

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	19	36	+ 89.5%
Closed Sales	8	13	+ 62.5%	21	24	+ 14.3%
Median Sales Price*	\$542,500	\$452,000	- 16.7%	\$595,000	\$507,000	- 14.8%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	9	21	+ 133.3%	17	32	+ 88.2%
Percent of Original List Price Received*	107.1%	102.6%	- 4.2%	102.9%	100.3%	- 2.5%
New Listings	18	9	- 50.0%	32	36	+ 12.5%

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

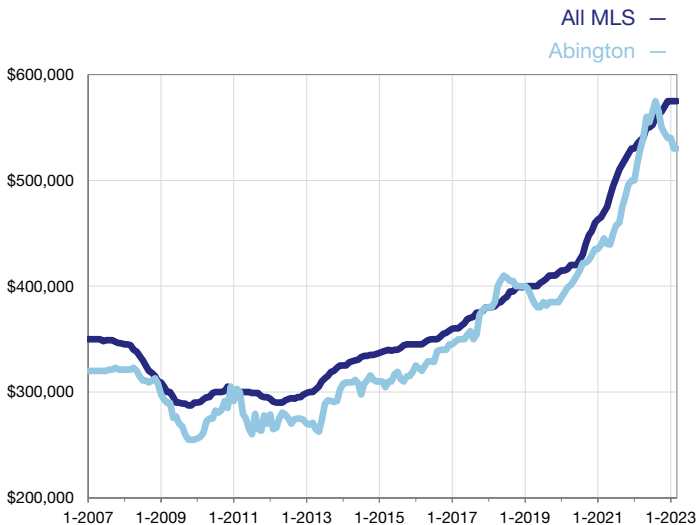
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	9	8	- 11.1%
Closed Sales	7	5	- 28.6%	13	8	- 38.5%
Median Sales Price*	\$400,000	\$430,000	+ 7.5%	\$401,000	\$405,000	+ 1.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	16	38	+ 137.5%	25	48	+ 92.0%
Percent of Original List Price Received*	104.6%	101.2%	- 3.3%	104.4%	100.2%	- 4.0%
New Listings	6	4	- 33.3%	13	8	- 38.5%

* 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

