

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Becket

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	30	29	- 3.3%
Closed Sales	2	5	+ 150.0%	21	20	- 4.8%
Median Sales Price*	\$437,500	\$389,000	- 11.1%	\$345,000	\$392,000	+ 13.6%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	89	73	- 18.0%
Percent of Original List Price Received*	106.7%	100.2%	- 6.1%	97.9%	96.8%	- 1.1%
New Listings	4	10	+ 150.0%	36	46	+ 27.8%

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

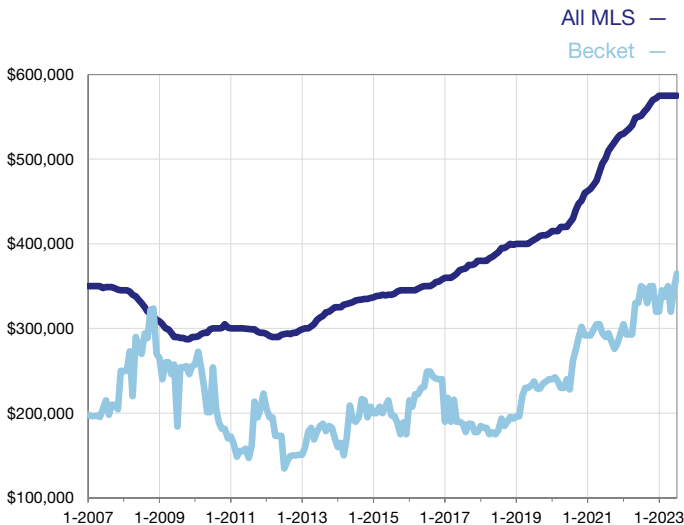
Condominium Properties

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

