

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	25	+ 38.9%	85	82	- 3.5%
Closed Sales	17	22	+ 29.4%	81	73	- 9.9%
Median Sales Price*	\$425,000	\$437,500	+ 2.9%	\$410,000	\$430,000	+ 4.9%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	23	18	- 21.7%	23	36	+ 56.5%
Percent of Original List Price Received*	103.7%	102.6%	- 1.1%	102.3%	101.6%	- 0.7%
New Listings	22	24	+ 9.1%	103	96	- 6.8%

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

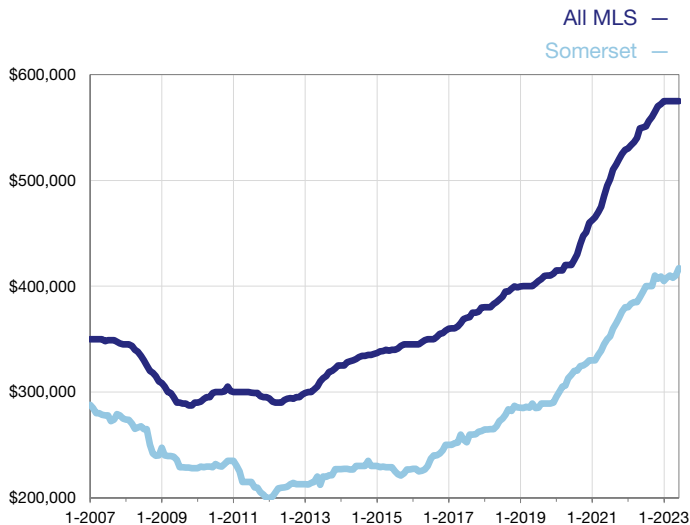
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$340,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	9	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 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

