

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	12	4	- 66.7%	12	4	- 66.7%
Median Sales Price*	\$504,250	\$392,500	- 22.2%	\$504,250	\$392,500	- 22.2%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.1	1.2	+ 1,100.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	24	27	+ 12.5%
Percent of Original List Price Received*	97.7%	97.0%	- 0.7%	97.7%	97.0%	- 0.7%
New Listings	2	6	+ 200.0%	2	6	+ 200.0%

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

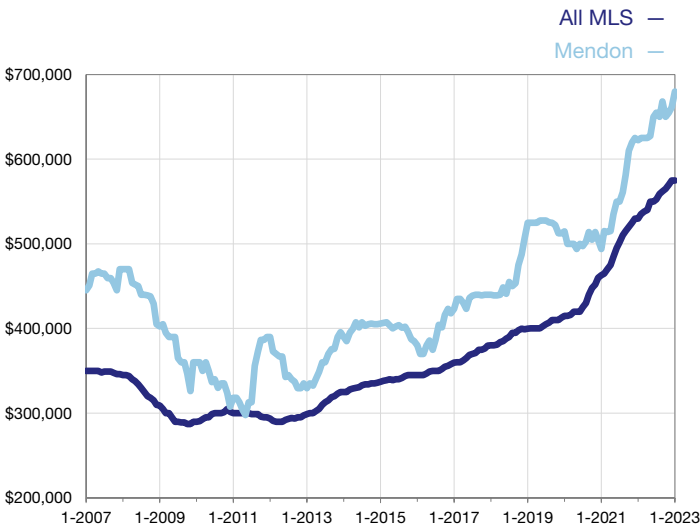
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$530,000	--	\$0	\$530,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	20	--	0	20	--
Percent of Original List Price Received*	0.0%	101.0%	--	0.0%	101.0%	--
New Listings	0	0	--	0	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

