Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Whitman

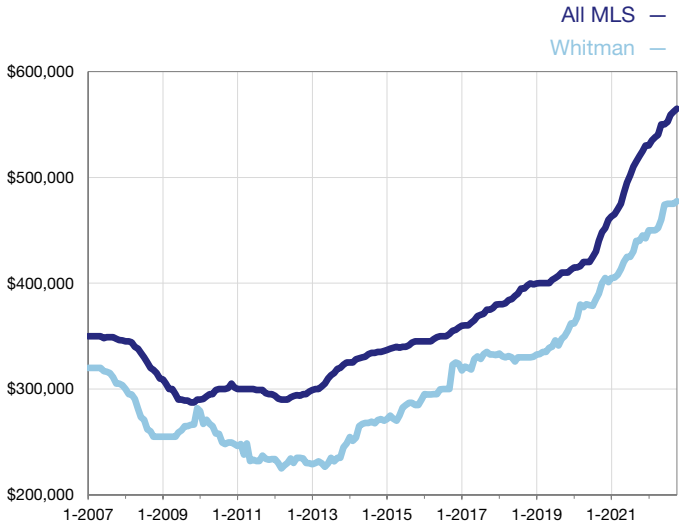
Single-Family Properties	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	13	**9**	- 30.8%	129	**109**	- 15.5%
Closed Sales	11	**8**	- 27.3%	129	**109**	- 15.5%
Median Sales Price*	$429,000	**$466,500**	+ 8.7%	$439,900	**$478,000**	+ 8.7%
Inventory of Homes for Sale	14	**11**	- 21.4%	--	--	--
Months Supply of Inventory	1.1	**1.0**	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	26	**32**	+ 23.1%	26	**24**	- 7.7%
Percent of Original List Price Received*	98.8%	**101.4%**	+ 2.6%	103.9%	**102.9%**	- 1.0%
New Listings	9	**10**	+ 11.1%	143	**130**	- 9.1%

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

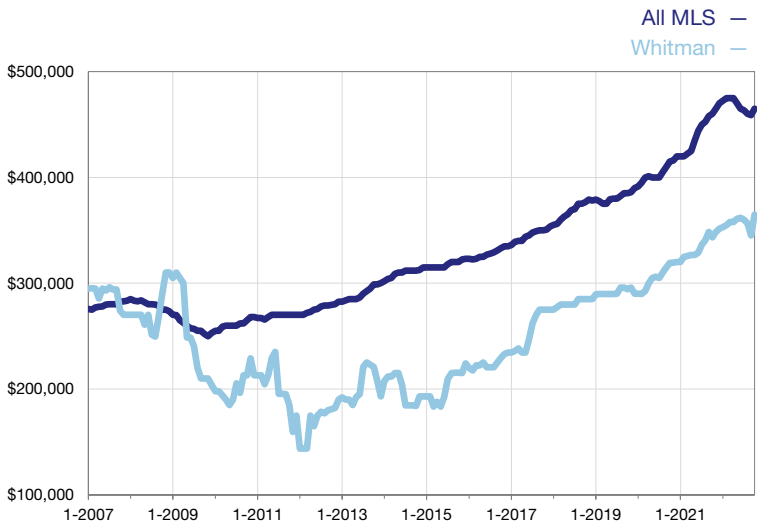
Condominium Properties	October			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	46	**34**	- 26.1%
Closed Sales	12	**1**	- 91.7%	62	**17**	- 72.6%
Median Sales Price*	$337,500	**$450,000**	+ 33.3%	$350,000	**$425,000**	+ 21.4%
Inventory of Homes for Sale	3	**9**	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	**2.8**	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	37	**20**	- 45.9%	26	**15**	- 42.3%
Percent of Original List Price Received*	104.6%	**100.0%**	- 4.4%	103.5%	**103.6%**	+ 0.1%
New Listings	3	**5**	+ 66.7%	48	**44**	- 8.3%

* 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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