

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	17	+ 21.4%	240	266	+ 10.8%
Closed Sales	25	19	- 24.0%	241	249	+ 3.3%
Median Sales Price*	\$470,000	\$700,000	+ 48.9%	\$535,000	\$570,000	+ 6.5%
Inventory of Homes for Sale	29	9	- 69.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	54	30	- 44.4%	49	32	- 34.7%
Percent of Original List Price Received*	94.9%	102.1%	+ 7.6%	97.0%	100.3%	+ 3.4%
New Listings	9	11	+ 22.2%	279	292	+ 4.7%

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

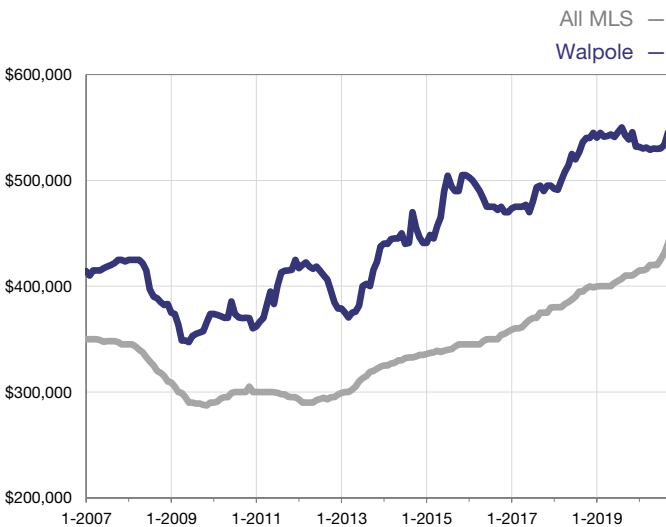
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	10	+ 11.1%	72	94	+ 30.6%
Closed Sales	4	11	+ 175.0%	68	87	+ 27.9%
Median Sales Price*	\$423,250	\$401,000	- 5.3%	\$382,500	\$390,000	+ 2.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	47	57	+ 21.3%	41	75	+ 82.9%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	99.5%	98.3%	- 1.2%
New Listings	7	7	0.0%	105	124	+ 18.1%

* 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



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