

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	15	15	0.0%
Closed Sales	3	6	+ 100.0%	13	13	0.0%
Median Sales Price*	\$349,900	\$447,500	+ 27.9%	\$427,612	\$425,000	- 0.6%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	16	35	+ 118.8%	20	45	+ 125.0%
Percent of Original List Price Received*	100.5%	102.6%	+ 2.1%	101.6%	98.6%	- 3.0%
New Listings	8	9	+ 12.5%	17	12	- 29.4%

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

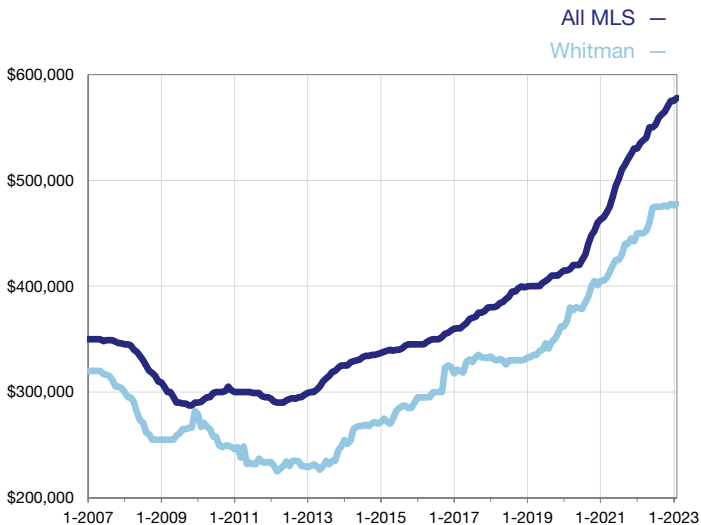
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	2	9	+ 350.0%
Closed Sales	1	7	+ 600.0%	1	17	+ 1,600.0%
Median Sales Price*	\$330,500	\$437,900	+ 32.5%	\$330,500	\$424,900	+ 28.6%
Inventory of Homes for Sale	1	7	+ 600.0%	--	--	--
Months Supply of Inventory	0.3	1.7	+ 466.7%	--	--	--
Cumulative Days on Market Until Sale	18	44	+ 144.4%	18	39	+ 116.7%
Percent of Original List Price Received*	104.9%	102.6%	- 2.2%	104.9%	101.9%	- 2.9%
New Listings	1	1	0.0%	3	9	+ 200.0%

* 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

