

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	10	+ 11.1%	98	60	- 38.8%
Closed Sales	5	6	+ 20.0%	93	56	- 39.8%
Median Sales Price*	\$422,000	\$584,125	+ 38.4%	\$550,000	\$532,500	- 3.2%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	24	22	- 8.3%
Percent of Original List Price Received*	101.0%	101.9%	+ 0.9%	103.8%	104.7%	+ 0.9%
New Listings	6	8	+ 33.3%	102	64	- 37.3%

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

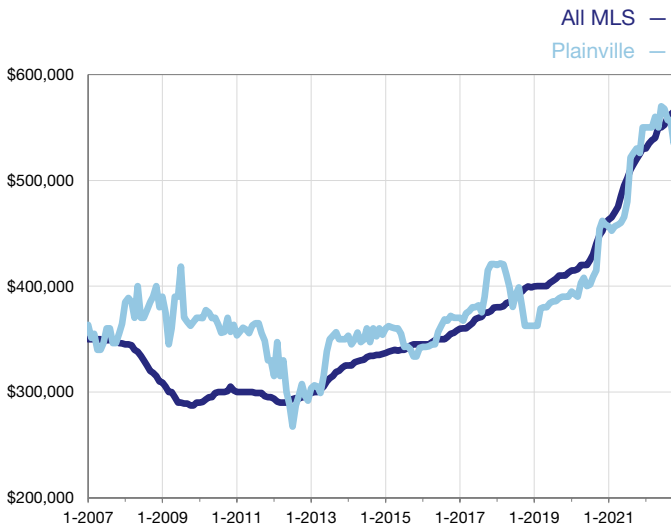
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	2	- 33.3%	34	29	- 14.7%
Closed Sales	1	2	+ 100.0%	33	28	- 15.2%
Median Sales Price*	\$265,000	\$432,000	+ 63.0%	\$340,000	\$410,000	+ 20.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	24	20	- 16.7%
Percent of Original List Price Received*	96.4%	89.6%	- 7.1%	103.2%	103.1%	- 0.1%
New Listings	3	2	- 33.3%	36	29	- 19.4%

* 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

