

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	31	31	0.0%
Closed Sales	5	4	- 20.0%	27	29	+ 7.4%
Median Sales Price*	\$1,050,000	\$1,337,500	+ 27.4%	\$930,000	\$1,051,500	+ 13.1%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	25	33	+ 32.0%
Percent of Original List Price Received*	101.1%	95.7%	- 5.3%	104.9%	100.0%	- 4.7%
New Listings	8	3	- 62.5%	50	41	- 18.0%

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

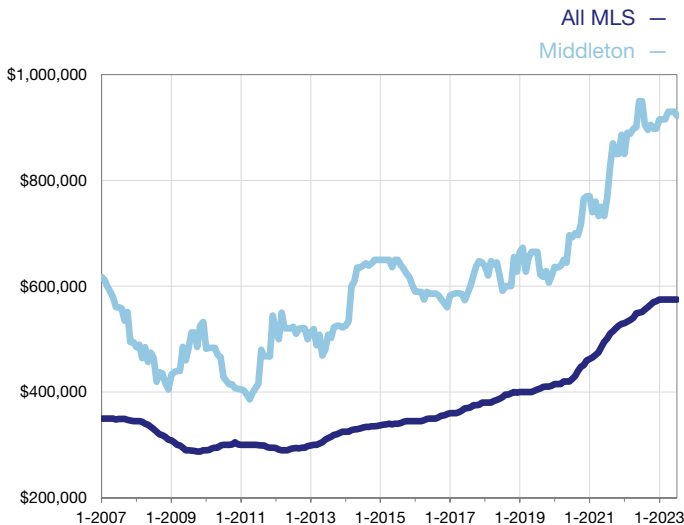
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	31	36	+ 16.1%
Closed Sales	6	2	- 66.7%	27	34	+ 25.9%
Median Sales Price*	\$480,000	\$649,500	+ 35.3%	\$749,995	\$876,000	+ 16.8%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	28	65	+ 132.1%	34	48	+ 41.2%
Percent of Original List Price Received*	99.3%	95.4%	- 3.9%	101.4%	99.7%	- 1.7%
New Listings	3	4	+ 33.3%	41	36	- 12.2%

* 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

