	9	-22.2	24	38	-36.8
600,000-699,999	5	6	-16.7	23	35	-34.3
700,000-799,999	7	7	0.0	20	15	33.3
800,000-899,999	6	2	200.0	13	10	30.0
900,000-999,999	4	2	100.0	8	5	60.0
1,000,000-1,999,999	4	3	33.3	20	23	-13.0
2,000,000-2,999,999	1	3	-66.7	5	6	-16.7
3,000,000-4,999,999	0	1	-100.0	3	1	200.0
5,000,000+	0	0	0.0	1	0	N/A
Totals	96	108	-11.1	416	502	-17.1

**Active Listings**

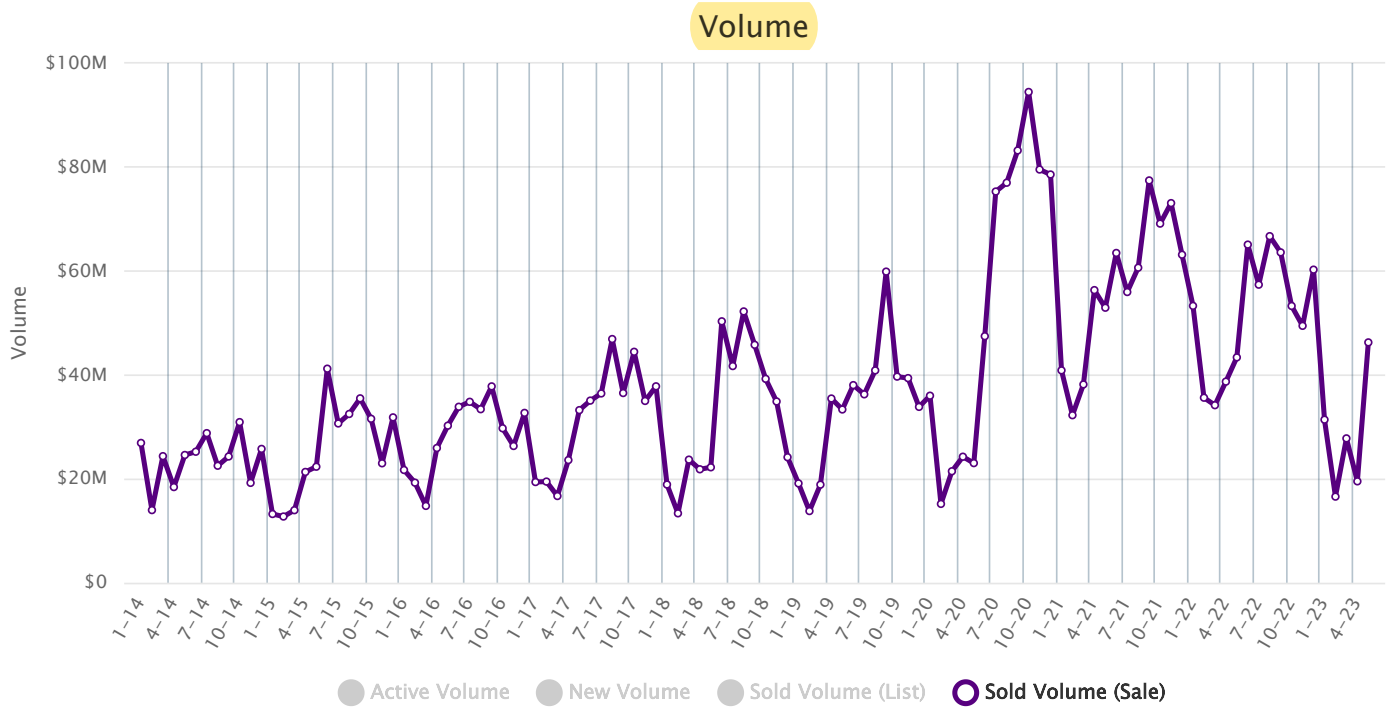
	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	5	9	-44.4	19	34	-44.1
100,000-149,999	3	6	-50.0	20	47	-57.4
150,000-199,999	9	18	-50.0	60	78	-23.1
200,000-249,999	14	15	-6.7	88	86	2.3
250,000-299,999	14	21	-33.3	88	104	-15.4
300,000-399,999	30	31	-3.2	103	128	-19.5
400,000-499,999	23	33	-30.3	86	92	-6.5
500,000-599,999	24	19	26.3	52	75	-30.7
600,000-699,999	9	13	-30.8	36	58	-37.9
700,000-799,999	13	10	30.0	33	26	26.9
800,000-899,999	9	7	28.6	24	23	4.3
900,000-999,999	5	8	-37.5	17	17	0.0
1,000,000-1,999,999	38	17	123.5	75	57	31.6
2,000,000-2,999,999	8	11	-27.3	18	23	-21.7
3,000,000-4,999,999	9	11	-18.2	22	11	100.0
5,000,000+	6	4	50.0	9	6	50.0
Totals	219	233	-6.0	750	865	-13.3

**New Listings**

	This Month			Year to Date		
	2023	2022	% Chg	2023	2022	% Chg
0-99,999	2	3	-33.3	10	22	-54.5
100,000-149,999	2	8	-75.0	12	34	-64.7
150,000-199,999	12	21	-42.9	43	59	-27.1
200,000-249,999	15	17	-11.8	69	68	1.5
250,000-299,999	15	19	-21.1	66	78	-15.4
300,000-399,999	21	33	-36.4	75	91	-17.6
400,000-499,999	23	22	4.5	64	68	-5.9
500,000-599,999	10	14	-28.6	35	52	-32.7
600,000-699,999	9	13	-30.8	27	43	-37.2
700,000-799,999	10	8	25.0	27	19	42.1
800,000-899,999	8	7	14.3	13	15	-13.3
900,000-999,999	5	7	-28.6	12	12	0.0
1,000,000-1,999,999	15	17	-11.8	49	34	44.1
2,000,000-2,999,999	6	7	-14.3	12	13	-7.7
3,000,000-4,999,999	4	0	N/A	11	1	1000.0
5,000,000+	3	0	N/A	4	1	300.0
Totals	160	196	-18.4	529	610	-13.3

# Market Trends for Jan 2014 - May 2023

Filters: Property type Residential; Registry of 'Middle Registry', 'North Registry', 'South Registry'.



