

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	34	29	- 14.7%
Closed Sales	10	9	- 10.0%	40	29	- 27.5%
Median Sales Price*	\$327,500	\$279,900	- 14.5%	\$280,000	\$279,900	- 0.0%
Inventory of Homes for Sale	17	1	- 94.1%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	27	38	+ 40.7%
Percent of Original List Price Received*	103.7%	105.2%	+ 1.4%	100.4%	99.5%	- 0.9%
New Listings	16	5	- 68.8%	40	25	- 37.5%

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

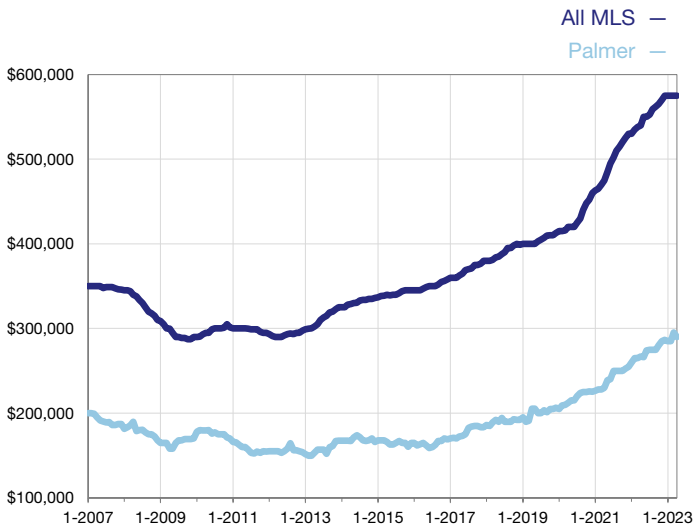
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$165,000	\$0	- 100.0%	\$180,000	\$172,000	- 4.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	9	54	+ 500.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.1%	97.8%	- 3.3%
New Listings	4	3	- 25.0%	6	6	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

