

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	41	- 12.8%	250	197	- 21.2%
Closed Sales	43	31	- 27.9%	233	175	- 24.9%
Median Sales Price*	\$480,000	\$500,000	+ 4.2%	\$470,000	\$455,000	- 3.2%
Inventory of Homes for Sale	46	24	- 47.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	27	38	+ 40.7%
Percent of Original List Price Received*	103.9%	103.8%	- 0.1%	103.9%	101.6%	- 2.2%
New Listings	36	39	+ 8.3%	279	198	- 29.0%

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

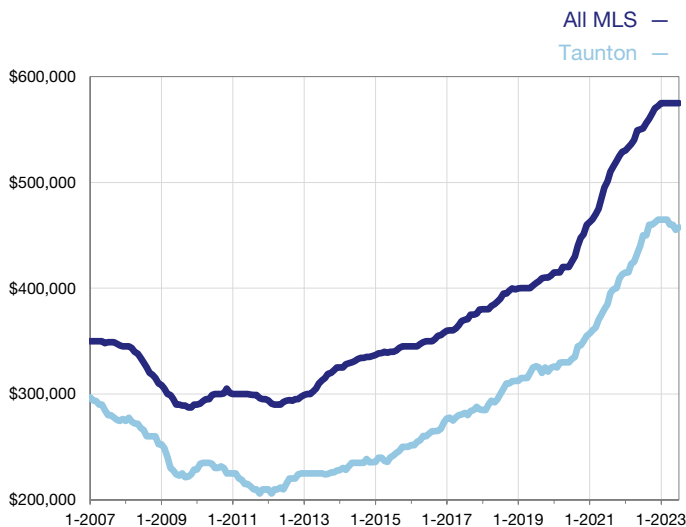
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	15	+ 36.4%	97	113	+ 16.5%
Closed Sales	13	18	+ 38.5%	84	104	+ 23.8%
Median Sales Price*	\$350,000	\$388,250	+ 10.9%	\$295,950	\$382,500	+ 29.2%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	14	26	+ 85.7%	21	31	+ 47.6%
Percent of Original List Price Received*	107.0%	102.6%	- 4.1%	103.7%	101.0%	- 2.6%
New Listings	13	19	+ 46.2%	113	111	- 1.8%

* 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

