

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	27	14	- 48.1%
Closed Sales	8	2	- 75.0%	23	13	- 43.5%
Median Sales Price*	\$402,500	\$450,000	+ 11.8%	\$430,000	\$490,000	+ 14.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	21	8	- 61.9%	33	25	- 24.2%
Percent of Original List Price Received*	101.2%	109.8%	+ 8.5%	104.8%	103.1%	- 1.6%
New Listings	11	9	- 18.2%	37	22	- 40.5%

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

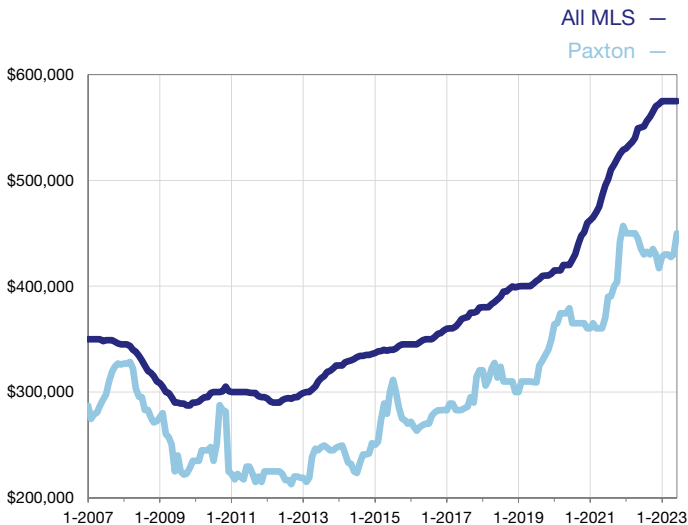
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$435,000	--	\$0	\$430,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	6	--	0	18	--
Percent of Original List Price Received*	0.0%	101.2%	--	0.0%	100.1%	--
New Listings	1	0	- 100.0%	1	2	+ 100.0%

* 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