	Active Volume	New Volume	Sold Volume (List)	Sold Volume (Sale)
May - 2023	\$395,542,753	\$140,161,649	\$47,068,810	\$46,229,954
Apr - 2023	\$330,946,994	\$71,442,169	\$19,682,180	\$19,502,155
Mar - 2023	\$313,647,044	\$65,465,200	\$28,425,221	\$27,762,750
Feb - 2023	\$316,557,957	\$51,937,487	\$17,523,700	\$16,562,700
Jan - 2023	\$301,249,157	\$32,147,999	\$32,411,600	\$31,365,438
Dec - 2022	\$353,550,213	\$20,168,421	\$63,951,797	\$60,224,691
Nov - 2022	\$418,700,590	\$48,396,700	\$50,246,299	\$49,420,366
Oct - 2022	\$458,324,490	\$54,735,698	\$54,237,199	\$53,242,924
Sep - 2022	\$471,213,492	\$65,200,798	\$63,938,200	\$63,548,360
Aug - 2022	\$477,594,761	\$80,110,897	\$66,397,598	\$66,669,273
Jul - 2022	\$462,274,562	\$119,633,899	\$56,341,300	\$57,338,730
Jun - 2022	\$421,607,627	\$141,686,234	\$64,286,699	\$65,044,106
May - 2022	\$352,383,431	\$112,409,900	\$42,604,691	\$43,349,350
Apr - 2022	\$341,548,583	\$59,705,127	\$38,522,397	\$38,682,975
Mar - 2022	\$319,495,153	\$73,213,798	\$32,409,900	\$34,152,265
Feb - 2022	\$321,287,555	\$38,900,365	\$37,065,898	\$35,594,000
Jan - 2022	\$336,252,746	\$30,796,232	\$54,912,749	\$53,262,211



	Active Volume	New Volume	Sold Volume (List)	Sold Volume (Sale)
Dec - 2021	\$391,336,896	\$23,503,600	\$64,635,099	\$63,103,314
Nov - 2021	\$454,573,760	\$46,027,245	\$73,567,642	\$73,028,407
Oct - 2021	\$503,620,419	\$75,345,539	\$71,658,447	\$69,087,841
Sep - 2021	\$544,227,994	\$95,619,800	\$78,701,938	\$77,391,835
Aug - 2021	\$511,470,350	\$92,909,142	\$60,859,536	\$60,608,278
Jul - 2021	\$489,577,936	\$102,514,646	\$55,325,948	\$55,926,111
Jun - 2021	\$447,980,629	\$140,120,542	\$62,827,770	\$63,436,848
May - 2021	\$388,812,617	\$107,304,786	\$54,293,800	\$52,905,706
Apr - 2021	\$391,775,902	\$89,903,493	\$58,423,750	\$56,291,080
Mar - 2021	\$360,266,413	\$73,564,475	\$38,880,324	\$38,146,534
Feb - 2021	\$363,449,258	\$32,126,223	\$33,790,200	\$32,225,390
Jan - 2021	\$371,430,071	\$41,495,180	\$42,717,268	\$40,851,935
Dec - 2020	\$445,094,296	\$36,324,120	\$82,841,090	\$78,533,436
Nov - 2020	\$491,507,254	\$37,990,350	\$80,319,100	\$79,492,311
Oct - 2020	\$578,191,304	\$97,387,174	\$97,540,272	\$94,411,638
Sep - 2020	\$581,699,614	\$108,590,399	\$85,710,738	\$83,157,659
Aug - 2020	\$566,021,861	\$119,426,436	\$79,292,199	\$76,950,750
Jul - 2020	\$585,056,706	\$112,968,800	\$79,353,100	\$75,255,907
Jun - 2020	\$557,788,906	\$107,955,976	\$51,199,200	\$47,424,721
May - 2020	\$496,471,969	\$105,083,924	\$24,471,214	\$23,007,742
Apr - 2020	\$464,516,869	\$39,428,100	\$26,014,700	\$24,238,210
Mar - 2020	\$481,659,049	\$64,185,246	\$23,090,600	\$21,440,162
Feb - 2020	\$449,070,603	\$38,805,700	\$16,054,800	\$15,161,428
Jan - 2020	\$456,585,207	\$33,832,184	\$38,348,588	\$35,975,550
Dec - 2019	\$521,937,206	\$19,522,300	\$35,545,600	\$33,828,372
Nov - 2019	\$612,924,702	\$24,379,650	\$41,920,300	\$39,358,782
Oct - 2019	\$654,723,655	\$79,299,214	\$42,253,132	\$39,649,500
Sep - 2019	\$703,237,077	\$64,889,287	\$63,537,069	\$59,847,510
Aug - 2019	\$727,816,817	\$73,239,588	\$42,477,564	\$40,843,930
Jul - 2019	\$715,137,913	\$90,902,277	\$39,471,764	\$36,243,703
Jun - 2019	\$673,580,876	\$119,851,210	\$39,804,916	\$38,008,958
May - 2019	\$640,403,560	\$119,730,609	\$35,138,349	\$33,328,238
Apr - 2019	\$592,804,897	\$83,289,697	\$37,543,849	\$35,433,697
Mar - 2019	\$566,307,963	\$52,081,897	\$19,901,120	\$18,864,352

	Active Volume	New Volume	Sold Volume (List)	Sold Volume (Sale)
Feb - 2019	\$555,122,186	\$42,654,648	\$14,556,699	\$13,784,850
Jan - 2019	\$553,453,247	\$33,611,627	\$20,107,374	\$19,107,080
Dec - 2018	\$626,068,942	\$32,042,899	\$25,945,788	\$24,146,946
Nov - 2018	\$676,494,313	\$43,120,611	\$36,899,437	\$34,862,254
Oct - 2018	\$690,189,980	\$77,703,675	\$41,602,200	\$39,221,353
Sep - 2018	\$695,538,430	\$70,709,840	\$48,599,065	\$45,770,166
Aug - 2018	\$719,595,185	\$100,661,746	\$55,223,972	\$52,187,301
Jul - 2018	\$665,232,783	\$104,121,807	\$43,875,114	\$41,679,640
Jun - 2018	\$648,609,069	\$106,980,473	\$53,052,139	\$50,285,171
May - 2018	\$599,037,238	\$134,202,495	\$23,541,159	\$22,204,350
Apr - 2018	\$531,534,909	\$88,720,384	\$23,698,199	\$21,819,988
Mar - 2018	\$511,211,586	\$66,071,273	\$25,812,603	\$23,672,805
Feb - 2018	\$493,499,295	\$49,895,484	\$14,649,032	\$13,348,488
Jan - 2018	\$511,122,808	\$29,421,198	\$20,475,700	\$18,889,923
Dec - 2017	\$594,235,324	\$20,402,365	\$41,073,688	\$37,778,080
Nov - 2017	\$654,141,084	\$33,797,607	\$37,503,899	\$34,971,000
Oct - 2017	\$698,348,199	\$62,543,272	\$47,975,516	\$44,423,679
Sep - 2017	\$712,180,680	\$63,436,049	\$38,779,820	\$36,490,950
Aug - 2017	\$748,736,375	\$65,635,630	\$49,801,951	\$46,875,692
Jul - 2017	\$755,288,239	\$79,492,113	\$38,589,474	\$36,414,170
Jun - 2017	\$720,433,168	\$114,110,726	\$36,748,591	\$35,032,583
May - 2017	\$673,434,397	\$128,623,928	\$35,174,249	\$33,199,672
Apr - 2017	\$608,034,548	\$85,888,693	\$25,144,750	\$23,591,725
Mar - 2017	\$589,084,539	\$70,691,226	\$17,841,599	\$16,677,197
Feb - 2017	\$570,141,474	\$51,524,903	\$21,162,399	\$19,452,477
Jan - 2017	\$572,076,775	\$44,433,670	\$21,345,100	\$19,365,450
Dec - 2016	\$639,875,597	\$18,983,500	\$34,979,600	\$32,669,049
Nov - 2016	\$712,908,353	\$37,476,100	\$28,429,990	\$26,303,300
Oct - 2016	\$758,516,341	\$42,259,799	\$31,741,767	\$29,712,329
Sep - 2016	\$774,958,510	\$67,657,490	\$40,358,608	\$37,768,917
Aug - 2016	\$757,335,668	\$82,956,650	\$35,525,649	\$33,380,170
Jul - 2016	\$734,945,892	\$112,464,249	\$36,849,914	\$34,803,226
Jun - 2016	\$688,622,997	\$121,996,553	\$35,945,665	\$33,846,629
May - 2016	\$646,241,105	\$108,864,915	\$32,894,298	\$30,211,540

