

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	4	- 42.9%	53	64	+ 20.8%
Closed Sales	8	6	- 25.0%	46	66	+ 43.5%
Median Sales Price*	\$387,450	\$517,500	+ 33.6%	\$417,500	\$470,500	+ 12.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	93	14	- 84.9%	47	36	- 23.4%
Percent of Original List Price Received*	95.7%	103.0%	+ 7.6%	99.9%	101.1%	+ 1.2%
New Listings	6	5	- 16.7%	64	73	+ 14.1%

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

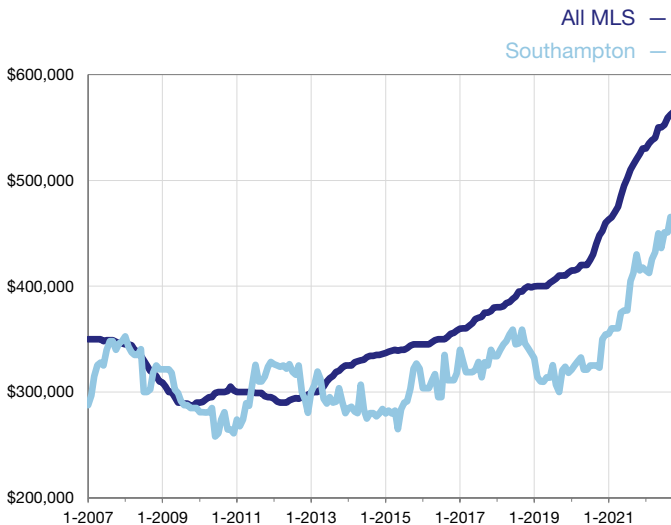
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$151,000	\$0	- 100.0%	\$210,000	\$288,750	+ 37.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	76	32	- 57.9%
Percent of Original List Price Received*	111.9%	0.0%	- 100.0%	94.9%	107.6%	+ 13.4%
New Listings	1	2	+ 100.0%	4	3	- 25.0%

* 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

