

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	2	- 77.8%	96	74	- 22.9%
Closed Sales	4	7	+ 75.0%	84	86	+ 2.4%
Median Sales Price*	\$720,183	\$682,500	- 5.2%	\$625,000	\$661,506	+ 5.8%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.1	1.1	+ 1,000.0%	--	--	--
Cumulative Days on Market Until Sale	29	20	- 31.0%	30	24	- 20.0%
Percent of Original List Price Received*	106.9%	96.8%	- 9.4%	103.2%	101.4%	- 1.7%
New Listings	4	2	- 50.0%	105	89	- 15.2%

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

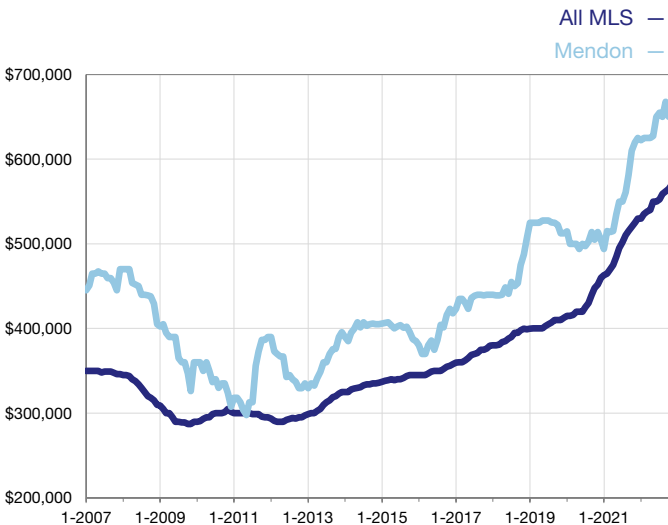
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	8	3	- 62.5%
Closed Sales	0	1	--	15	2	- 86.7%
Median Sales Price*	\$0	\$365,000	--	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	40	--	64	31	- 51.6%
Percent of Original List Price Received*	0.0%	96.1%	--	107.9%	99.0%	- 8.2%
New Listings	0	0	--	2	3	+ 50.0%

* 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