	Active Volume	New Volume	Sold Volume (List)	Sold Volume (Sale)
Apr - 2016	\$596,764,006	\$112,270,458	\$28,696,299	\$25,909,805
Mar - 2016	\$553,971,165	\$88,521,467	\$15,796,499	\$14,777,142
Feb - 2016	\$535,757,199	\$40,957,767	\$20,621,598	\$19,247,188
Jan - 2016	\$563,675,680	\$46,612,600	\$23,940,544	\$21,690,009
Dec - 2015	\$649,294,744	\$25,487,398	\$34,592,067	\$31,804,274
Nov - 2015	\$711,376,452	\$38,563,497	\$25,286,399	\$22,973,529
Oct - 2015	\$810,001,556	\$53,892,029	\$34,295,075	\$31,534,083
Sep - 2015	\$850,025,354	\$60,709,679	\$38,211,484	\$35,464,760
Aug - 2015	\$871,813,408	\$80,687,891	\$34,840,133	\$32,460,623
Jul - 2015	\$840,545,830	\$99,556,852	\$32,573,932	\$30,637,747
Jun - 2015	\$792,519,445	\$136,298,965	\$45,111,408	\$41,173,219
May - 2015	\$731,930,861	\$133,172,270	\$23,790,490	\$22,317,525
Apr - 2015	\$670,340,822	\$102,989,122	\$22,718,799	\$21,305,044
Mar - 2015	\$638,176,167	\$77,198,686	\$14,901,890	\$13,949,642
Feb - 2015	\$621,517,161	\$48,112,225	\$13,704,950	\$12,730,075
Jan - 2015	\$614,791,802	\$59,625,481	\$14,556,041	\$13,216,700
Dec - 2014	\$676,778,969	\$27,517,350	\$27,673,788	\$25,738,400
Nov - 2014	\$772,287,857	\$47,141,540	\$20,971,500	\$19,206,454
Oct - 2014	\$823,074,388	\$71,790,887	\$34,548,700	\$30,896,128
Sep - 2014	\$857,944,916	\$57,957,399	\$25,939,899	\$24,281,700
Aug - 2014	\$867,889,175	\$78,414,041	\$24,040,400	\$22,503,575
Jul - 2014	\$857,088,834	\$99,717,099	\$31,332,129	\$28,772,713
Jun - 2014	\$787,690,149	\$139,832,180	\$26,938,494	\$25,196,825
May - 2014	\$720,918,034	\$146,742,918	\$26,372,884	\$24,569,999
Apr - 2014	\$650,946,464	\$122,287,878	\$20,100,399	\$18,399,800
Mar - 2014	\$587,379,880	\$83,875,738	\$26,445,090	\$24,344,450
Feb - 2014	\$591,533,076	\$52,833,949	\$14,836,394	\$13,967,600
Jan - 2014	\$609,191,175	\$56,183,295	\$30,747,800	\$26,887,350



# Market Trends for Jan 2014 - May 2023

Filters: Property type Residential; Registry of 'Middle Registry', 'North Registry', 'South Registry'.



	Months Inventory
May - 2023	6.50
Apr - 2023	8.35
Mar - 2023	5.53
Feb - 2023	8.93
Jan - 2023	5.03
Dec - 2022	4.31
Nov - 2022	4.97
Oct - 2022	5.28
Sep - 2022	4.84
Aug - 2022	4.58
Jul - 2022	5.61
Jun - 2022	4.56
May - 2022	5.34
Apr - 2022	5.57
Mar - 2022	5.81
Feb - 2022	5.24
Jan - 2022	4.26

## Months Inventory

Dec - 2021	4.08
Nov - 2021	4.20
Oct - 2021	4.88
Sep - 2021	4.90
Aug - 2021	5.41
Jul - 2021	5.26
Jun - 2021	4.82
May - 2021	5.00
Apr - 2021	4.62
Mar - 2021	5.12
Feb - 2021	6.82
Jan - 2021	4.95
Dec - 2020	3.81
Nov - 2020	4.31
Oct - 2020	3.93
Sep - 2020	5.22
Aug - 2020	4.61
Jul - 2020	5.34
Jun - 2020	7.33
May - 2020	10.59
Apr - 2020	9.99
Mar - 2020	11.35
Feb - 2020	11.85
Jan - 2020	8.14
Dec - 2019	7.86
Nov - 2019	8.28
Oct - 2019	8.49
Sep - 2019	7.87
Aug - 2019	8.39
Jul - 2019	9.21
Jun - 2019	9.94
May - 2019	9.46
Apr - 2019	8.70
Mar - 2019	13.56

**Months Inventory**

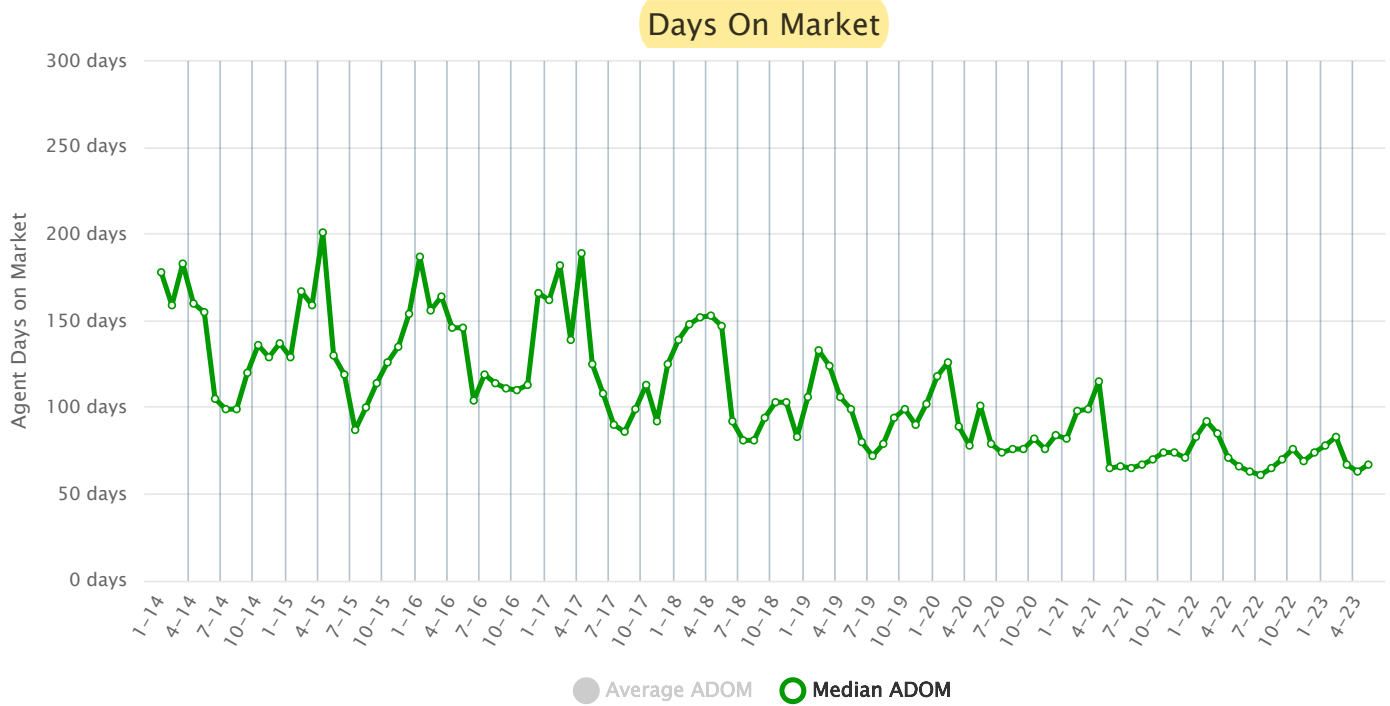
Feb - 2019	15.21
Jan - 2019	12.44
Dec - 2018	10.24
Nov - 2018	8.72
Oct - 2018	8.81
Sep - 2018	9.64
Aug - 2018	7.69
Jul - 2018	9.21
Jun - 2018	7.25
May - 2018	12.39
Apr - 2018	12.07
Mar - 2018	12.23
Feb - 2018	19.37
Jan - 2018	13.51
Dec - 2017	10.12
Nov - 2017	9.43
Oct - 2017	9.56
Sep - 2017	10.66
Aug - 2017	9.36
Jul - 2017	10.49
Jun - 2017	10.09
May - 2017	10.51
Apr - 2017	12.51
Mar - 2017	13.77
Feb - 2017	13.20
Jan - 2017	14.45
Dec - 2016	9.97
Nov - 2016	14.18
Oct - 2016	11.80
Sep - 2016	11.61
Aug - 2016	11.99
Jul - 2016	12.12
Jun - 2016	12.04
May - 2016	13.36

