

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	20	27	+ 35.0%
Closed Sales	6	1	- 83.3%	16	18	+ 12.5%
Median Sales Price*	\$926,000	\$1,190,000	+ 28.5%	\$693,500	\$965,000	+ 39.1%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	16	8	- 50.0%	25	36	+ 44.0%
Percent of Original List Price Received*	109.5%	103.5%	- 5.5%	104.3%	101.1%	- 3.1%
New Listings	6	9	+ 50.0%	30	37	+ 23.3%

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

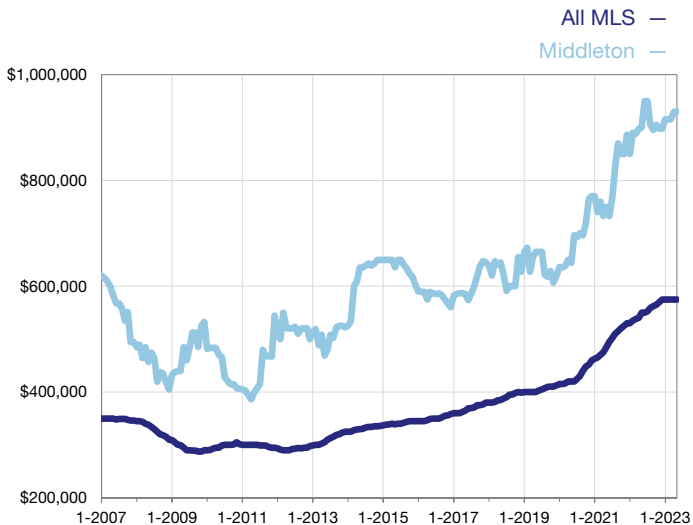
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	21	27	+ 28.6%
Closed Sales	1	3	+ 200.0%	15	29	+ 93.3%
Median Sales Price*	\$632,000	\$658,000	+ 4.1%	\$824,900	\$880,000	+ 6.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	13	28	+ 115.4%	37	45	+ 21.6%
Percent of Original List Price Received*	102.1%	101.0%	- 1.1%	101.7%	100.6%	- 1.1%
New Listings	8	6	- 25.0%	28	29	+ 3.6%

* 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

