

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	15	+ 25.0%	140	138	- 1.4%
Closed Sales	10	17	+ 70.0%	137	138	+ 0.7%
Median Sales Price*	\$526,000	\$495,000	- 5.9%	\$495,000	\$543,825	+ 9.9%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	31	23	- 25.8%	23	22	- 4.3%
Percent of Original List Price Received*	100.6%	100.9%	+ 0.3%	102.9%	103.0%	+ 0.1%
New Listings	7	7	0.0%	159	160	+ 0.6%

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

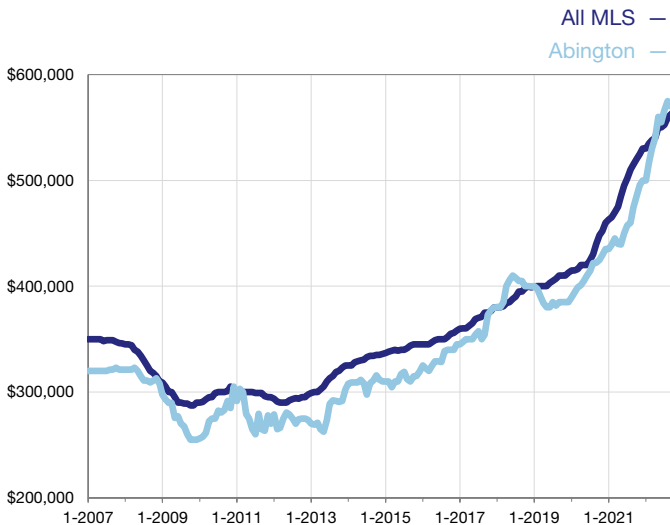
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	48	37	- 22.9%
Closed Sales	3	5	+ 66.7%	50	37	- 26.0%
Median Sales Price*	\$347,500	\$360,000	+ 3.6%	\$359,950	\$400,000	+ 11.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	23	21	- 8.7%
Percent of Original List Price Received*	99.0%	99.8%	+ 0.8%	101.8%	104.8%	+ 2.9%
New Listings	4	4	0.0%	53	45	- 15.1%

* 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