**Months Inventory**

Apr - 2016	12.88
Mar - 2016	19.06
Feb - 2016	15.53
Jan - 2016	17.67
Dec - 2015	12.37
Nov - 2015	19.71
Oct - 2015	16.08
Sep - 2015	12.69
Aug - 2015	14.66
Jul - 2015	13.18
Jun - 2015	13.51
May - 2015	16.08
Apr - 2015	15.20
Mar - 2015	23.27
Feb - 2015	21.53
Jan - 2015	25.31
Dec - 2014	14.67
Nov - 2014	21.71
Oct - 2014	15.50
Sep - 2014	18.11
Aug - 2014	18.93
Jul - 2014	16.12
Jun - 2014	16.10
May - 2014	16.82
Apr - 2014	22.92
Mar - 2014	17.34
Feb - 2014	28.81
Jan - 2014	16.16

# Market Trends for Jan 2014 - May 2023

Filters: Property type Residential; Registry of 'Middle Registry', 'North Registry', 'South Registry'.



	Average ADOM	Median ADOM
May - 2023	103	67
Apr - 2023	105	63
Mar - 2023	104	67
Feb - 2023	106	83
Jan - 2023	93	78
Dec - 2022	102	74
Nov - 2022	83	69
Oct - 2022	84	76
Sep - 2022	95	70
Aug - 2022	83	65
Jul - 2022	88	61
Jun - 2022	81	63
May - 2022	92	66
Apr - 2022	123	71
Mar - 2022	109	85
Feb - 2022	115	92
Jan - 2022	104	83

	Average ADOM	Median ADOM
Dec - 2021	88	71
Nov - 2021	91	74
Oct - 2021	89	74
Sep - 2021	86	70
Aug - 2021	83	67
Jul - 2021	77	65
Jun - 2021	92	66
May - 2021	124	65
Apr - 2021	156	115
Mar - 2021	149	99
Feb - 2021	149	98
Jan - 2021	125	82
Dec - 2020	116	84
Nov - 2020	132	76
Oct - 2020	148	82
Sep - 2020	161	76
Aug - 2020	146	76
Jul - 2020	131	74
Jun - 2020	143	79
May - 2020	210	101
Apr - 2020	146	78
Mar - 2020	188	89
Feb - 2020	177	126
Jan - 2020	163	118
Dec - 2019	146	102
Nov - 2019	124	90
Oct - 2019	137	99
Sep - 2019	138	94
Aug - 2019	123	79
Jul - 2019	118	72
Jun - 2019	140	80
May - 2019	144	99
Apr - 2019	147	106
Mar - 2019	147	124



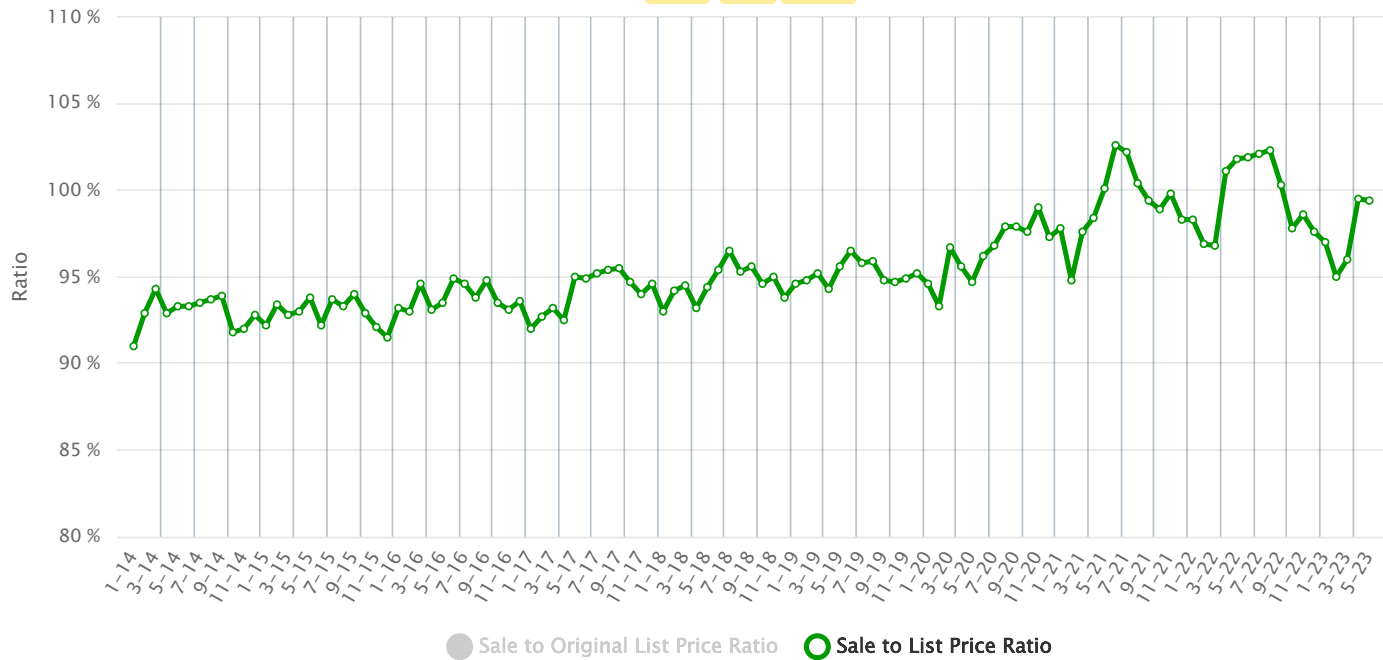
	Average ADOM	Median ADOM
Feb - 2019	181	133
Jan - 2019	137	106
Dec - 2018	128	83
Nov - 2018	159	103
Oct - 2018	141	103
Sep - 2018	149	94
Aug - 2018	135	81
Jul - 2018	144	81
Jun - 2018	157	92
May - 2018	185	147
Apr - 2018	214	153
Mar - 2018	193	152
Feb - 2018	219	148
Jan - 2018	196	139
Dec - 2017	175	125
Nov - 2017	143	92
Oct - 2017	165	113
Sep - 2017	148	99
Aug - 2017	150	86
Jul - 2017	179	90
Jun - 2017	204	108
May - 2017	199	125
Apr - 2017	226	189
Mar - 2017	164	139
Feb - 2017	208	182
Jan - 2017	194	162
Dec - 2016	193	166
Nov - 2016	154	113
Oct - 2016	151	110
Sep - 2016	157	111
Aug - 2016	193	114
Jul - 2016	187	119
Jun - 2016	185	104
May - 2016	205	146

