

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	14	+ 55.6%	9	14	+ 55.6%
Closed Sales	10	9	- 10.0%	10	9	- 10.0%
Median Sales Price*	\$620,000	\$742,000	+ 19.7%	\$620,000	\$742,000	+ 19.7%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	32	54	+ 68.8%	32	54	+ 68.8%
Percent of Original List Price Received*	102.5%	94.3%	- 8.0%	102.5%	94.3%	- 8.0%
New Listings	5	15	+ 200.0%	5	15	+ 200.0%

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

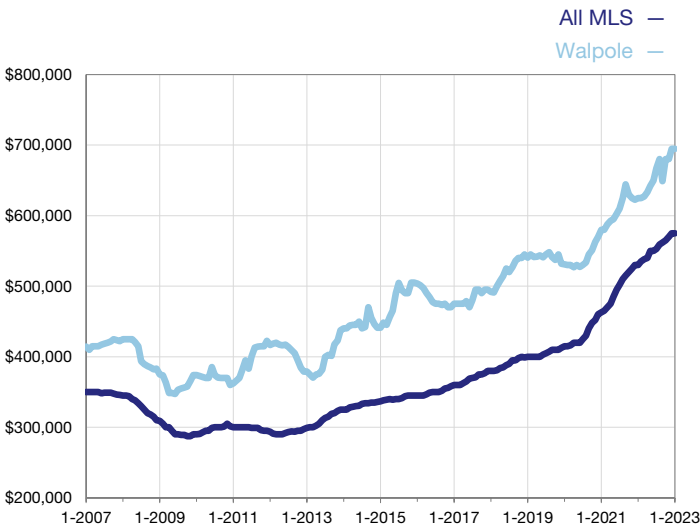
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$450,000	\$385,000	- 14.4%	\$450,000	\$385,000	- 14.4%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	76	+ 347.1%	17	76	+ 347.1%
Percent of Original List Price Received*	103.7%	95.2%	- 8.2%	103.7%	95.2%	- 8.2%
New Listings	8	12	+ 50.0%	8	12	+ 50.0%

* 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

