

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Walpole

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	15	- 21.1%	214	172	- 19.6%
Closed Sales	16	17	+ 6.3%	211	170	- 19.4%
Median Sales Price*	\$576,000	<b>\$629,000</b>	+ 9.2%	\$630,000	<b>\$692,500</b>	+ 9.9%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	36	44	+ 22.2%	23	26	+ 13.0%
Percent of Original List Price Received*	102.4%	97.1%	- 5.2%	104.5%	103.7%	- 0.8%
New Listings	14	10	- 28.6%	240	201	- 16.3%

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

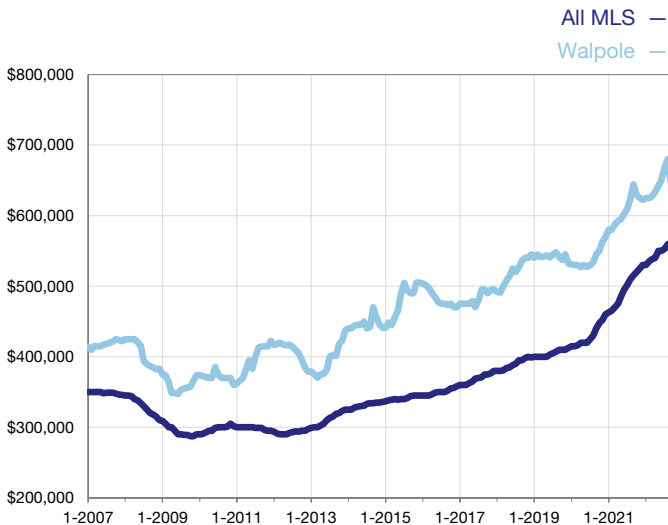
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	9	+ 50.0%	131	104	- 20.6%
Closed Sales	2	2	0.0%	124	110	- 11.3%
Median Sales Price*	\$347,500	<b>\$397,500</b>	+ 14.4%	\$442,980	<b>\$488,325</b>	+ 10.2%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	30	- 26.8%	30	23	- 23.3%
Percent of Original List Price Received*	94.3%	95.9%	+ 1.7%	101.5%	102.7%	+ 1.2%
New Listings	11	5	- 54.5%	165	136	- 17.6%

\* 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

