

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	52	46	- 11.5%
Closed Sales	8	9	+ 12.5%	46	36	- 21.7%
Median Sales Price*	\$481,250	<b>\$480,000</b>	- 0.3%	\$480,250	<b>\$462,500</b>	- 3.7%
Inventory of Homes for Sale	17	1	- 94.1%	--	--	--
Months Supply of Inventory	1.6	0.1	- 93.8%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	20	41	+ 105.0%
Percent of Original List Price Received*	106.1%	<b>106.6%</b>	+ 0.5%	103.6%	<b>99.5%</b>	- 4.0%
New Listings	21	7	- 66.7%	64	39	- 39.1%

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

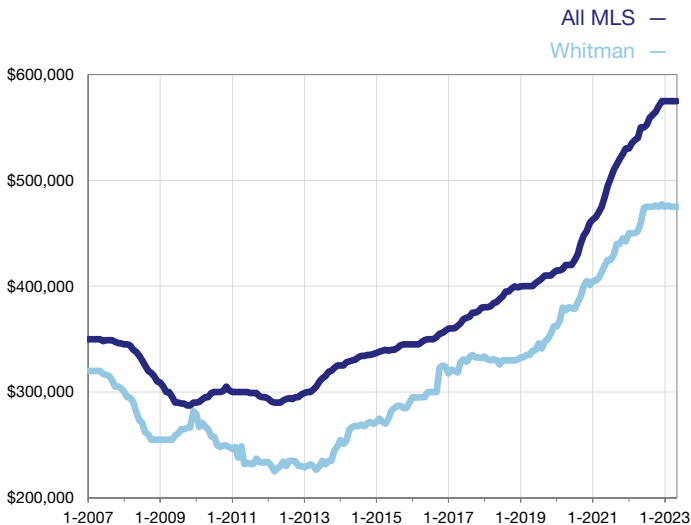
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	16	28	+ 75.0%
Closed Sales	2	6	+ 200.0%	5	32	+ 540.0%
Median Sales Price*	\$422,500	<b>\$382,450</b>	- 9.5%	\$425,000	<b>\$419,900</b>	- 1.2%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	11	65	+ 490.9%	13	42	+ 223.1%
Percent of Original List Price Received*	104.9%	<b>100.8%</b>	- 3.9%	106.5%	<b>101.4%</b>	- 4.8%
New Listings	6	7	+ 16.7%	23	26	+ 13.0%

\* 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

