

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	87	73	- 16.1%
Closed Sales	10	2	- 80.0%	80	79	- 1.3%
Median Sales Price*	\$640,000	\$708,683	+ 10.7%	\$622,500	\$655,011	+ 5.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	30	25	- 16.7%
Percent of Original List Price Received*	101.3%	100.5%	- 0.8%	103.0%	101.8%	- 1.2%
New Listings	8	5	- 37.5%	101	87	- 13.9%

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

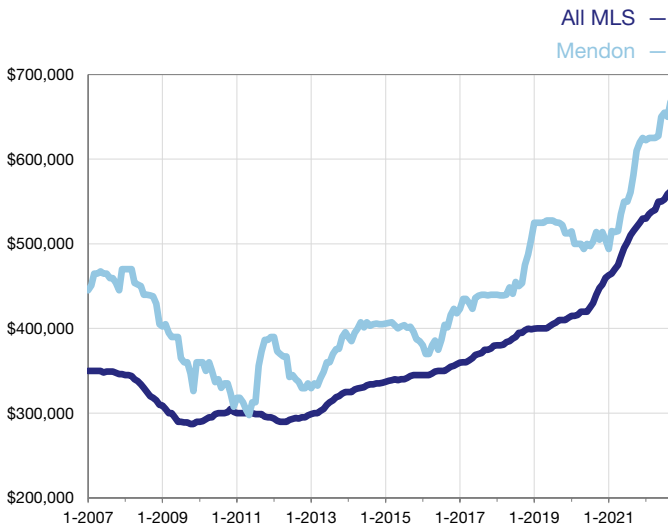
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	8	3	- 62.5%
Closed Sales	0	0	--	15	1	- 93.3%
Median Sales Price*	\$0	\$0	--	\$425,000	\$505,000	+ 18.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	64	22	- 65.6%
Percent of Original List Price Received*	0.0%	0.0%	--	107.9%	102.0%	- 5.5%
New Listings	0	1	--	2	3	+ 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

