

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	99	94	- 5.1%
Closed Sales	16	12	- 25.0%	97	85	- 12.4%
Median Sales Price*	\$437,500	\$505,000	+ 15.4%	\$415,000	\$435,000	+ 4.8%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	23	34	+ 47.8%
Percent of Original List Price Received*	100.4%	104.0%	+ 3.6%	102.0%	101.9%	- 0.1%
New Listings	18	17	- 5.6%	121	112	- 7.4%

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

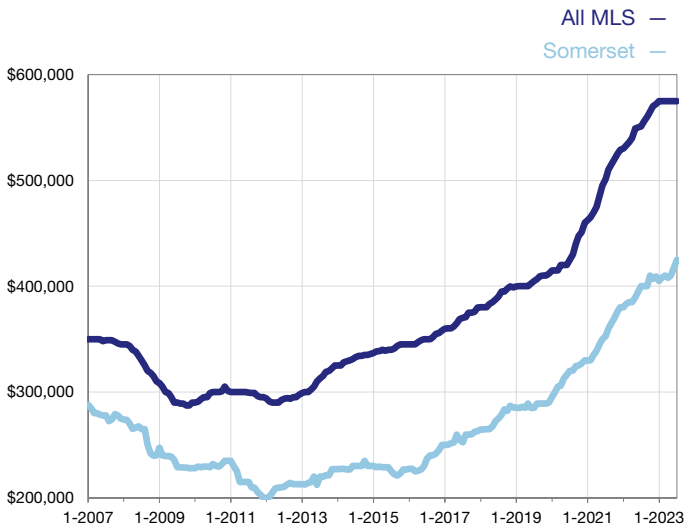
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$340,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	9	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 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

