

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	75	77	+ 2.7%
Closed Sales	17	14	- 17.6%	76	68	- 10.5%
Median Sales Price*	\$562,000	\$560,000	- 0.4%	\$587,500	\$540,000	- 8.1%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	20	27	+ 35.0%
Percent of Original List Price Received*	103.2%	102.2%	- 1.0%	104.5%	100.6%	- 3.7%
New Listings	16	11	- 31.3%	98	79	- 19.4%

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

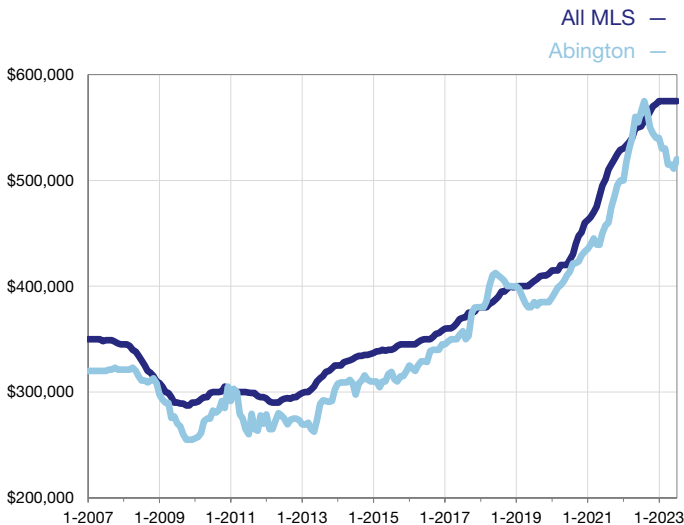
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	22	18	- 18.2%
Closed Sales	0	2	--	24	16	- 33.3%
Median Sales Price*	\$0	\$420,500	--	\$400,000	\$420,400	+ 5.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	20	33	+ 65.0%
Percent of Original List Price Received*	0.0%	98.4%	--	105.9%	102.3%	- 3.4%
New Listings	5	3	- 40.0%	27	18	- 33.3%

* 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

