

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marion

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	35	29	- 17.1%
Closed Sales	5	5	0.0%	33	30	- 9.1%
Median Sales Price*	\$735,000	\$815,000	+ 10.9%	\$651,000	\$704,950	+ 8.3%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	3.8	2.2	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	22	52	+ 136.4%	38	42	+ 10.5%
Percent of Original List Price Received*	107.9%	95.9%	- 11.1%	101.7%	99.0%	- 2.7%
New Listings	11	5	- 54.5%	53	37	- 30.2%

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

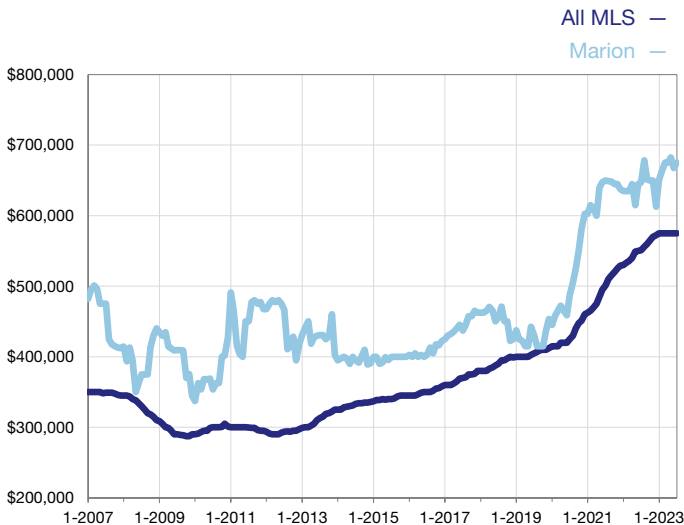
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$950,000	--	\$429,500	\$950,000	+ 121.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	0	105	--	26	105	+ 303.8%
Percent of Original List Price Received*	0.0%	65.5%	--	100.1%	65.5%	- 34.6%
New Listings	0	0	--	3	1	- 66.7%

* 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