	Average ADOM	Median ADOM
Apr - 2016	191	146
Mar - 2016	234	164
Feb - 2016	198	156
Jan - 2016	251	187
Dec - 2015	215	154
Nov - 2015	188	135
Oct - 2015	162	126
Sep - 2015	173	114
Aug - 2015	184	100
Jul - 2015	175	87
Jun - 2015	178	119
May - 2015	192	130
Apr - 2015	207	201
Mar - 2015	216	159
Feb - 2015	184	167
Jan - 2015	164	129
Dec - 2014	209	137
Nov - 2014	157	129
Oct - 2014	200	136
Sep - 2014	144	120
Aug - 2014	137	99
Jul - 2014	163	99
Jun - 2014	173	105
May - 2014	169	155
Apr - 2014	221	160
Mar - 2014	212	183
Feb - 2014	182	159
Jan - 2014	214	178

# Market Trends for Jan 2014 - May 2023

Filters: Property type Residential; Registry of 'Middle Registry', 'North Registry', 'South Registry'.

## Sale/List Price



	Sale to Original List Price Ratio	Sale to List Price Ratio
May - 2023	97.4	99.4
Apr - 2023	98.6	99.5
Mar - 2023	93.1	96.0
Feb - 2023	92.6	95.0
Jan - 2023	94.9	97.0
Dec - 2022	94.4	97.6
Nov - 2022	96.1	98.6
Oct - 2022	95.7	97.8
Sep - 2022	98.2	100.3
Aug - 2022	100.7	102.3
Jul - 2022	102.4	102.1
Jun - 2022	101.2	101.9
May - 2022	100.3	101.8
Apr - 2022	99.6	101.1
Mar - 2022	94.7	96.8
Feb - 2022	93.6	96.9
Jan - 2022	96.3	98.3

## Sale to Original List Price Ratio

## Sale to List Price Ratio

Dec - 2021	96.7	98.3
Nov - 2021	97.8	99.8
Oct - 2021	96.8	98.9
Sep - 2021	98.3	99.4
Aug - 2021	99.0	100.4
Jul - 2021	101.4	102.2
Jun - 2021	102.0	102.6
May - 2021	99.1	100.1
Apr - 2021	96.4	98.4
Mar - 2021	95.8	97.6
Feb - 2021	90.5	94.8
Jan - 2021	95.8	97.8
Dec - 2020	94.9	97.3
Nov - 2020	97.3	99.0
Oct - 2020	95.6	97.6
Sep - 2020	95.8	97.9
Aug - 2020	96.0	97.9
Jul - 2020	95.5	96.8
Jun - 2020	93.5	96.2
May - 2020	90.3	94.7
Apr - 2020	94.1	95.6
Mar - 2020	94.5	96.7
Feb - 2020	88.4	93.3
Jan - 2020	90.8	94.6
Dec - 2019	91.2	95.2
Nov - 2019	91.9	94.9
Oct - 2019	90.6	94.7
Sep - 2019	92.5	94.8
Aug - 2019	92.9	95.9
Jul - 2019	93.6	95.8
Jun - 2019	94.7	96.5
May - 2019	92.1	95.6
Apr - 2019	90.8	94.3
Mar - 2019	91.1	95.2

## Sale to Original List Price Ratio

## Sale to List Price Ratio

	Sale to Original List Price Ratio	Sale to List Price Ratio
Feb - 2019	91.3	94.8
Jan - 2019	90.1	94.6
Dec - 2018	90.7	93.8
Nov - 2018	90.6	95.0
Oct - 2018	90.7	94.6
Sep - 2018	92.9	95.6
Aug - 2018	93.3	95.3
Jul - 2018	94.0	96.5
Jun - 2018	92.6	95.4
May - 2018	91.2	94.4
Apr - 2018	88.9	93.2
Mar - 2018	91.8	94.5
Feb - 2018	89.4	94.2
Jan - 2018	87.3	93.0
Dec - 2017	90.7	94.6
Nov - 2017	90.9	94.0
Oct - 2017	91.0	94.7
Sep - 2017	92.0	95.5
Aug - 2017	92.8	95.4
Jul - 2017	92.5	95.2
Jun - 2017	91.7	94.9
May - 2017	91.2	95.0
Apr - 2017	87.6	92.5
Mar - 2017	90.5	93.2
Feb - 2017	86.8	92.7
Jan - 2017	86.7	92.0
Dec - 2016	87.8	93.6
Nov - 2016	89.8	93.1
Oct - 2016	89.8	93.5
Sep - 2016	92.4	94.8
Aug - 2016	90.1	93.8
Jul - 2016	91.3	94.6
Jun - 2016	92.1	94.9
May - 2016	89.2	93.5

