

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plainville

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	13	9	- 30.8%
Closed Sales	3	2	- 33.3%	13	9	- 30.8%
Median Sales Price*	\$655,000	<b>\$636,000</b>	- 2.9%	\$466,000	<b>\$522,000</b>	+ 12.0%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--
Cumulative Days on Market Until Sale	16	54	+ 237.5%	26	26	0.0%
Percent of Original List Price Received*	110.4%	<b>104.1%</b>	- 5.7%	107.0%	<b>102.8%</b>	- 3.9%
New Listings	7	8	+ 14.3%	16	14	- 12.5%

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

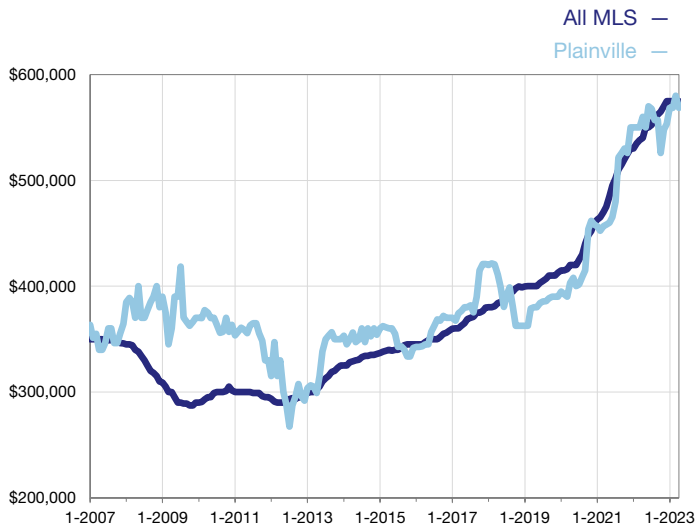
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	13	4	- 69.2%
Closed Sales	0	2	--	8	4	- 50.0%
Median Sales Price*	\$0	<b>\$426,000</b>	--	\$567,500	<b>\$470,500</b>	- 17.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	27	36	+ 33.3%
Percent of Original List Price Received*	0.0%	<b>107.1%</b>	--	103.4%	<b>102.7%</b>	- 0.7%
New Listings	4	2	- 50.0%	12	6	- 50.0%

\* 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

