

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Walpole

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	16	20	+ 25.0%
Closed Sales	8	10	+ 25.0%	18	19	+ 5.6%
Median Sales Price*	\$625,000	<b>\$675,000</b>	+ 8.0%	\$620,000	<b>\$685,000</b>	+ 10.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	44	30	- 31.8%	37	41	+ 10.8%
Percent of Original List Price Received*	101.6%	<b>100.7%</b>	- 0.9%	102.1%	<b>97.7%</b>	- 4.3%
New Listings	12	4	- 66.7%	17	19	+ 11.8%

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

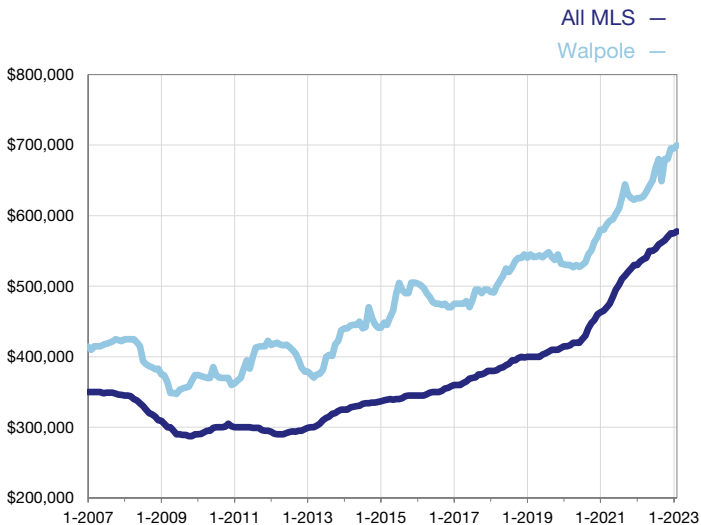
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	19	13	- 31.6%
Closed Sales	6	4	- 33.3%	9	7	- 22.2%
Median Sales Price*	\$467,200	<b>\$535,455</b>	+ 14.6%	\$450,000	<b>\$390,000</b>	- 13.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	30	44	+ 46.7%
Percent of Original List Price Received*	100.7%	<b>102.9%</b>	+ 2.2%	101.7%	<b>99.6%</b>	- 2.1%
New Listings	18	3	- 83.3%	26	15	- 42.3%

\* 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

