

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	11	- 8.3%	112	103	- 8.0%
Closed Sales	12	6	- 50.0%	110	96	- 12.7%
Median Sales Price*	\$389,294	\$420,000	+ 7.9%	\$342,500	\$413,750	+ 20.8%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	22	42	+ 90.9%	28	38	+ 35.7%
Percent of Original List Price Received*	100.3%	92.2%	- 8.1%	103.1%	100.0%	- 3.0%
New Listings	11	4	- 63.6%	130	123	- 5.4%

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

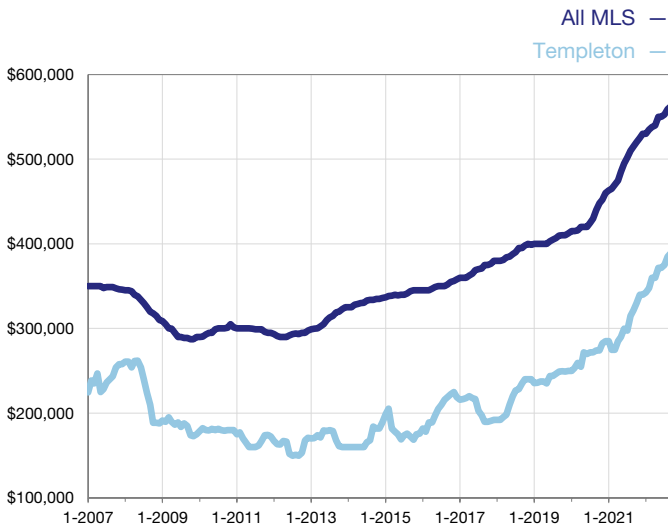
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	7	8	+ 14.3%
Closed Sales	1	1	0.0%	8	8	0.0%
Median Sales Price*	\$259,900	\$179,400	- 31.0%	\$239,000	\$267,500	+ 11.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	11	38	+ 245.5%	15	37	+ 146.7%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	102.6%	101.4%	- 1.2%
New Listings	0	0	--	8	8	0.0%

* 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

