

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marion

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	18	15	- 16.7%
Closed Sales	5	3	- 40.0%	18	12	- 33.3%
Median Sales Price*	\$748,000	<b>\$699,900</b>	- 6.4%	\$530,000	<b>\$665,000</b>	+ 25.5%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	58	20	- 65.5%	50	50	0.0%
Percent of Original List Price Received*	102.4%	<b>104.0%</b>	+ 1.6%	100.5%	<b>100.0%</b>	- 0.5%
New Listings	4	4	0.0%	21	19	- 9.5%

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

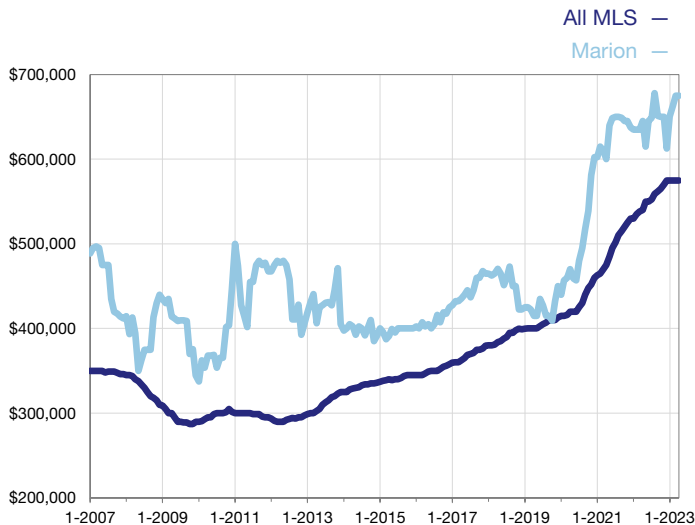
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$429,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	0	- 100.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.1%	<b>0.0%</b>	- 100.0%
New Listings	2	0	- 100.0%	3	1	- 66.7%

\* 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

