

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plainville

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	5	3	- 40.0%
Closed Sales	4	4	0.0%	9	7	- 22.2%
Median Sales Price*	\$430,500	<b>\$457,500</b>	+ 6.3%	\$460,000	<b>\$495,000</b>	+ 7.6%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.6</b>	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	49	<b>15</b>	- 69.4%	30	<b>18</b>	- 40.0%
Percent of Original List Price Received*	101.6%	<b>103.7%</b>	+ 2.1%	105.6%	<b>102.4%</b>	- 3.0%
New Listings	4	1	- 75.0%	4	2	- 50.0%

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

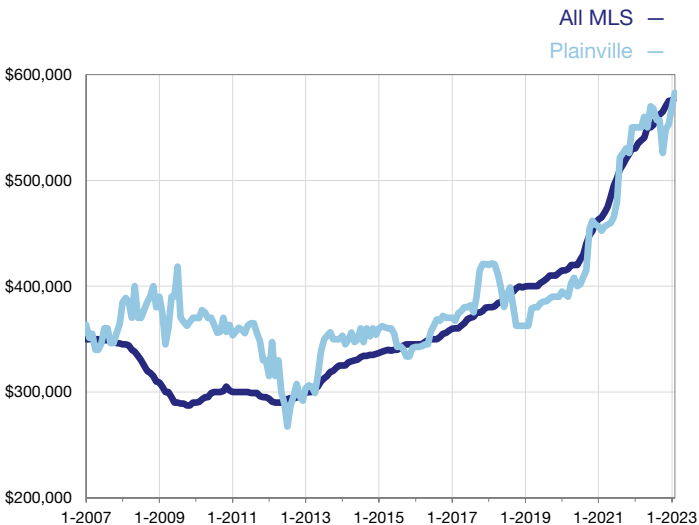
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	7	3	- 57.1%
Closed Sales	3	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$599,900	<b>\$0</b>	- 100.0%	\$562,450	<b>\$481,000</b>	- 14.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	23	<b>103</b>	+ 347.8%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	102.4%	<b>94.5%</b>	- 7.7%
New Listings	1	2	+ 100.0%	4	3	- 25.0%

\* 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

