

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	10	- 61.5%	219	151	- 31.1%
Closed Sales	29	14	- 51.7%	217	153	- 29.5%
Median Sales Price*	\$400,000	\$363,500	- 9.1%	\$380,000	\$410,000	+ 7.9%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	28	24	- 14.3%
Percent of Original List Price Received*	100.7%	98.8%	- 1.9%	102.6%	100.9%	- 1.7%
New Listings	17	11	- 35.3%	236	187	- 20.8%

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

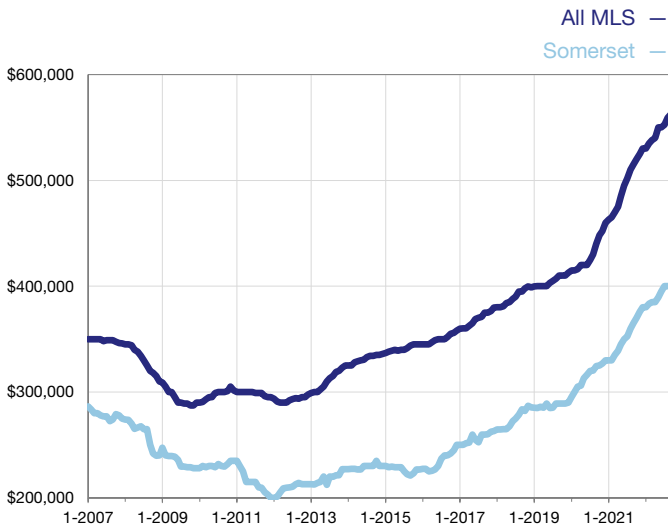
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$345,000	\$0	- 100.0%	\$345,000	\$359,500	+ 4.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	16	- 5.9%
Percent of Original List Price Received*	106.2%	0.0%	- 100.0%	106.2%	101.5%	- 4.4%
New Listings	0	0	--	1	2	+ 100.0%

* 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

