

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	63	52	- 17.5%
Closed Sales	17	11	- 35.3%	63	47	- 25.4%
Median Sales Price*	\$510,000	\$540,000	+ 5.9%	\$495,000	\$480,000	- 3.0%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	20	17	- 15.0%	20	35	+ 75.0%
Percent of Original List Price Received*	105.0%	103.9%	- 1.0%	104.0%	100.5%	- 3.4%
New Listings	20	11	- 45.0%	84	50	- 40.5%

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

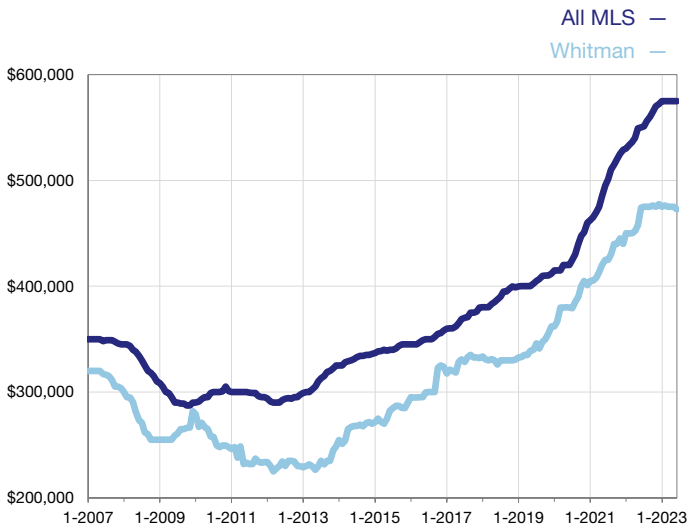
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	19	32	+ 68.4%
Closed Sales	5	1	- 80.0%	10	33	+ 230.0%
Median Sales Price*	\$430,000	\$590,000	+ 37.2%	\$425,000	\$419,900	- 1.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.1	0.7	- 77.4%	--	--	--
Cumulative Days on Market Until Sale	13	9	- 30.8%	13	41	+ 215.4%
Percent of Original List Price Received*	105.5%	118.0%	+ 11.8%	106.0%	101.9%	- 3.9%
New Listings	7	3	- 57.1%	30	29	- 3.3%

* 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

