

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	21	11	- 47.6%
Closed Sales	6	3	- 50.0%	15	11	- 26.7%
Median Sales Price*	\$428,000	\$545,000	+ 27.3%	\$430,000	\$525,000	+ 22.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	40	29	- 27.5%
Percent of Original List Price Received*	107.4%	105.9%	- 1.4%	106.7%	101.8%	- 4.6%
New Listings	8	3	- 62.5%	26	13	- 50.0%

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

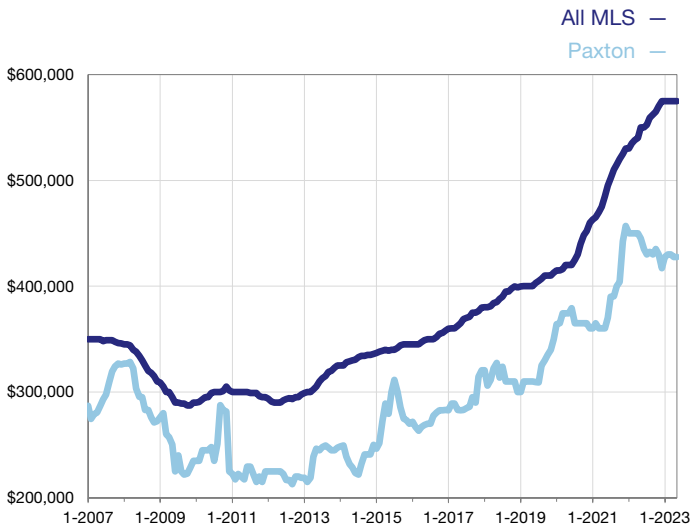
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$425,000	--	\$0	\$425,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	29	--	0	29	--
Percent of Original List Price Received*	0.0%	99.1%	--	0.0%	99.1%	--
New Listings	0	0	--	0	2	--

* 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

