

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

Single-Family Properties

| Key Metrics | April | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 5 | 3 | - 40.0% |
| Closed Sales | 3 | 1 | - 66.7% | 6 | 6 | 0.0% |
| Median Sales Price* | \$314,000 | \$235,000 | - 25.2% | \$297,500 | \$247,500 | - 16.8% |
| Inventory of Homes for Sale | 3 | 4 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 2.4 | + 84.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 94 | 155 | + 64.9% | 130 | 143 | + 10.0% |
| Percent of Original List Price Received* | 95.5% | 94.0% | - 1.6% | 83.2% | 85.7% | + 3.0% |
| New Listings | 1 | 2 | + 100.0% | 8 | 4 | - 50.0% |

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

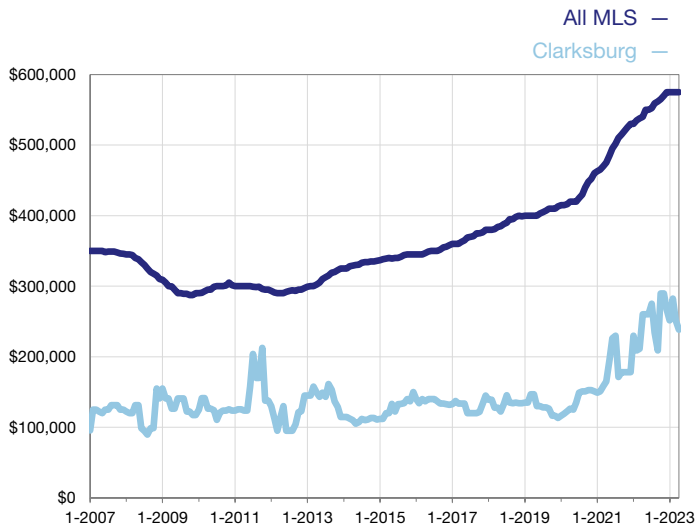
Condominium Properties

| Key Metrics | April | | | Year to Date | | |
|--|-------|-------------|-------|--------------|------------------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$127,000 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 57 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 98.4% | -- |
| New Listings | 0 | 1 | -- | 0 | 2 | -- |

* 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

