

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	6	5	- 16.7%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Median Sales Price*	\$355,000	\$350,000	- 1.4%	\$429,900	\$395,000	- 8.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	109	85	- 22.0%	56	83	+ 48.2%
Percent of Original List Price Received*	95.3%	95.9%	+ 0.6%	95.0%	96.0%	+ 1.1%
New Listings	3	1	- 66.7%	3	4	+ 33.3%

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

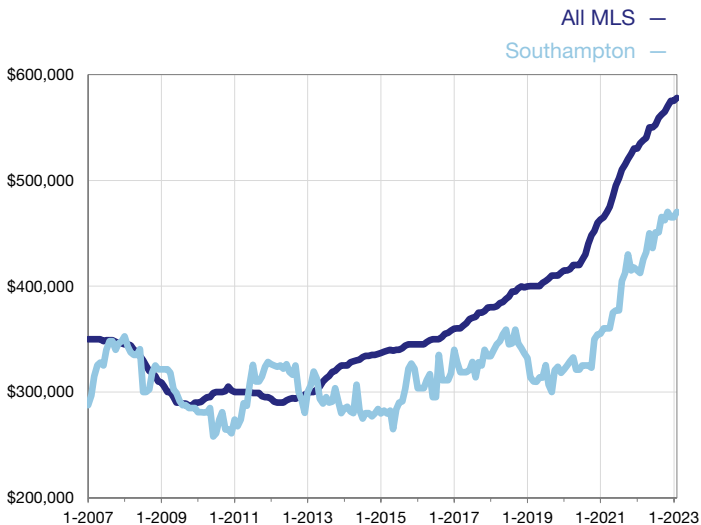
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$165,000	--	\$405,000	\$165,000	- 59.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	5	--	44	5	- 88.6%
Percent of Original List Price Received*	0.0%	100.1%	--	92.0%	101.6%	+ 10.4%
New Listings	0	1	--	0	1	--

* 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

