

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	31	28	- 9.7%
Closed Sales	4	2	- 50.0%	31	26	- 16.1%
Median Sales Price*	\$564,000	\$995,000	+ 76.4%	\$548,000	\$518,500	- 5.4%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	14	31	+ 121.4%	21	24	+ 14.3%
Percent of Original List Price Received*	104.7%	99.8%	- 4.7%	106.7%	103.0%	- 3.5%
New Listings	8	4	- 50.0%	34	29	- 14.7%

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

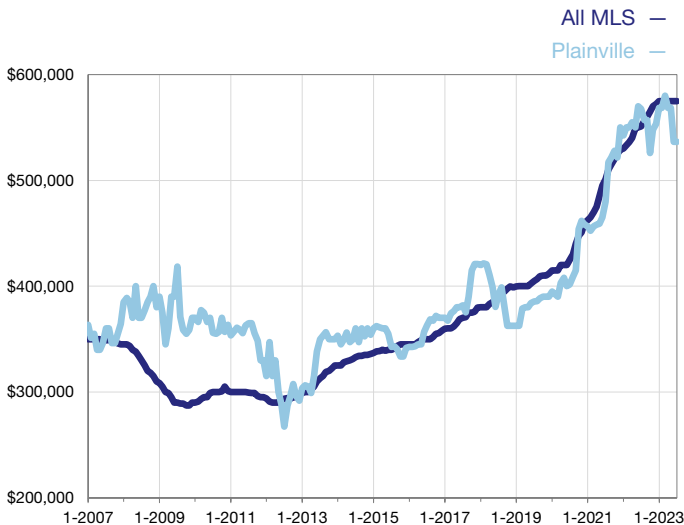
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	20	12	- 40.0%
Closed Sales	5	1	- 80.0%	18	8	- 55.6%
Median Sales Price*	\$405,000	\$500,000	+ 23.5%	\$457,500	\$481,250	+ 5.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	19	25	+ 31.6%
Percent of Original List Price Received*	103.2%	111.1%	+ 7.7%	104.5%	105.2%	+ 0.7%
New Listings	2	3	+ 50.0%	20	13	- 35.0%

* 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

