

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	11	+ 266.7%	77	42	- 45.5%
Closed Sales	17	6	- 64.7%	76	37	- 51.3%
Median Sales Price*	\$570,000	\$503,500	- 11.7%	\$516,000	\$548,000	+ 6.2%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	24	22	- 8.3%
Percent of Original List Price Received*	106.0%	102.1%	- 3.7%	104.2%	105.9%	+ 1.6%
New Listings	8	14	+ 75.0%	85	50	- 41.2%

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

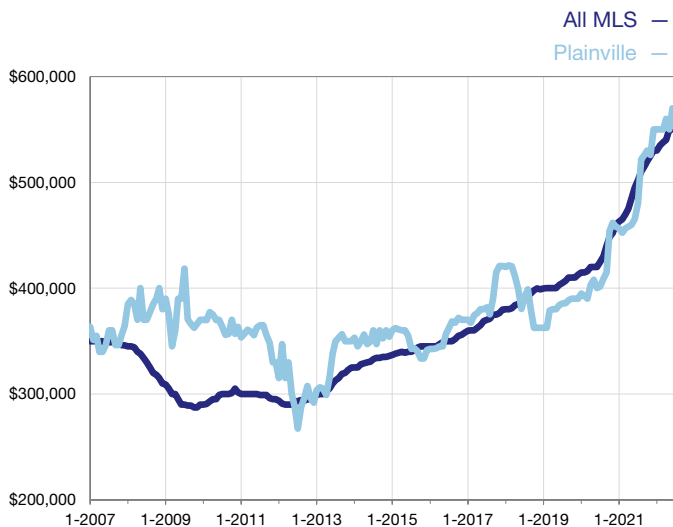
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	2	- 60.0%	30	22	- 26.7%
Closed Sales	5	2	- 60.0%	26	20	- 23.1%
Median Sales Price*	\$450,000	\$462,500	+ 2.8%	\$332,500	\$457,500	+ 37.6%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	17	26	+ 52.9%	22	19	- 13.6%
Percent of Original List Price Received*	103.8%	104.5%	+ 0.7%	103.4%	104.5%	+ 1.1%
New Listings	3	4	+ 33.3%	29	24	- 17.2%

* 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

