

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	21	0.0%	64	58	- 9.4%
Closed Sales	19	10	- 47.4%	62	49	- 21.0%
Median Sales Price*	\$578,000	<b>\$570,000</b>	- 1.4%	\$540,000	<b>\$545,000</b>	+ 0.9%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	26	44	+ 69.2%
Percent of Original List Price Received*	104.1%	<b>103.2%</b>	- 0.9%	104.1%	<b>97.5%</b>	- 6.3%
New Listings	38	13	- 65.8%	91	55	- 39.6%

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

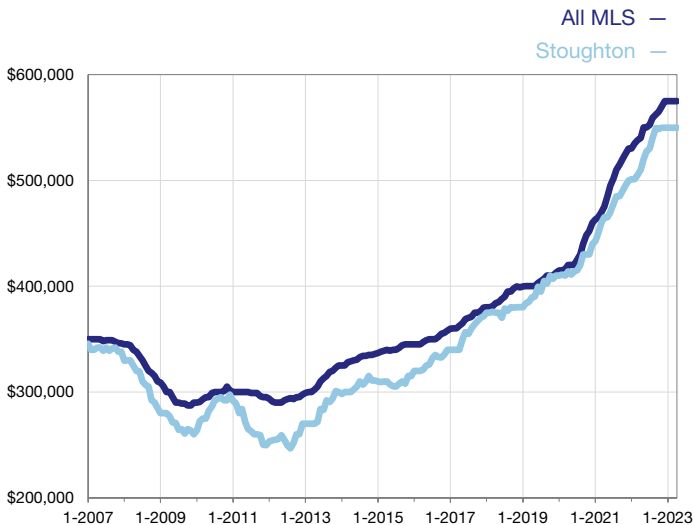
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	36	28	- 22.2%
Closed Sales	10	7	- 30.0%	30	18	- 40.0%
Median Sales Price*	\$383,000	<b>\$385,000</b>	+ 0.5%	\$375,500	<b>\$373,240</b>	- 0.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	18	22	+ 22.2%	29	21	- 27.6%
Percent of Original List Price Received*	103.4%	<b>99.4%</b>	- 3.9%	101.4%	<b>99.5%</b>	- 1.9%
New Listings	11	10	- 9.1%	40	37	- 7.5%

\* 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

