

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	3	0.0%	56	56	0.0%
Closed Sales	6	6	0.0%	54	57	+ 5.6%
Median Sales Price*	\$455,000	\$388,500	- 14.6%	\$457,023	\$417,000	- 8.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	72	40	- 44.4%	37	35	- 5.4%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	101.4%	101.8%	+ 0.4%
New Listings	2	1	- 50.0%	68	66	- 2.9%

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

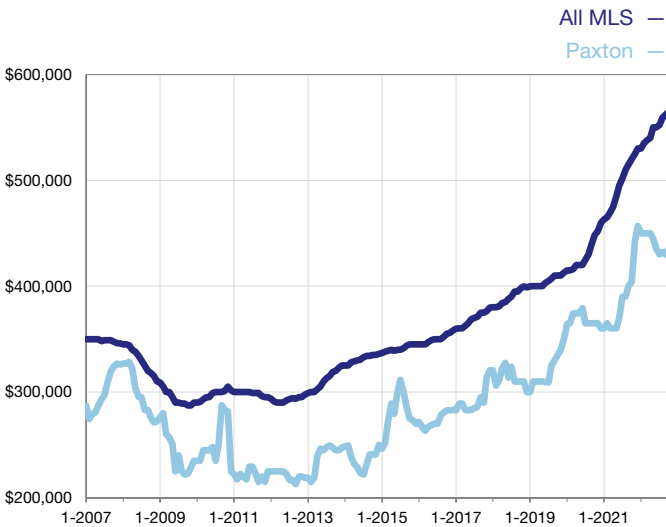
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$347,700	\$0	- 100.0%	\$342,450	\$409,125	+ 19.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	13	4	- 69.2%
Percent of Original List Price Received*	100.8%	0.0%	- 100.0%	101.5%	102.3%	+ 0.8%
New Listings	0	0	--	3	1	- 66.7%

* 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

