

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Walpole

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	49	40	- 18.4%
Closed Sales	12	5	- 58.3%	42	30	- 28.6%
Median Sales Price*	\$711,500	<b>\$700,000</b>	- 1.6%	\$640,000	<b>\$692,500</b>	+ 8.2%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	20	38	+ 90.0%	33	40	+ 21.2%
Percent of Original List Price Received*	106.9%	<b>106.8%</b>	- 0.1%	103.6%	<b>99.4%</b>	- 4.1%
New Listings	30	17	- 43.3%	65	51	- 21.5%

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

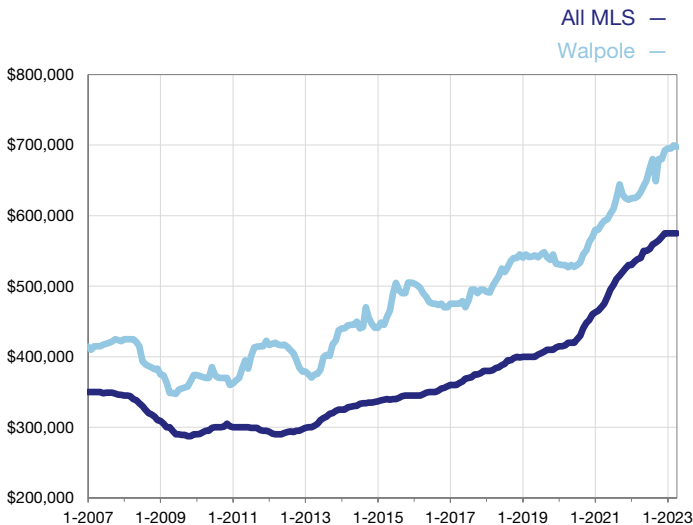
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	6	- 57.1%	47	21	- 55.3%
Closed Sales	8	9	+ 12.5%	25	36	+ 44.0%
Median Sales Price*	\$458,000	<b>\$644,535</b>	+ 40.7%	\$451,000	<b>\$583,058</b>	+ 29.3%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	44	+ 175.0%	26	33	+ 26.9%
Percent of Original List Price Received*	102.7%	<b>100.6%</b>	- 2.0%	103.4%	<b>100.6%</b>	- 2.7%
New Listings	16	13	- 18.8%	57	30	- 47.4%

\* 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

