

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	11	- 57.7%	255	199	- 22.0%
Closed Sales	16	17	+ 6.3%	247	202	- 18.2%
Median Sales Price*	\$503,000	\$545,000	+ 8.3%	\$500,000	\$550,000	+ 10.0%
Inventory of Homes for Sale	26	29	+ 11.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	16	31	+ 93.8%	21	25	+ 19.0%
Percent of Original List Price Received*	105.2%	100.1%	- 4.8%	106.1%	103.9%	- 2.1%
New Listings	19	11	- 42.1%	295	247	- 16.3%

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

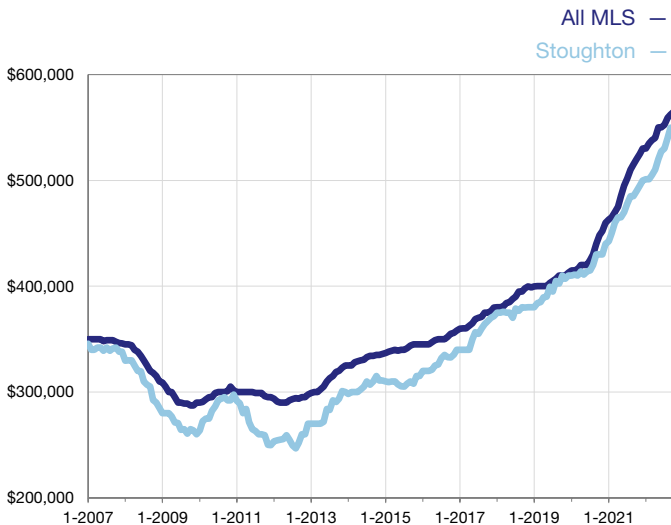
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	3	- 78.6%	98	80	- 18.4%
Closed Sales	14	9	- 35.7%	97	84	- 13.4%
Median Sales Price*	\$358,750	\$380,000	+ 5.9%	\$335,000	\$380,125	+ 13.5%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	22	22	0.0%
Percent of Original List Price Received*	101.5%	103.1%	+ 1.6%	102.3%	103.5%	+ 1.2%
New Listings	10	9	- 10.0%	110	92	- 16.4%

* 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

