

# Local Market Update – May 2023

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## Stoughton

### Single-Family Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 26        | 10               | - 61.5%  | 90           | 63               | - 30.0% |
| Closed Sales                             | 19        | 10               | - 47.4%  | 81           | 59               | - 27.2% |
| Median Sales Price*                      | \$545,000 | <b>\$492,500</b> | - 9.6%   | \$545,000    | <b>\$530,000</b> | - 2.8%  |
| Inventory of Homes for Sale              | 33        | 21               | - 36.4%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | 1.4              | - 12.5%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 17        | 35               | + 105.9% | 24           | 42               | + 75.0% |
| Percent of Original List Price Received* | 107.2%    | <b>98.6%</b>     | - 8.0%   | 104.9%       | <b>97.7%</b>     | - 6.9%  |
| New Listings                             | 31        | 19               | - 38.7%  | 116          | 70               | - 39.7% |

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

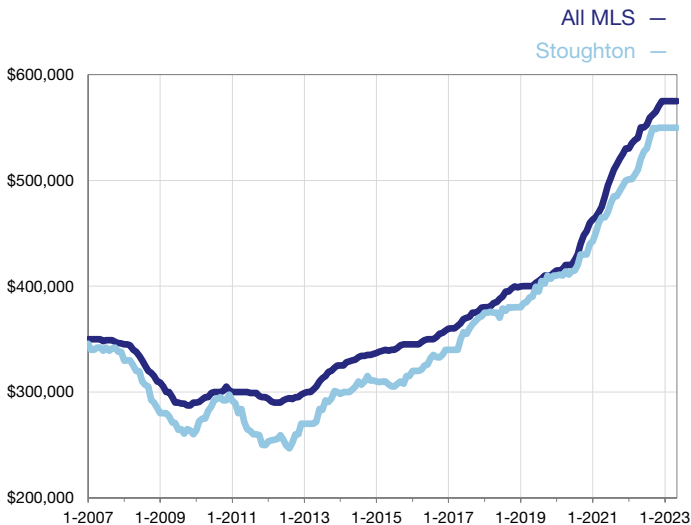
### Condominium Properties

| Key Metrics                              | May       |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 4         | 8                | + 100.0% | 40           | 35               | - 12.5% |
| Closed Sales                             | 9         | 10               | + 11.1%  | 39           | 28               | - 28.2% |
| Median Sales Price*                      | \$405,000 | <b>\$411,500</b> | + 1.6%   | \$376,000    | <b>\$381,500</b> | + 1.5%  |
| Inventory of Homes for Sale              | 6         | 9                | + 50.0%  | --           | --               | --      |
| Months Supply of Inventory               | 0.7       | 1.4              | + 100.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 14        | 41               | + 192.9% | 26           | 28               | + 7.7%  |
| Percent of Original List Price Received* | 107.7%    | <b>101.7%</b>    | - 5.6%   | 102.8%       | <b>100.3%</b>    | - 2.4%  |
| New Listings                             | 4         | 8                | + 100.0% | 43           | 45               | + 4.7%  |

\* 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

