

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	15	18	+ 20.0%
Closed Sales	4	5	+ 25.0%	21	17	- 19.0%
Median Sales Price*	\$757,500	\$774,900	+ 2.3%	\$512,500	\$640,000	+ 24.9%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	13	40	+ 207.7%	22	46	+ 109.1%
Percent of Original List Price Received*	105.1%	98.3%	- 6.5%	101.4%	98.0%	- 3.4%
New Listings	10	7	- 30.0%	23	19	- 17.4%

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

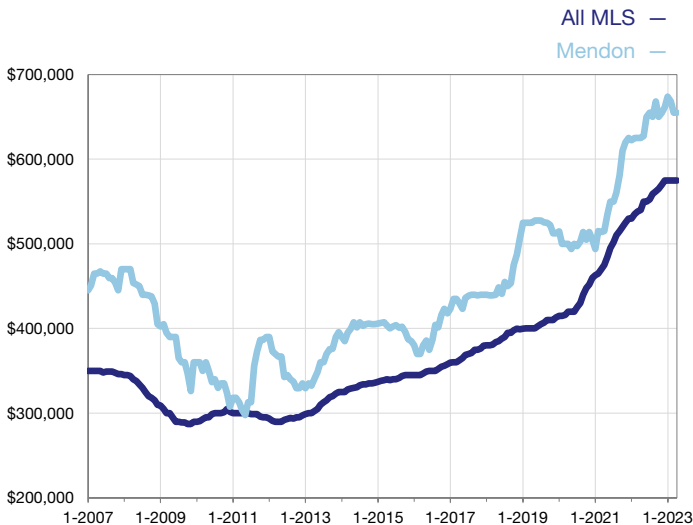
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$530,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	20	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	101.0%	--
New Listings	0	0	--	0	0	--

* 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