## Sale to Original List Price Ratio

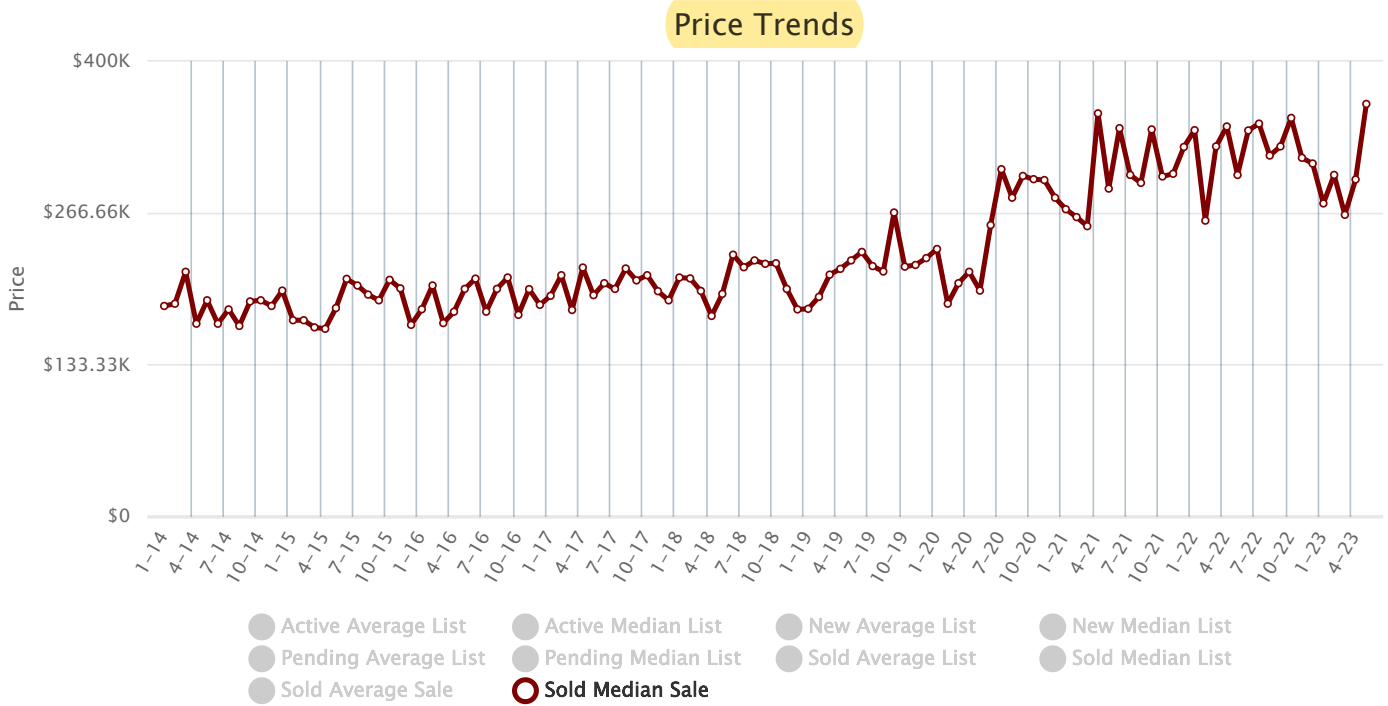
## Sale to List Price Ratio

	Sale to Original List Price Ratio	Sale to List Price Ratio
Apr - 2016	90.1	93.1
Mar - 2016	89.9	94.6
Feb - 2016	88.1	93.0
Jan - 2016	86.7	93.2
Dec - 2015	86.7	91.5
Nov - 2015	87.5	92.1
Oct - 2015	88.8	92.9
Sep - 2015	91.0	94.0
Aug - 2015	89.8	93.3
Jul - 2015	90.3	93.7
Jun - 2015	88.7	92.2
May - 2015	89.2	93.8
Apr - 2015	87.5	93.0
Mar - 2015	88.7	92.8
Feb - 2015	89.4	93.4
Jan - 2015	87.7	92.2
Dec - 2014	86.4	92.8
Nov - 2014	86.9	92.0
Oct - 2014	85.9	91.8
Sep - 2014	89.1	93.9
Aug - 2014	89.9	93.7
Jul - 2014	91.2	93.5
Jun - 2014	90.6	93.3
May - 2014	89.2	93.3
Apr - 2014	89.2	92.9
Mar - 2014	87.4	94.3
Feb - 2014	88.1	92.9
Jan - 2014	85.1	91.0



# Market Trends for Jan 2014 - May 2023

Filters: Property type Residential; Registry of 'Middle Registry', 'North Registry', 'South Registry'.



	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
May - 2023	\$800,694	\$425,000	\$887,099	\$479,950	\$499,930	\$359,900	\$619,326	\$342,500	\$608,289	\$362,250
Apr - 2023	\$762,551	\$399,000	\$537,159	\$349,900	\$516,863	\$325,000	\$378,503	\$292,000	\$375,041	\$296,000
Mar - 2023	\$776,354	\$399,000	\$617,596	\$394,000	\$649,232	\$377,450	\$389,387	\$259,900	\$380,312	\$265,000
Feb - 2023	\$787,458	\$372,000	\$786,932	\$359,950	\$408,688	\$279,900	\$389,416	\$325,000	\$368,060	\$300,000
Jan - 2023	\$758,814	\$369,000	\$510,286	\$284,899	\$388,694	\$254,950	\$410,273	\$289,000	\$397,031	\$275,000
Dec - 2022	\$720,062	\$375,000	\$403,368	\$261,450	\$402,549	\$279,900	\$560,981	\$325,000	\$528,287	\$310,000
Nov - 2022	\$733,276	\$384,900	\$645,289	\$344,900	\$440,243	\$325,000	\$436,924	\$310,000	\$429,742	\$315,000
Oct - 2022	\$729,816	\$398,750	\$452,361	\$324,900	\$428,583	\$319,900	\$455,775	\$350,000	\$447,420	\$350,000
Sep - 2022	\$716,130	\$392,500	\$449,661	\$319,900	\$474,079	\$351,500	\$470,134	\$314,900	\$467,267	\$325,000
Aug - 2022	\$713,894	\$395,000	\$552,489	\$349,000	\$487,224	\$349,000	\$454,778	\$309,000	\$456,639	\$317,000
Jul - 2022	\$693,065	\$389,000	\$695,546	\$382,450	\$487,389	\$299,000	\$473,456	\$339,900	\$481,838	\$345,000

	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
Jun - 2022	\$710,974	\$390,000	\$646,969	\$379,900	\$511,454	\$350,000	\$494,513	\$338,300	\$500,339	\$339,000
May - 2022	\$673,773	\$379,900	\$570,609	\$390,000	\$506,936	\$350,000	\$434,742	\$299,950	\$442,340	\$299,950
Apr - 2022	\$697,038	\$361,950	\$448,911	\$329,000	\$407,200	\$299,000	\$437,755	\$348,450	\$439,579	\$342,500
Mar - 2022	\$714,754	\$388,000	\$576,487	\$347,000	\$452,367	\$347,000	\$420,908	\$319,000	\$443,536	\$325,000
Feb - 2022	\$704,578	\$375,000	\$498,723	\$349,450	\$444,071	\$316,500	\$426,045	\$269,900	\$409,126	\$259,900
Jan - 2022	\$680,674	\$359,000	\$399,951	\$260,000	\$389,752	\$264,900	\$473,386	\$354,450	\$459,157	\$339,250
Dec - 2021	\$662,161	\$379,000	\$367,244	\$243,450	\$423,586	\$289,900	\$445,759	\$335,000	\$435,195	\$324,500
Nov - 2021	\$655,951	\$379,990	\$426,178	\$292,400	\$513,185	\$335,000	\$445,864	\$309,900	\$442,596	\$301,000
Oct - 2021	\$648,995	\$392,500	\$479,908	\$349,000	\$436,170	\$344,450	\$450,682	\$299,000	\$434,515	\$298,634
Sep - 2021	\$681,136	\$398,000	\$534,189	\$299,000	\$470,890	\$320,000	\$482,834	\$329,000	\$474,797	\$339,900
Aug - 2021	\$670,341	\$399,000	\$451,015	\$354,750	\$457,098	\$336,950	\$431,628	\$284,900	\$429,846	\$293,000
Jul - 2021	\$669,737	\$389,000	\$470,251	\$344,450	\$440,975	\$295,000	\$398,028	\$285,000	\$402,346	\$300,000
Jun - 2021	\$678,759	\$369,000	\$565,002	\$377,450	\$446,913	\$303,700	\$458,597	\$319,999	\$463,043	\$341,000
May - 2021	\$664,637	\$365,000	\$544,694	\$319,900	\$406,610	\$295,000	\$464,050	\$279,000	\$452,186	\$288,000
Apr - 2021	\$689,746	\$369,000	\$535,140	\$319,900	\$472,444	\$299,450	\$474,990	\$349,900	\$457,651	\$354,000
Mar - 2021	\$703,645	\$389,950	\$465,598	\$299,000	\$428,733	\$302,450	\$388,803	\$262,450	\$381,465	\$255,000
Feb - 2021	\$729,818	\$389,450	\$458,946	\$320,000	\$498,437	\$331,500	\$462,879	\$275,000	\$441,444	\$263,000
Jan - 2021	\$687,833	\$375,000	\$531,989	\$389,000	\$460,300	\$349,900	\$391,902	\$269,900	\$374,788	\$269,900
Dec - 2020	\$652,631	\$349,893	\$567,564	\$293,450	\$622,928	\$269,900	\$462,799	\$279,900	\$438,734	\$280,000
Nov - 2020	\$613,617	\$349,270	\$358,400	\$249,450	\$396,814	\$249,000	\$431,823	\$302,450	\$427,378	\$295,500
Oct - 2020	\$623,051	\$366,500	\$583,157	\$275,000	\$399,607	\$289,900	\$413,306	\$299,000	\$400,049	\$296,250
Sep - 2020	\$586,391	\$374,700	\$512,219	\$322,400	\$406,560	\$289,000	\$451,109	\$299,900	\$437,672	\$299,104

