

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 25 | 28 | + 12.0% | 74 | 66 | - 10.8% |
| Closed Sales | 16 | 12 | - 25.0% | 58 | 43 | - 25.9% |
| Median Sales Price* | \$709,500 | \$786,000 | + 10.8% | \$665,000 | \$700,000 | + 5.3% |
| Inventory of Homes for Sale | 20 | 20 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.4 | + 27.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 14 | - 50.0% | 32 | 34 | + 6.3% |
| Percent of Original List Price Received* | 105.6% | 107.3% | + 1.6% | 104.1% | 101.5% | - 2.5% |
| New Listings | 25 | 31 | + 24.0% | 85 | 81 | - 4.7% |

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

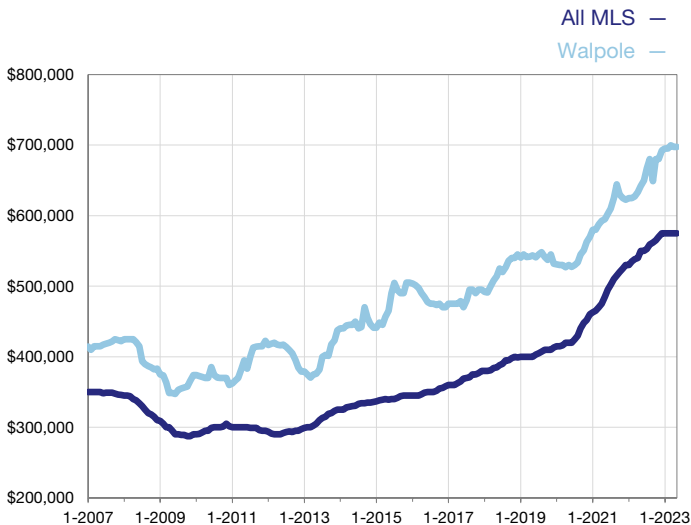
Condominium Properties

| Key Metrics | May | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 9 | 7 | - 22.2% | 56 | 28 | - 50.0% |
| Closed Sales | 6 | 3 | - 50.0% | 31 | 40 | + 29.0% |
| Median Sales Price* | \$460,500 | \$601,755 | + 30.7% | \$451,000 | \$587,353 | + 30.2% |
| Inventory of Homes for Sale | 11 | 7 | - 36.4% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.0 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 10 | 77 | + 670.0% | 23 | 35 | + 52.2% |
| Percent of Original List Price Received* | 102.3% | 101.3% | - 1.0% | 103.2% | 100.7% | - 2.4% |
| New Listings | 13 | 7 | - 46.2% | 70 | 37 | - 47.1% |

* 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

