

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	3	12	+ 300.0%
Closed Sales	0	5	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$825,000	--	\$600,000	\$825,000	+ 37.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	32	--	48	26	- 45.8%
Percent of Original List Price Received*	0.0%	101.5%	--	96.7%	102.6%	+ 6.1%
New Listings	7	8	+ 14.3%	10	14	+ 40.0%

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

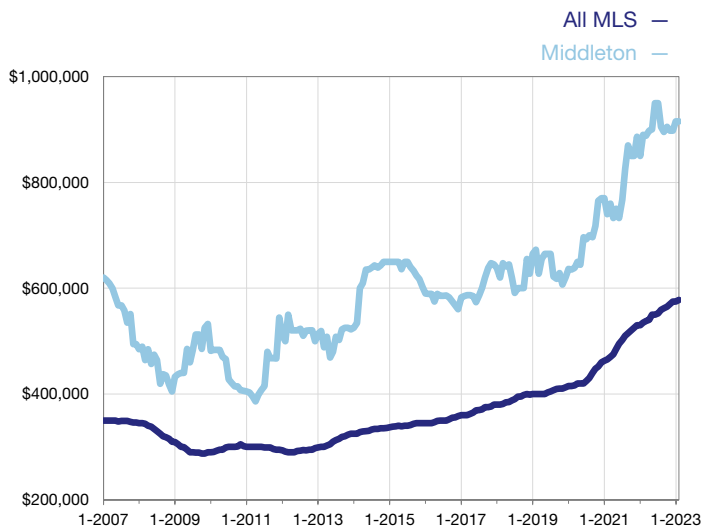
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	8	12	+ 50.0%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$849,995	\$700,000	- 17.6%	\$891,710	\$880,000	- 1.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	58	39	- 32.8%	43	48	+ 11.6%
Percent of Original List Price Received*	100.0%	95.0%	- 5.0%	102.9%	97.1%	- 5.6%
New Listings	6	7	+ 16.7%	9	13	+ 44.4%

* 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

