

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$530,000	\$489,950	- 7.6%	\$530,000	\$489,950	- 7.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	19	35	+ 84.2%
Percent of Original List Price Received*	102.0%	98.3%	- 3.6%	102.0%	98.3%	- 3.6%
New Listings	7	11	+ 57.1%	7	11	+ 57.1%

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

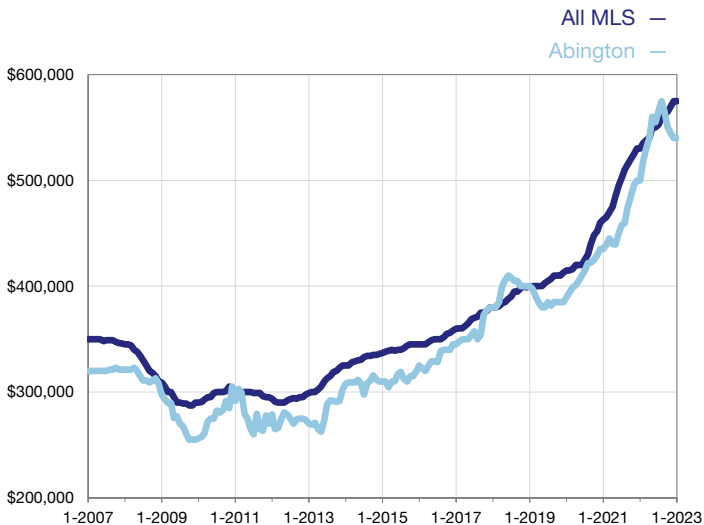
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*	\$401,000	\$401,000	0.0%	\$401,000	\$401,000	0.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	42	38	- 9.5%	42	38	- 9.5%
Percent of Original List Price Received*	103.6%	101.8%	- 1.7%	103.6%	101.8%	- 1.7%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

