

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	29	44	+ 51.7%
Closed Sales	8	12	+ 50.0%	29	36	+ 24.1%
Median Sales Price*	\$598,000	\$482,500	- 19.3%	\$595,000	\$482,500	- 18.9%
Inventory of Homes for Sale	19	7	- 63.2%	--	--	--
Months Supply of Inventory	1.7	0.5	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	18	29	+ 61.1%
Percent of Original List Price Received*	105.4%	99.1%	- 6.0%	103.6%	99.9%	- 3.6%
New Listings	14	9	- 35.7%	46	45	- 2.2%

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

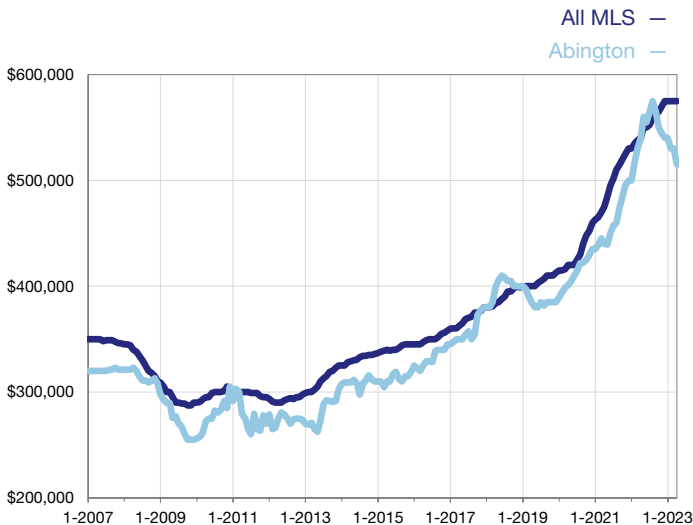
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	13	12	- 7.7%
Closed Sales	3	1	- 66.7%	16	9	- 43.8%
Median Sales Price*	\$380,000	\$420,800	+ 10.7%	\$400,500	\$405,000	+ 1.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	15	17	+ 13.3%	23	44	+ 91.3%
Percent of Original List Price Received*	105.1%	102.6%	- 2.4%	104.5%	100.5%	- 3.8%
New Listings	5	4	- 20.0%	18	12	- 33.3%

* 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

