

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	18	+ 260.0%	10	26	+ 160.0%
Closed Sales	8	7	- 12.5%	13	11	- 15.4%
Median Sales Price*	\$678,500	\$564,000	- 16.9%	\$630,000	\$540,000	- 14.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	51	+ 121.7%	21	45	+ 114.3%
Percent of Original List Price Received*	99.3%	97.2%	- 2.1%	100.3%	97.6%	- 2.7%
New Listings	7	16	+ 128.6%	14	27	+ 92.9%

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

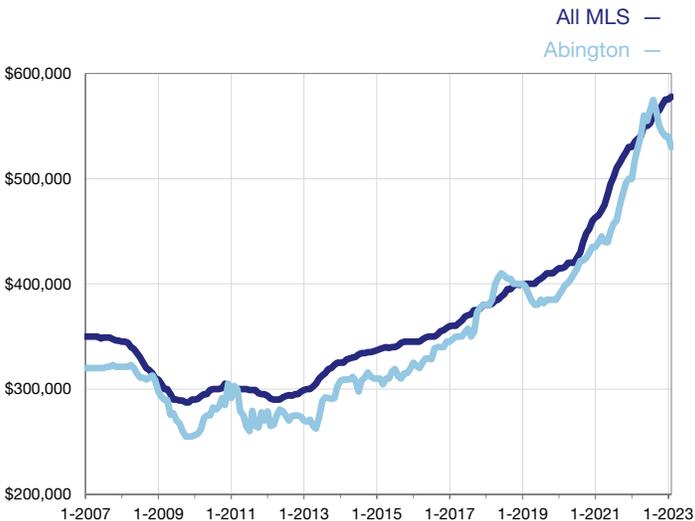
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	6	3	- 50.0%
Median Sales Price*	\$430,000	\$405,000	- 5.8%	\$405,500	\$403,000	- 0.6%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	4	115	+ 2,775.0%	35	64	+ 82.9%
Percent of Original List Price Received*	107.5%	92.0%	- 14.4%	104.2%	98.5%	- 5.5%
New Listings	6	2	- 66.7%	7	4	- 42.9%

* 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

