

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	23	- 17.9%	102	85	- 16.7%
Closed Sales	28	22	- 21.4%	86	65	- 24.4%
Median Sales Price*	\$710,500	\$676,500	- 4.8%	\$695,000	\$700,000	+ 0.7%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	26	27	+ 3.8%
Percent of Original List Price Received*	108.3%	106.2%	- 1.9%	105.5%	103.1%	- 2.3%
New Listings	28	17	- 39.3%	113	98	- 13.3%

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

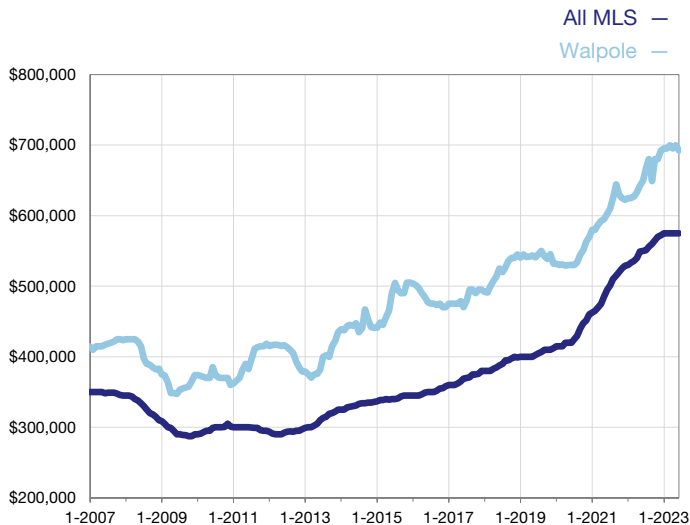
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	65	36	- 44.6%
Closed Sales	25	8	- 68.0%	56	48	- 14.3%
Median Sales Price*	\$500,950	\$641,520	+ 28.1%	\$468,985	\$591,635	+ 26.2%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	17	18	+ 5.9%	20	33	+ 65.0%
Percent of Original List Price Received*	103.6%	100.7%	- 2.8%	103.4%	100.7%	- 2.6%
New Listings	9	8	- 11.1%	79	45	- 43.0%

* 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