	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
Aug - 2020	\$565,456	\$360,000	\$461,106	\$304,500	\$440,382	\$295,000	\$365,402	\$295,000	\$354,612	\$280,000
Jul - 2020	\$567,465	\$359,900	\$459,223	\$322,000	\$410,436	\$309,000	\$411,156	\$299,900	\$389,927	\$305,000
Jun - 2020	\$563,423	\$359,900	\$461,350	\$321,250	\$449,052	\$329,900	\$379,253	\$265,000	\$351,294	\$256,000
May - 2020	\$564,815	\$357,000	\$428,914	\$297,500	\$367,429	\$269,000	\$294,834	\$209,900	\$277,202	\$198,500
Apr - 2020	\$560,334	\$350,000	\$428,566	\$294,000	\$278,600	\$209,000	\$313,430	\$224,000	\$292,027	\$215,000
Mar - 2020	\$565,992	\$351,500	\$427,902	\$279,500	\$251,821	\$197,000	\$307,875	\$199,900	\$285,869	\$205,000
Feb - 2020	\$565,580	\$350,750	\$337,441	\$220,000	\$375,677	\$224,900	\$239,624	\$199,900	\$226,290	\$187,000
Jan - 2020	\$555,456	\$349,000	\$367,741	\$224,250	\$304,900	\$224,000	\$379,689	\$244,900	\$356,194	\$235,000
Dec - 2019	\$553,486	\$349,000	\$325,372	\$179,900	\$283,361	\$228,000	\$296,213	\$229,450	\$281,903	\$227,000
Nov - 2019	\$540,498	\$337,750	\$267,908	\$199,500	\$330,548	\$229,950	\$305,988	\$229,000	\$287,290	\$221,000
Oct - 2019	\$520,862	\$339,000	\$480,601	\$239,900	\$284,780	\$216,950	\$285,494	\$219,950	\$267,902	\$219,500
Sep - 2019	\$545,145	\$345,250	\$343,330	\$259,000	\$359,140	\$269,000	\$387,421	\$280,000	\$364,924	\$267,000
Aug - 2019	\$549,296	\$349,000	\$329,908	\$229,450	\$319,166	\$239,648	\$268,845	\$224,900	\$258,506	\$215,250
Jul - 2019	\$543,005	\$339,900	\$375,629	\$272,400	\$311,781	\$235,000	\$276,026	\$219,900	\$253,452	\$220,000
Jun - 2019	\$546,294	\$339,900	\$404,903	\$287,000	\$287,802	\$224,900	\$321,007	\$239,950	\$306,524	\$232,450
May - 2019	\$568,742	\$343,500	\$412,864	\$289,450	\$320,031	\$240,000	\$295,280	\$239,900	\$280,069	\$225,000
Apr - 2019	\$582,323	\$349,135	\$392,876	\$274,900	\$318,303	\$236,950	\$320,888	\$229,000	\$302,852	\$217,600
Mar - 2019	\$588,066	\$349,900	\$331,732	\$239,900	\$295,256	\$239,900	\$280,297	\$224,900	\$265,695	\$212,500
Feb - 2019	\$598,192	\$349,585	\$355,455	\$249,250	\$259,788	\$205,750	\$238,634	\$204,900	\$225,981	\$193,000
Jan - 2019	\$593,197	\$349,900	\$302,807	\$244,900	\$298,104	\$204,900	\$268,098	\$180,000	\$254,761	\$182,500
Dec - 2018	\$582,390	\$349,270	\$492,968	\$205,000	\$266,260	\$219,500	\$247,103	\$195,000	\$229,971	\$182,000
Nov - 2018	\$558,164	\$340,000	\$385,005	\$255,250	\$295,902	\$197,450	\$265,464	\$215,000	\$250,808	\$200,000

	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
Oct - 2018	\$529,287	\$335,000	\$422,303	\$273,750	\$266,228	\$225,000	\$281,096	\$234,450	\$265,009	\$222,500
Sep - 2018	\$519,059	\$335,000	\$404,056	\$229,900	\$298,441	\$227,450	\$349,634	\$239,900	\$329,282	\$222,000
Aug - 2018	\$517,322	\$329,900	\$433,887	\$245,000	\$282,088	\$235,000	\$305,105	\$229,000	\$288,328	\$225,000
Jul - 2018	\$497,929	\$335,500	\$377,253	\$259,900	\$333,738	\$239,900	\$302,587	\$222,900	\$287,446	\$219,000
Jun - 2018	\$505,541	\$339,900	\$374,058	\$264,950	\$320,403	\$204,900	\$299,730	\$239,000	\$284,097	\$230,000
May - 2018	\$525,471	\$349,900	\$428,762	\$289,000	\$276,923	\$225,000	\$255,882	\$204,700	\$241,352	\$195,625
Apr - 2018	\$524,196	\$349,000	\$432,782	\$317,000	\$332,260	\$235,000	\$282,121	\$184,900	\$259,762	\$176,250
Mar - 2018	\$515,854	\$329,900	\$423,534	\$284,900	\$288,367	\$231,950	\$318,674	\$199,900	\$292,257	\$198,200
Feb - 2018	\$520,020	\$344,000	\$377,996	\$224,900	\$274,175	\$189,900	\$298,960	\$219,900	\$272,418	\$209,200
Jan - 2018	\$532,975	\$349,000	\$323,310	\$215,000	\$289,136	\$214,950	\$288,390	\$239,000	\$266,055	\$210,000
Dec - 2017	\$533,904	\$345,000	\$318,787	\$232,250	\$389,297	\$249,000	\$373,397	\$199,950	\$343,437	\$189,950
Nov - 2017	\$529,669	\$339,900	\$341,390	\$239,900	\$277,880	\$192,450	\$286,289	\$199,900	\$266,954	\$198,000
Oct - 2017	\$529,453	\$329,000	\$347,463	\$223,475	\$316,161	\$208,000	\$347,649	\$225,000	\$321,911	\$212,000
Sep - 2017	\$521,744	\$325,000	\$354,391	\$249,900	\$389,415	\$225,000	\$302,967	\$217,450	\$285,086	\$207,450
Aug - 2017	\$529,517	\$324,500	\$341,852	\$239,900	\$335,951	\$226,000	\$329,814	\$229,900	\$310,435	\$217,900
Jul - 2017	\$529,655	\$314,900	\$371,458	\$237,250	\$329,152	\$232,450	\$283,746	\$202,900	\$267,751	\$199,950
Jun - 2017	\$528,952	\$310,000	\$414,948	\$253,000	\$276,174	\$229,000	\$272,212	\$199,999	\$259,501	\$205,000
May - 2017	\$534,048	\$300,000	\$412,256	\$269,250	\$267,961	\$189,450	\$293,119	\$202,300	\$276,664	\$194,500
Apr - 2017	\$539,995	\$300,000	\$350,566	\$259,900	\$267,802	\$179,450	\$279,386	\$229,450	\$262,130	\$218,750
Mar - 2017	\$548,496	\$299,950	\$413,399	\$269,900	\$279,312	\$229,450	\$228,738	\$189,900	\$213,810	\$181,500
Feb - 2017	\$533,341	\$299,000	\$468,408	\$272,450	\$269,592	\$215,000	\$261,264	\$224,900	\$240,154	\$212,000
Jan - 2017	\$521,017	\$299,000	\$361,249	\$224,500	\$237,519	\$189,000	\$280,857	\$209,900	\$254,809	\$193,950

