

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Bridgewater

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	6	- 62.5%	31	28	- 9.7%
Closed Sales	8	5	- 37.5%	27	33	+ 22.2%
Median Sales Price*	\$448,750	\$450,000	+ 0.3%	\$475,000	\$460,000	- 3.2%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	26	42	+ 61.5%	30	51	+ 70.0%
Percent of Original List Price Received*	105.7%	101.6%	- 3.9%	101.7%	97.0%	- 4.6%
New Listings	17	10	- 41.2%	39	29	- 25.6%

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

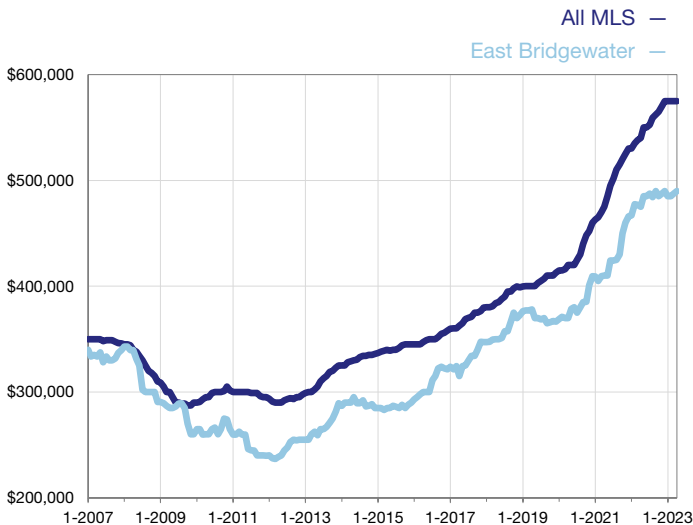
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	5	- 28.6%
Closed Sales	1	2	+ 100.0%	4	6	+ 50.0%
Median Sales Price*	\$291,500	\$325,000	+ 11.5%	\$386,200	\$325,000	- 15.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	7	20	+ 185.7%	14	22	+ 57.1%
Percent of Original List Price Received*	108.0%	112.2%	+ 3.9%	103.9%	103.3%	- 0.6%
New Listings	2	0	- 100.0%	8	5	- 37.5%

* 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

