

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	11	8	- 27.3%
Closed Sales	4	1	- 75.0%	9	8	- 11.1%
Median Sales Price*	\$462,500	<b>\$350,000</b>	- 24.3%	\$430,000	<b>\$507,500</b>	+ 18.0%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.7	<b>0.8</b>	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	80	<b>6</b>	- 92.5%	54	<b>33</b>	- 38.9%
Percent of Original List Price Received*	108.7%	<b>107.7%</b>	- 0.9%	106.3%	<b>100.3%</b>	- 5.6%
New Listings	6	<b>5</b>	- 16.7%	18	<b>10</b>	- 44.4%

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

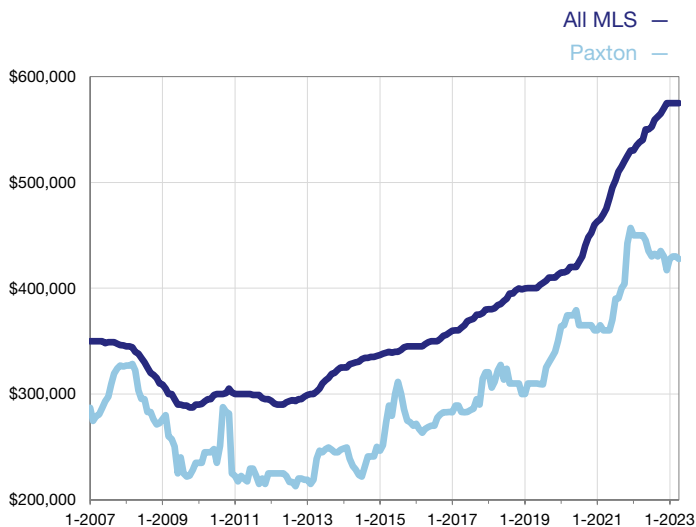
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>1.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>0</b>	--	0	<b>0</b>	--
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

