

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	23	16	- 30.4%
Closed Sales	2	3	+ 50.0%	17	12	- 29.4%
Median Sales Price*	\$637,500	\$405,000	- 36.5%	\$466,000	\$415,000	- 10.9%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	112	226	+ 101.8%	54	127	+ 135.2%
Percent of Original List Price Received*	104.2%	89.2%	- 14.4%	100.3%	93.0%	- 7.3%
New Listings	8	5	- 37.5%	27	14	- 48.1%

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

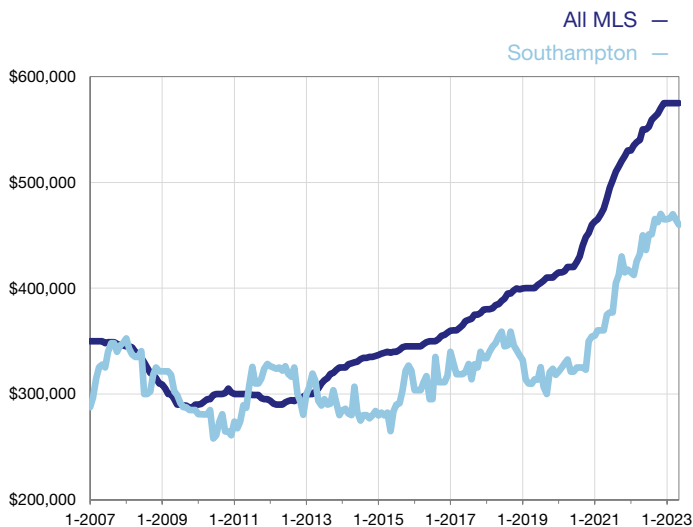
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$405,000	\$165,000	- 59.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	44	30	- 31.8%
Percent of Original List Price Received*	0.0%	0.0%	--	92.0%	99.6%	+ 8.3%
New Listings	0	0	--	0	1	--

* 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