	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
Dec - 2016	\$513,544	\$299,000	\$292,054	\$224,900	\$249,310	\$189,000	\$279,837	\$199,000	\$261,352	\$186,000
Nov - 2016	\$512,884	\$299,000	\$462,668	\$219,000	\$333,324	\$229,900	\$290,102	\$207,200	\$268,401	\$199,800
Oct - 2016	\$502,329	\$299,000	\$295,523	\$189,900	\$270,590	\$214,500	\$247,983	\$187,125	\$232,128	\$177,250
Sep - 2016	\$483,744	\$299,000	\$386,614	\$235,000	\$298,409	\$195,000	\$292,454	\$219,450	\$273,688	\$210,000
Aug - 2016	\$467,780	\$298,500	\$412,720	\$230,000	\$255,156	\$196,750	\$263,153	\$219,900	\$247,261	\$200,000
Jul - 2016	\$462,812	\$299,000	\$418,083	\$249,900	\$290,988	\$229,900	\$281,297	\$199,000	\$265,673	\$180,000
Jun - 2016	\$450,375	\$295,000	\$432,612	\$277,704	\$282,038	\$219,900	\$283,037	\$229,900	\$266,509	\$209,000
May - 2016	\$451,917	\$295,000	\$407,734	\$259,900	\$286,351	\$204,450	\$307,423	\$219,900	\$282,351	\$200,000
Apr - 2016	\$437,190	\$295,000	\$399,539	\$259,999	\$261,500	\$225,000	\$270,720	\$189,450	\$244,432	\$179,950
Mar - 2016	\$447,112	\$290,000	\$402,370	\$265,900	\$270,060	\$189,900	\$243,023	\$175,000	\$227,341	\$170,000
Feb - 2016	\$442,409	\$288,500	\$347,100	\$212,500	\$240,484	\$182,400	\$264,379	\$209,500	\$246,759	\$203,000
Jan - 2016	\$443,141	\$289,950	\$332,947	\$242,400	\$270,897	\$177,000	\$332,508	\$197,400	\$301,250	\$182,125
Dec - 2015	\$452,470	\$297,000	\$318,592	\$234,750	\$272,724	\$206,500	\$298,207	\$177,000	\$274,175	\$168,450
Nov - 2015	\$451,095	\$299,000	\$273,500	\$175,000	\$291,525	\$192,000	\$316,080	\$219,450	\$287,169	\$200,450
Oct - 2015	\$475,353	\$299,900	\$318,888	\$199,500	\$325,753	\$235,000	\$323,538	\$219,900	\$297,491	\$207,950
Sep - 2015	\$478,618	\$299,900	\$339,160	\$219,900	\$340,321	\$197,000	\$272,939	\$209,450	\$253,320	\$190,000
Aug - 2015	\$475,881	\$299,900	\$387,923	\$229,450	\$277,250	\$199,995	\$278,721	\$217,000	\$259,685	\$195,000
Jul - 2015	\$465,419	\$299,000	\$406,354	\$269,000	\$296,263	\$224,450	\$237,766	\$219,000	\$223,633	\$203,000
Jun - 2015	\$458,369	\$299,000	\$385,025	\$254,450	\$262,164	\$209,450	\$352,433	\$214,950	\$321,666	\$208,800
May - 2015	\$479,012	\$299,000	\$371,990	\$263,700	\$267,128	\$215,000	\$250,426	\$189,900	\$234,921	\$183,200
Apr - 2015	\$484,701	\$299,000	\$357,601	\$259,450	\$354,141	\$224,900	\$249,657	\$179,200	\$234,121	\$165,000
Mar - 2015	\$489,774	\$299,000	\$473,612	\$299,000	\$209,421	\$159,000	\$266,105	\$174,450	\$249,101	\$166,250

	Active Average List	Active Median List	New Average List	New Median List	Pending Average List	Pending Median List	Sold Average List	Sold Median List	Sold Average Sale	Sold Median Sale
Feb - 2015	\$481,050	\$298,000	\$397,622	\$239,900	\$279,785	\$189,900	\$228,416	\$189,250	\$212,168	\$172,500
Jan - 2015	\$467,167	\$289,900	\$492,773	\$295,000	\$271,014	\$199,500	\$279,924	\$179,950	\$254,167	\$172,500
Dec - 2014	\$461,335	\$289,000	\$323,734	\$200,000	\$233,278	\$171,950	\$276,738	\$219,450	\$257,384	\$198,500
Nov - 2014	\$474,378	\$296,500	\$386,406	\$244,500	\$272,443	\$219,900	\$279,620	\$199,000	\$256,086	\$185,000
Oct - 2014	\$461,623	\$299,000	\$412,591	\$276,050	\$295,062	\$195,000	\$300,423	\$202,900	\$268,662	\$190,000
Sep - 2014	\$464,507	\$295,000	\$331,185	\$199,500	\$275,394	\$199,900	\$254,313	\$199,000	\$238,056	\$189,000
Aug - 2014	\$458,473	\$295,000	\$376,991	\$248,950	\$283,644	\$199,000	\$240,404	\$188,950	\$225,036	\$167,500
Jul - 2014	\$458,336	\$295,000	\$382,058	\$239,900	\$242,714	\$179,900	\$270,105	\$189,900	\$248,041	\$182,000
Jun - 2014	\$452,956	\$289,000	\$422,454	\$275,000	\$248,211	\$199,900	\$249,431	\$176,950	\$233,304	\$169,450
May - 2014	\$451,138	\$286,000	\$404,250	\$265,000	\$307,365	\$189,900	\$277,609	\$199,000	\$258,632	\$190,000
Apr - 2014	\$458,090	\$288,500	\$366,131	\$249,000	\$242,748	\$179,000	\$324,200	\$187,450	\$296,771	\$169,450
Mar - 2014	\$463,965	\$289,000	\$376,124	\$274,900	\$224,507	\$169,900	\$362,262	\$229,000	\$333,486	\$215,000
Feb - 2014	\$477,428	\$295,000	\$433,065	\$259,000	\$315,317	\$249,000	\$345,032	\$189,000	\$324,828	\$187,000
Jan - 2014	\$477,049	\$289,900	\$372,075	\$239,000	\$291,458	\$204,950	\$389,213	\$199,900	\$340,346	\$185,000