

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	16	0.0%	75	61	- 18.7%
Closed Sales	15	12	- 20.0%	73	56	- 23.3%
Median Sales Price*	\$290,000	\$322,450	+ 11.2%	\$286,000	\$293,500	+ 2.6%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	24	29	+ 20.8%
Percent of Original List Price Received*	101.0%	107.2%	+ 6.1%	101.6%	102.1%	+ 0.5%
New Listings	15	12	- 20.0%	84	69	- 17.9%

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

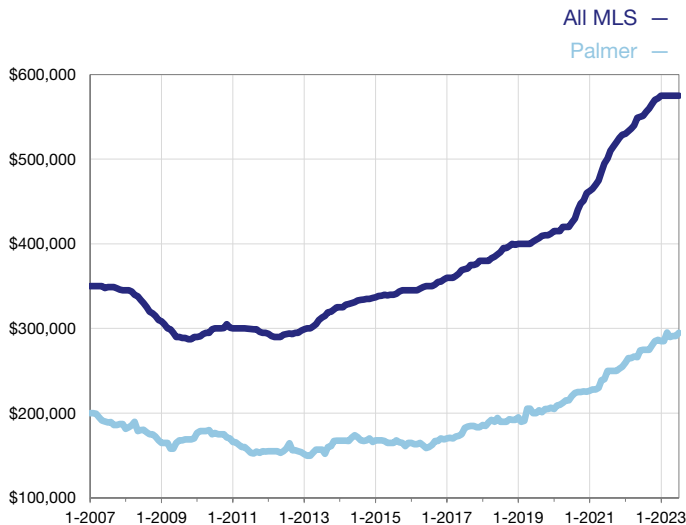
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	11	5	- 54.5%
Closed Sales	1	0	- 100.0%	8	5	- 37.5%
Median Sales Price*	\$170,000	\$0	- 100.0%	\$182,450	\$214,000	+ 17.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	7	37	+ 428.6%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	105.0%	100.2%	- 4.6%
New Listings	4	1	- 75.0%	14	8	- 42.9%

* 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

