

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	48	38	- 20.8%
Closed Sales	10	6	- 40.0%	45	37	- 17.8%
Median Sales Price*	\$686,750	\$812,500	+ 18.3%	\$650,000	\$720,000	+ 10.8%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	31	21	- 32.3%	23	33	+ 43.5%
Percent of Original List Price Received*	102.0%	101.0%	- 1.0%	102.2%	100.0%	- 2.2%
New Listings	11	6	- 45.5%	58	37	- 36.2%

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

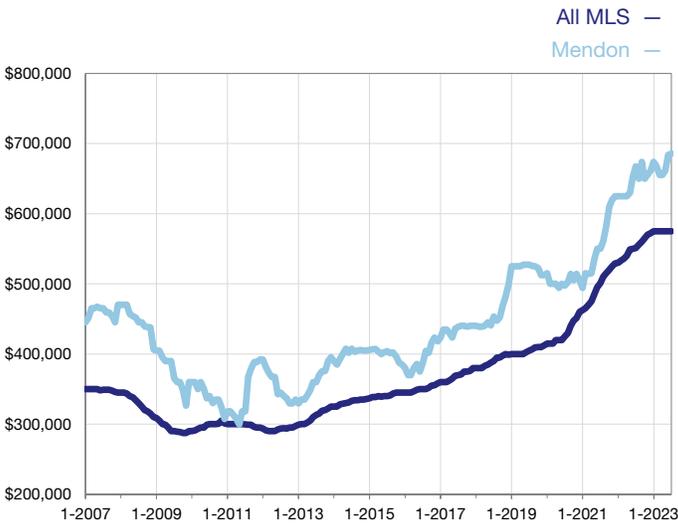
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$505,000	\$530,000	+ 5.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	20	- 9.1%
Percent of Original List Price Received*	0.0%	0.0%	--	102.0%	101.0%	- 1.0%
New Listings	0	0	--	1	1	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

