

# Local Market Update – April 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Phillipston

### Single-Family Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	2	1	- 50.0%	8	5	- 37.5%
Median Sales Price*	\$403,975	<b>\$145,000</b>	- 64.1%	\$365,700	<b>\$485,000</b>	+ 32.6%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	1.9	<b>0.4</b>	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	6	<b>19</b>	+ 216.7%	26	<b>29</b>	+ 11.5%
Percent of Original List Price Received*	100.0%	<b>100.0%</b>	0.0%	97.3%	<b>98.0%</b>	+ 0.7%
New Listings	4	2	- 50.0%	10	4	- 60.0%

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

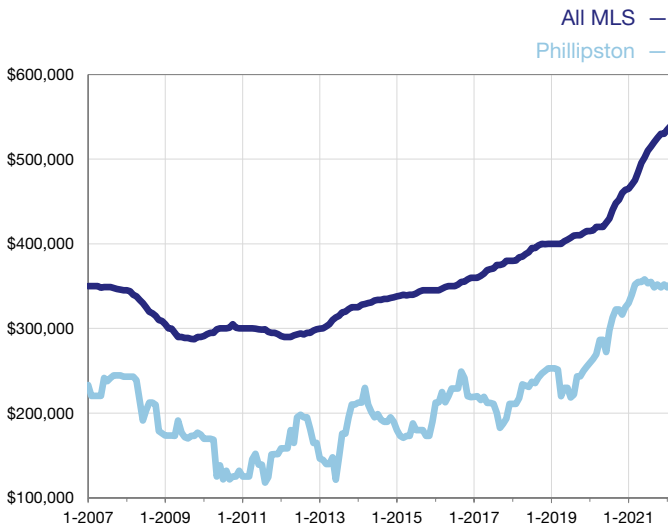
### Condominium Properties

Key Metrics	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
New Listings	0	0	--	0	0	--

\* 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

