

# Local Market Update – July 2023

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## East Bridgewater

### Single-Family Properties

| Key Metrics                              | July      |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2022      | 2023      | + / -    | 2022         | 2023      | + / -   |
| Pending Sales                            | 9         | 18        | + 100.0% | 66           | 72        | + 9.1%  |
| Closed Sales                             | 15        | 17        | + 13.3%  | 62           | 66        | + 6.5%  |
| Median Sales Price*                      | \$510,000 | \$600,000 | + 17.6%  | \$510,000    | \$522,500 | + 2.5%  |
| Inventory of Homes for Sale              | 23        | 12        | - 47.8%  | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 1.1       | - 47.6%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 21        | 21        | 0.0%     | 25           | 36        | + 44.0% |
| Percent of Original List Price Received* | 102.1%    | 105.9%    | + 3.7%   | 102.2%       | 101.3%    | - 0.9%  |
| New Listings                             | 15        | 16        | + 6.7%   | 82           | 81        | - 1.2%  |

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

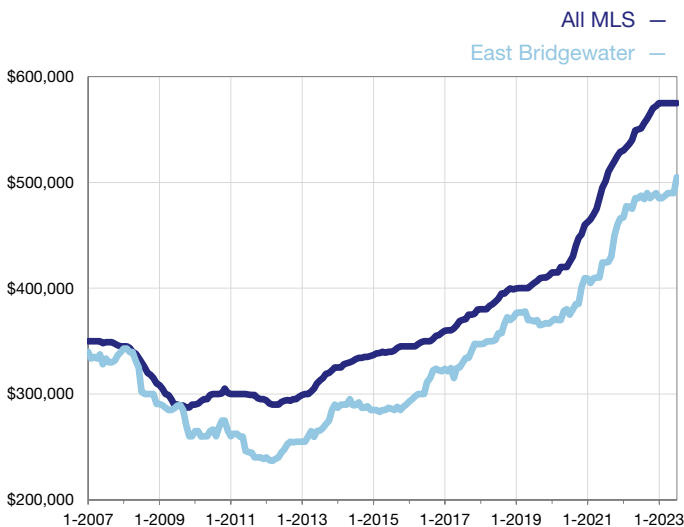
### Condominium Properties

| Key Metrics                              | July      |      |          | Year to Date |           |         |
|--|-----------|------|----------|--------------|-----------|---------|
|  | 2022      | 2023 | + / -    | 2022         | 2023      | + / -   |
| Pending Sales                            | 1         | 2    | + 100.0% | 12           | 9         | - 25.0% |
| Closed Sales                             | 2         | 0    | - 100.0% | 11           | 8         | - 27.3% |
| Median Sales Price*                      | \$372,500 | \$0  | - 100.0% | \$385,000    | \$342,500 | - 11.0% |
| Inventory of Homes for Sale              | 1         | 2    | + 100.0% | --           | --        | --      |
| Months Supply of Inventory               | 0.5       | 0.8  | + 60.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 31        | 0    | - 100.0% | 21           | 21        | 0.0%    |
| Percent of Original List Price Received* | 100.7%    | 0.0% | - 100.0% | 103.3%       | 101.9%    | - 1.4%  |
| New Listings                             | 1         | 4    | + 300.0% | 13           | 12        | - 7.7%  |

\* 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

