

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	28	28	0.0%
Closed Sales	12	6	- 50.0%	30	25	- 16.7%
Median Sales Price*	\$662,500	\$734,500	+ 10.9%	\$627,500	\$685,000	+ 9.2%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	39	37	- 5.1%	38	40	+ 5.3%
Percent of Original List Price Received*	102.4%	98.9%	- 3.4%	102.2%	98.0%	- 4.1%
New Listings	18	15	- 16.7%	35	34	- 2.9%

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

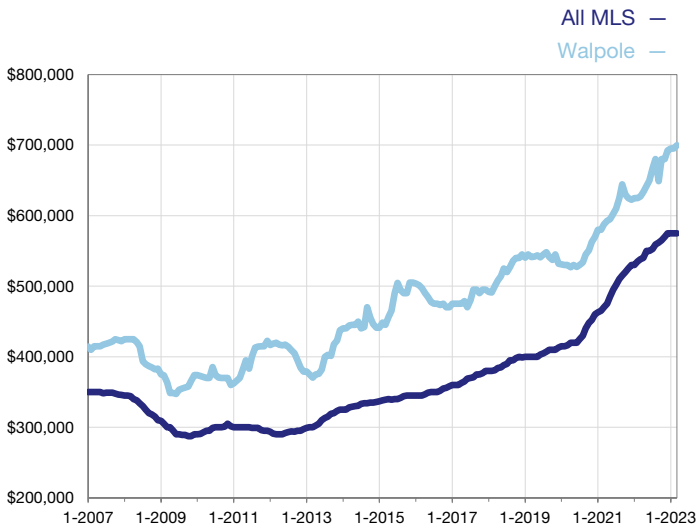
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	3	- 78.6%	33	15	- 54.5%
Closed Sales	8	19	+ 137.5%	17	27	+ 58.8%
Median Sales Price*	\$421,250	\$584,710	+ 38.8%	\$450,000	\$581,405	+ 29.2%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	24	- 20.0%	30	29	- 3.3%
Percent of Original List Price Received*	105.9%	100.8%	- 4.8%	103.7%	100.6%	- 3.0%
New Listings	15	2	- 86.7%	41	17	- 58.5%

* 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

