

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	13	- 38.1%	50	55	+ 10.0%
Closed Sales	11	8	- 27.3%	40	44	+ 10.0%
Median Sales Price*	\$590,000	\$517,500	- 12.3%	\$593,000	\$500,000	- 15.7%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.7%	21	28	+ 33.3%
Percent of Original List Price Received*	104.9%	100.7%	- 4.0%	104.0%	100.0%	- 3.8%
New Listings	18	14	- 22.2%	63	58	- 7.9%

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

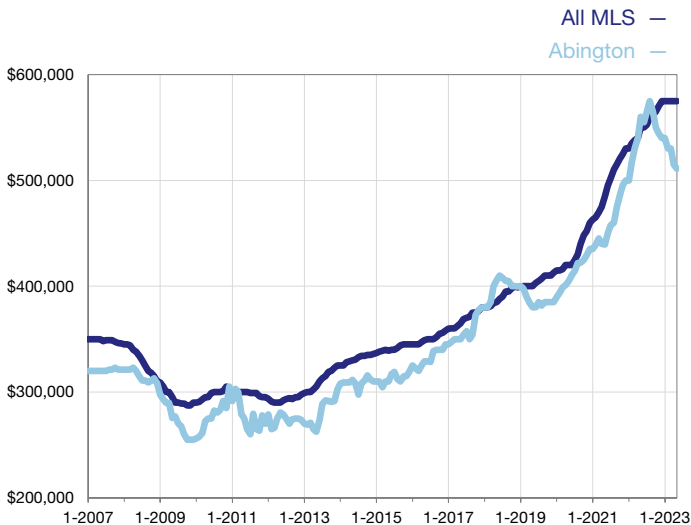
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	18	14	- 22.2%
Closed Sales	5	3	- 40.0%	21	12	- 42.9%
Median Sales Price*	\$342,900	\$429,000	+ 25.1%	\$397,000	\$413,900	+ 4.3%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	12	11	- 8.3%	21	36	+ 71.4%
Percent of Original List Price Received*	109.7%	103.3%	- 5.8%	105.8%	101.2%	- 4.3%
New Listings	2	1	- 50.0%	20	13	- 35.0%

* 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

