

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	22	+ 4.8%	134	102	- 23.9%
Closed Sales	16	20	+ 25.0%	127	90	- 29.1%
Median Sales Price*	\$551,000	<b>\$486,000</b>	- 11.8%	\$560,000	<b>\$525,000</b>	- 6.3%
Inventory of Homes for Sale	36	16	- 55.6%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	21	18	- 14.3%	22	34	+ 54.5%
Percent of Original List Price Received*	102.8%	<b>103.1%</b>	+ 0.3%	105.0%	<b>99.6%</b>	- 5.1%
New Listings	28	18	- 35.7%	171	109	- 36.3%

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

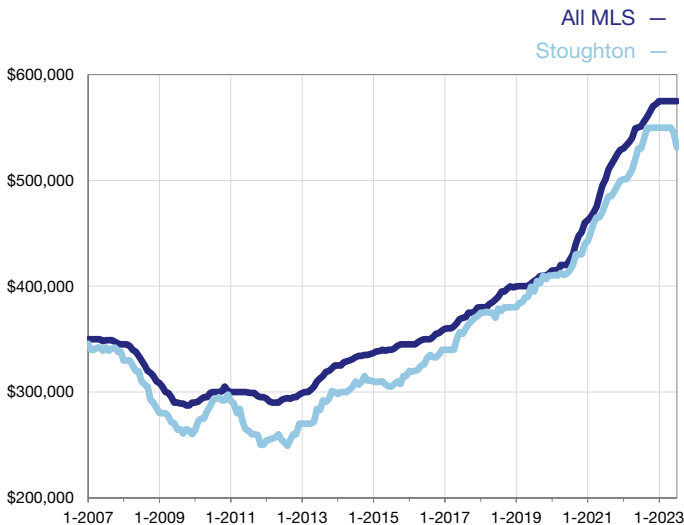
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	53	47	- 11.3%
Closed Sales	6	5	- 16.7%	53	45	- 15.1%
Median Sales Price*	\$363,500	<b>\$335,000</b>	- 7.8%	\$375,000	<b>\$374,000</b>	- 0.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	16	57	+ 256.3%	24	29	+ 20.8%
Percent of Original List Price Received*	106.1%	<b>100.4%</b>	- 5.4%	103.8%	<b>100.0%</b>	- 3.7%
New Listings	6	6	0.0%	56	56	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

