

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|------------------------------------------|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 10 | 8 | - 20.0% | 224 | 180 | - 19.6% |
| Closed Sales | 19 | 15 | - 21.1% | 230 | 185 | - 19.6% |
| Median Sales Price* | \$560,000 | \$715,000 | + 27.7% | \$622,500 | \$695,000 | + 11.6% |
| Inventory of Homes for Sale | 15 | 11 | - 26.7% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.7 | - 12.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 32 | + 3.2% | 24 | 27 | + 12.5% |
| Percent of Original List Price Received* | 102.0% | 99.1% | - 2.8% | 104.3% | 103.3% | - 1.0% |
| New Listings | 14 | 6 | - 57.1% | 254 | 207 | - 18.5% |

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

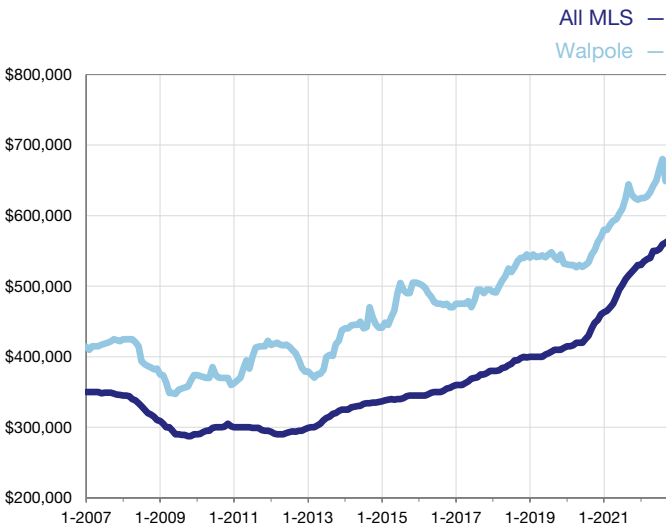
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| Pending Sales | 9 | 9 | 0.0% | 140 | 113 | - 19.3% |
| Closed Sales | 6 | 4 | - 33.3% | 130 | 115 | - 11.5% |
| Median Sales Price* | \$365,000 | \$330,000 | - 9.6% | \$441,480 | \$484,000 | + 9.6% |
| Inventory of Homes for Sale | 10 | 7 | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 0.7 | - 22.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 39 | + 105.3% | 30 | 24 | - 20.0% |
| Percent of Original List Price Received* | 99.1% | 94.5% | - 4.6% | 101.4% | 102.4% | + 1.0% |
| New Listings | 8 | 7 | - 12.5% | 173 | 143 | - 17.3% |

* 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

