

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	10	+ 66.7%	135	115	- 14.8%
Closed Sales	12	4	- 66.7%	141	113	- 19.9%
Median Sales Price*	\$495,000	<b>\$467,450</b>	- 5.6%	\$445,000	<b>\$478,000</b>	+ 7.4%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	27	24	- 11.1%
Percent of Original List Price Received*	96.9%	96.9%	0.0%	103.3%	102.7%	- 0.6%
New Listings	16	8	- 50.0%	159	138	- 13.2%

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

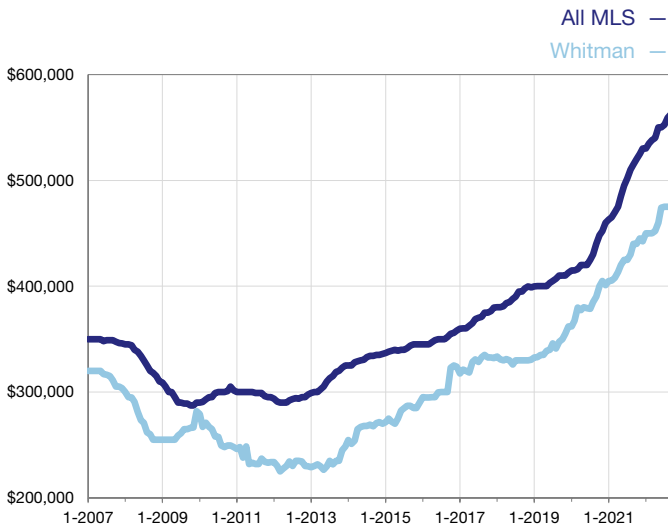
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	49	35	- 28.6%
Closed Sales	6	0	- 100.0%	68	17	- 75.0%
Median Sales Price*	\$387,450	<b>\$0</b>	- 100.0%	\$351,450	<b>\$425,000</b>	+ 20.9%
Inventory of Homes for Sale	2	10	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	3.3	+ 560.0%	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	25	15	- 40.0%
Percent of Original List Price Received*	102.4%	0.0%	- 100.0%	103.4%	103.6%	+ 0.2%
New Listings	2	2	0.0%	50	46	- 8.0%

\* 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

