

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	21	19	- 9.5%
Closed Sales	6	6	0.0%	19	15	- 21.1%
Median Sales Price*	\$512,250	\$516,250	+ 0.8%	\$507,500	\$522,000	+ 2.9%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	17	11	- 35.3%	23	20	- 13.0%
Percent of Original List Price Received*	110.3%	108.3%	- 1.8%	108.1%	105.0%	- 2.9%
New Listings	5	8	+ 60.0%	20	22	+ 10.0%

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

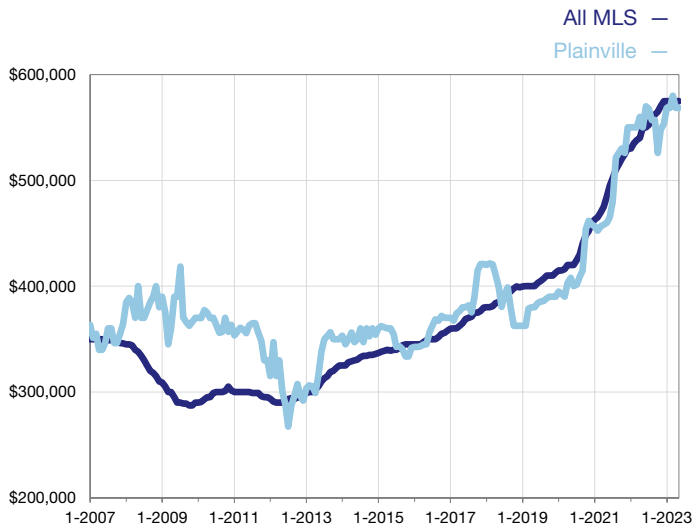
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	16	6	- 62.5%
Closed Sales	4	1	- 75.0%	12	5	- 58.3%
Median Sales Price*	\$345,000	\$527,000	+ 52.8%	\$537,500	\$481,000	- 10.5%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	7	- 41.7%	22	30	+ 36.4%
Percent of Original List Price Received*	106.0%	112.4%	+ 6.0%	104.2%	104.7%	+ 0.5%
New Listings	3	1	- 66.7%	15	7	- 53.3%

* 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

