

Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	16	+ 23.1%	40	31	- 22.5%
Closed Sales	5	3	- 40.0%	22	24	+ 9.1%
Median Sales Price*	\$620,000	\$785,000	+ 26.6%	\$607,500	\$568,750	- 6.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	15	18	+ 20.0%	41	21	- 48.8%
Percent of Original List Price Received*	103.4%	102.3%	- 1.1%	102.7%	101.5%	- 1.2%
New Listings	7	14	+ 100.0%	45	37	- 17.8%

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

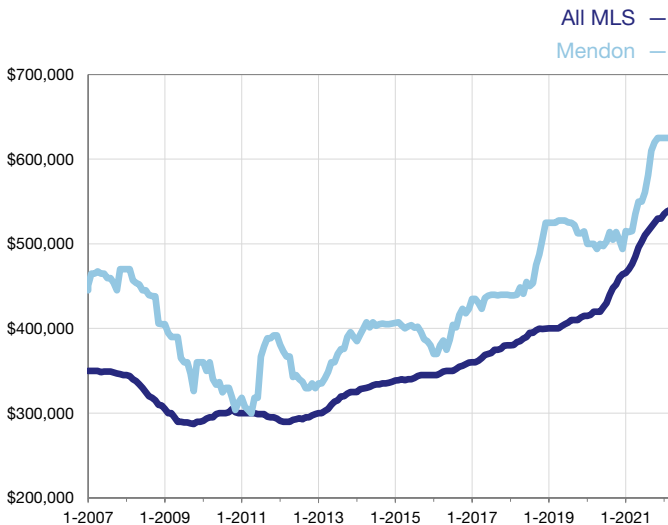
Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	9	1	- 88.9%
Closed Sales	2	0	- 100.0%	9	0	- 100.0%
Median Sales Price*	\$426,628	\$0	- 100.0%	\$415,574	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	48	0	- 100.0%
Percent of Original List Price Received*	106.0%	0.0%	- 100.0%	105.5%	0.0%	- 100.0%
New Listings	0	1	--	2	1	- 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

