

HOUSING MARKET TALKING POINTS **May 2022**

Note: These talking points are for the 24 cities and towns in the South Shore Realtors® Region: Abington, Braintree, Bridgewater, Carver, Cohasset, Duxbury, East Bridgewater, Halifax, Hanover, Hanson, Hingham, Holbrook, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Plympton, Quincy, Rockland, Scituate, Weymouth, and Whitman.

KEY MESSAGES

- Closed sales all properties decreased -8.6% over last May
- Median sales price all properties increased +12.7% over last May
- Inventory of all properties in May decreased -36.0% over last May

DATA POINTS

- May Single-Family closed home sales decreased -10.0% (404 in 2022 vs. 449 in 2021)
- May Single-Family median prices increased +14.1% over last year (\$665,000 in 2022 vs. \$583,000 in 2021)
- Single Family inventory in May decreased -18.3% (376 in 2022 vs. 460 in 2021)
- Single Family new listings added to the market in May increased +1.9% over last year (643 in 2022 vs. 631 in 2021)

- May condo closed sales decreased -6.5% (114 in 2022 vs. 154 in 2021)
- May condo median prices increased +11.0% (\$435,000 in 2022 vs. \$392,000 in 2021)
- Condo inventory decreased -67.3% (81 in 2022 vs. 248 in 2021)
- Condo listings added to the market decreased -18.8% (160 in 2022 vs. 197 in 2021)

REALTOR®VALUE:

- May housing statistics reflect the twelfth month COVID-19 restriction were lifted. COVID-19 restrictions went into effect on March 24, 2020 and remained in effect until May 2021.
- Choice of REALTOR® continues to be vital in this market. REALTORS® remain well-informed about changes in market, consumer attitudes, interest rates and other critical factors.
- Real estate is the most important investment for most consumers...and one where you spend most of your life.
- Whether a buyer or seller, finding the right professional is your first and best choice to manage the process.
- Not all real estate licensees are REALTORS®.
- The term REALTOR® is a trademark and is used exclusively to identify members of the National Association of REALTORS® who subscribe to a strict code of ethics.