

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	7	- 50.0%	149	121	- 18.8%
Closed Sales	9	9	0.0%	150	122	- 18.7%
Median Sales Price*	\$435,000	<b>\$475,000</b>	+ 9.2%	\$442,500	<b>\$477,750</b>	+ 8.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.0	<b>0.9</b>	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	22	<b>28</b>	+ 27.3%	26	<b>24</b>	- 7.7%
Percent of Original List Price Received*	102.3%	<b>94.5%</b>	- 7.6%	103.3%	<b>102.1%</b>	- 1.2%
New Listings	10	7	- 30.0%	169	144	- 14.8%

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

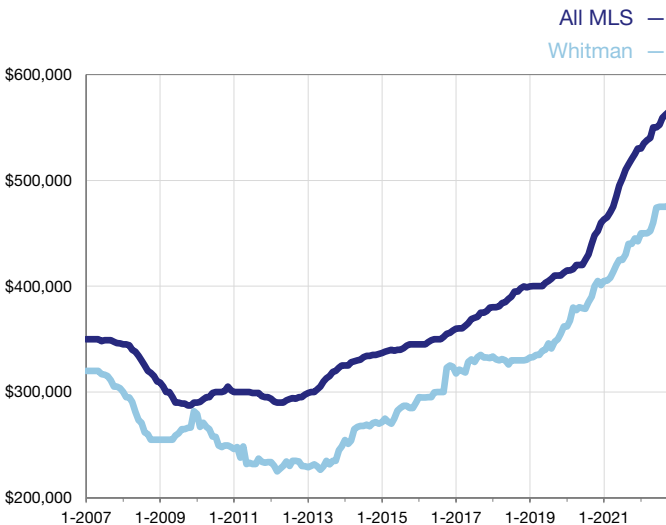
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	9	+ 800.0%	50	43	- 14.0%
Closed Sales	2	8	+ 300.0%	70	25	- 64.3%
Median Sales Price*	\$353,250	<b>\$421,800</b>	+ 19.4%	\$351,450	<b>\$425,000</b>	+ 20.9%
Inventory of Homes for Sale	1	9	+ 800.0%	--	--	--
Months Supply of Inventory	0.2	<b>2.5</b>	+ 1,150.0%	--	--	--
Cumulative Days on Market Until Sale	24	<b>44</b>	+ 83.3%	25	<b>24</b>	- 4.0%
Percent of Original List Price Received*	101.1%	<b>100.8%</b>	- 0.3%	103.3%	<b>102.7%</b>	- 0.6%
New Listings	0	7	--	50	53	+ 6.0%

\* 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

