

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	233	161	- 30.9%
Closed Sales	22	10	- 54.5%	239	165	- 31.0%
Median Sales Price*	\$385,500	\$377,500	- 2.1%	\$380,000	\$408,000	+ 7.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	27	54	+ 100.0%	28	27	- 3.6%
Percent of Original List Price Received*	100.9%	95.7%	- 5.2%	102.4%	100.5%	- 1.9%
New Listings	10	7	- 30.0%	246	194	- 21.1%

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

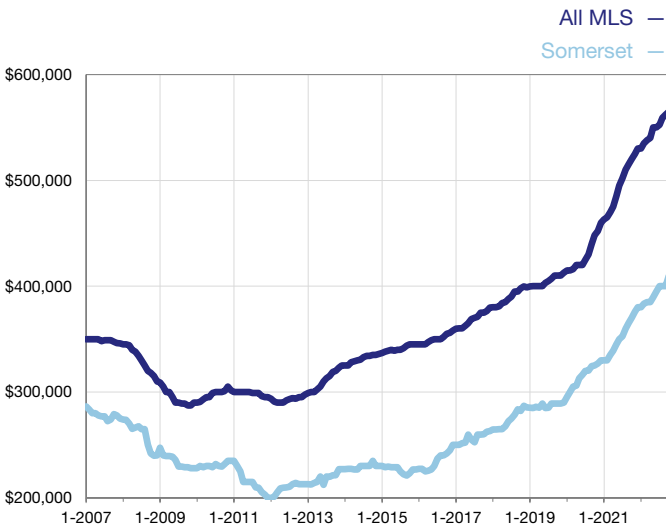
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$345,000	\$359,500	+ 4.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	16	- 5.9%
Percent of Original List Price Received*	0.0%	0.0%	--	106.2%	101.5%	- 4.4%
New Listings	0	0	--	1	2	+ 100.0%

* 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

