

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	31	+ 19.2%	119	106	- 10.9%
Closed Sales	24	23	- 4.2%	120	96	- 20.0%
Median Sales Price*	\$480,000	\$440,000	- 8.3%	\$455,000	\$448,750	- 1.4%
Inventory of Homes for Sale	55	23	- 58.2%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 63.6%	27	42	+ 55.6%
Percent of Original List Price Received*	103.6%	101.2%	- 2.3%	103.1%	99.6%	- 3.4%
New Listings	53	31	- 41.5%	152	103	- 32.2%

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

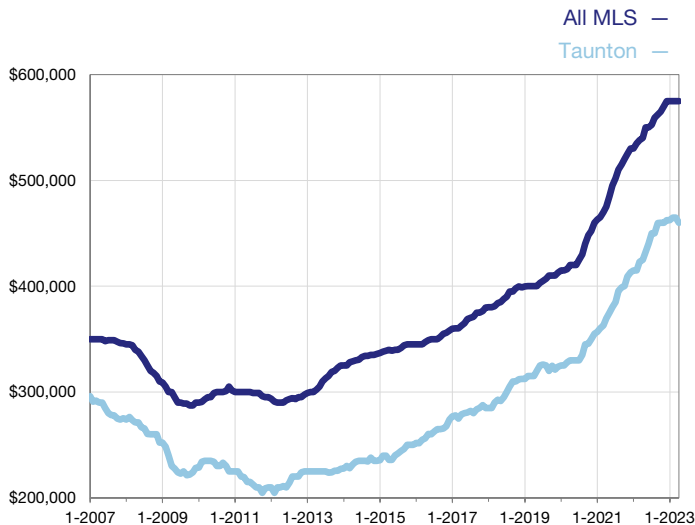
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	18	- 10.0%	50	65	+ 30.0%
Closed Sales	14	12	- 14.3%	43	49	+ 14.0%
Median Sales Price*	\$268,000	\$397,450	+ 48.3%	\$285,000	\$405,000	+ 42.1%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	18	54	+ 200.0%	24	41	+ 70.8%
Percent of Original List Price Received*	103.1%	98.7%	- 4.3%	101.4%	98.7%	- 2.7%
New Listings	29	21	- 27.6%	62	65	+ 4.8%

* 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

