

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	37	31	- 16.2%
Closed Sales	13	9	- 30.8%	38	27	- 28.9%
Median Sales Price*	\$519,500	\$480,000	- 7.6%	\$474,000	\$435,000	- 8.2%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	22	57	+ 159.1%	23	50	+ 117.4%
Percent of Original List Price Received*	106.1%	95.9%	- 9.6%	103.0%	97.1%	- 5.7%
New Listings	11	12	+ 9.1%	43	32	- 25.6%

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

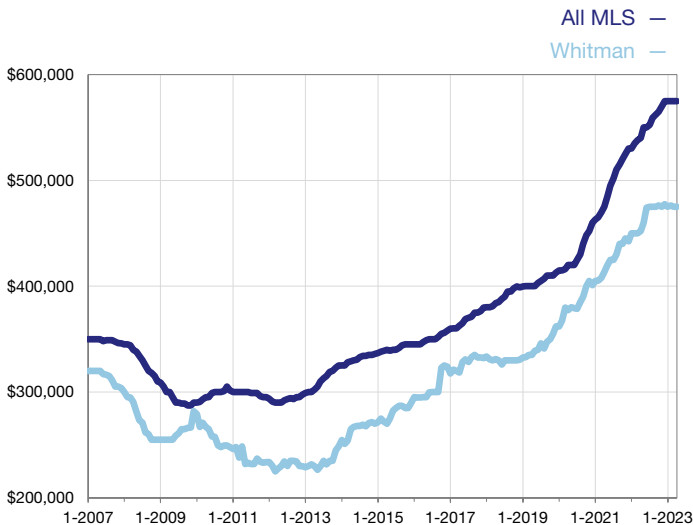
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	10	22	+ 120.0%
Closed Sales	0	8	--	3	27	+ 800.0%
Median Sales Price*	\$0	\$429,900	--	\$425,000	\$419,900	- 1.2%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	15	36	+ 140.0%
Percent of Original List Price Received*	0.0%	101.8%	--	107.6%	101.7%	- 5.5%
New Listings	13	4	- 69.2%	18	19	+ 5.6%

* 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

