

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	40	25	- 37.5%
Closed Sales	3	3	0.0%	31	21	- 32.3%
Median Sales Price*	\$460,000	\$525,000	+ 14.1%	\$460,000	\$425,000	- 7.6%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	2.2	0.5	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	40	83	+ 107.5%
Percent of Original List Price Received*	99.5%	104.0%	+ 4.5%	102.1%	99.5%	- 2.5%
New Listings	12	5	- 58.3%	49	22	- 55.1%

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

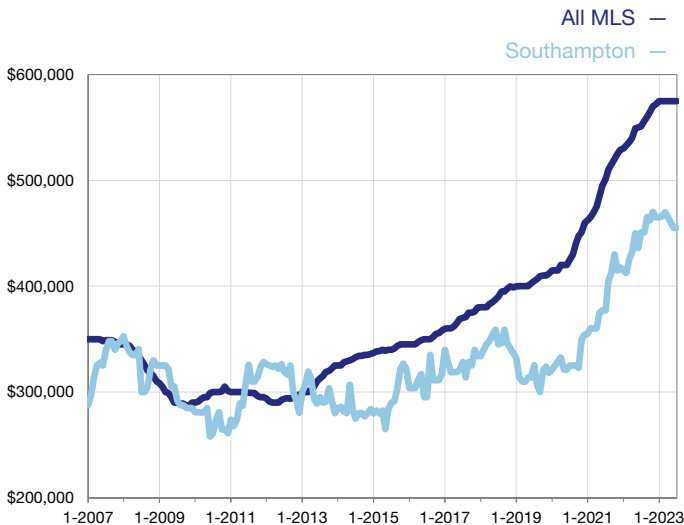
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Median Sales Price*	\$172,500	\$0	- 100.0%	\$288,750	\$165,000	- 42.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	32	30	- 6.3%
Percent of Original List Price Received*	123.2%	0.0%	- 100.0%	107.6%	99.6%	- 7.4%
New Listings	0	0	--	1	1	0.0%

* 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

