

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 7 | + 600.0% | 28 | 20 | - 28.6% |
| Closed Sales | 6 | 4 | - 33.3% | 29 | 17 | - 41.4% |
| Median Sales Price* | \$365,000 | \$526,750 | + 44.3% | \$425,000 | \$490,000 | + 15.3% |
| Inventory of Homes for Sale | 17 | 5 | - 70.6% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 1.1 | - 68.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 44 | + 91.3% | 31 | 30 | - 3.2% |
| Percent of Original List Price Received* | 99.0% | 98.3% | - 0.7% | 103.6% | 102.0% | - 1.5% |
| New Listings | 7 | 3 | - 57.1% | 44 | 25 | - 43.2% |

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

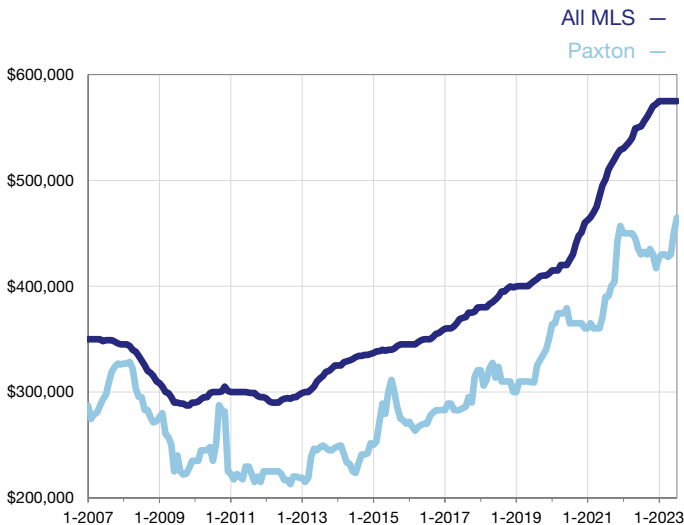
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|-------------|----------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 1 | 2 | + 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 2 | + 100.0% |
| Median Sales Price* | \$409,125 | \$0 | - 100.0% | \$409,125 | \$430,000 | + 5.1% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 4 | 0 | - 100.0% | 4 | 18 | + 350.0% |
| Percent of Original List Price Received* | 102.3% | 0.0% | - 100.0% | 102.3% | 100.1% | - 2.2% |
| New Listings | 0 | 0 | -- | 1 | 2 | + 100.0% |

* 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

