

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	41	33	- 19.5%	160	132	- 17.5%
Closed Sales	39	26	- 33.3%	159	122	- 23.3%
Median Sales Price*	\$470,000	\$455,000	- 3.2%	\$460,000	\$450,000	- 2.2%
Inventory of Homes for Sale	48	23	- 52.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	45	+ 12.5%	31	43	+ 38.7%
Percent of Original List Price Received*	104.9%	106.2%	+ 1.2%	103.5%	101.0%	- 2.4%
New Listings	42	30	- 28.6%	187	126	- 32.6%

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

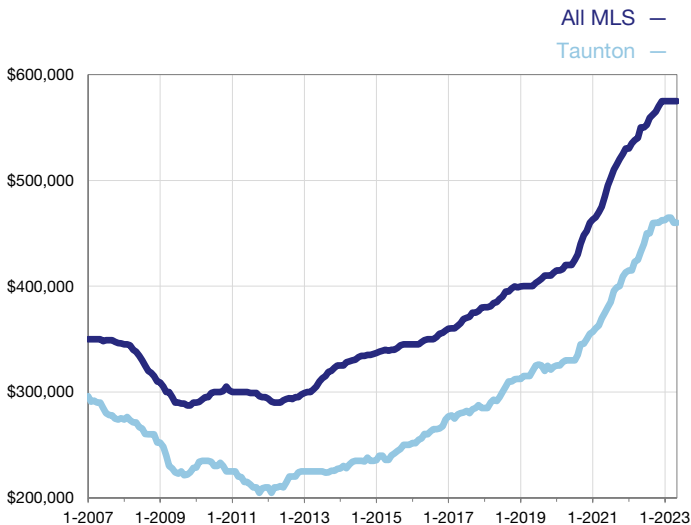
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	17	- 10.5%	69	78	+ 13.0%
Closed Sales	16	20	+ 25.0%	59	68	+ 15.3%
Median Sales Price*	\$277,500	\$408,950	+ 47.4%	\$285,000	\$405,000	+ 42.1%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	23	35	+ 52.2%
Percent of Original List Price Received*	106.7%	101.7%	- 4.7%	102.9%	99.6%	- 3.2%
New Listings	19	16	- 15.8%	80	73	- 8.8%

* 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

