

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Walpole

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	20	+ 100.0%	112	101	- 9.8%
Closed Sales	28	15	- 46.4%	114	80	- 29.8%
Median Sales Price*	\$695,000	\$775,000	+ 11.5%	\$695,000	\$706,000	+ 1.6%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	22	14	- 36.4%	25	25	0.0%
Percent of Original List Price Received*	103.2%	106.0%	+ 2.7%	104.9%	103.6%	- 1.2%
New Listings	15	15	0.0%	128	113	- 11.7%

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

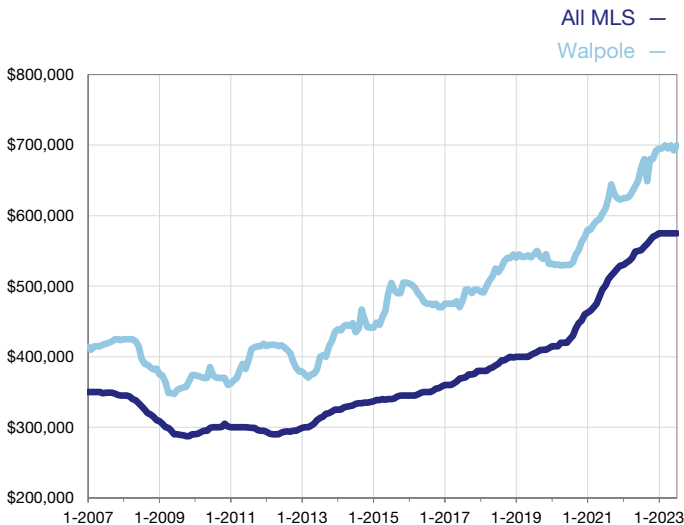
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	67	42	- 37.3%
Closed Sales	33	9	- 72.7%	89	57	- 36.0%
Median Sales Price*	\$505,485	\$604,000	+ 19.5%	\$486,650	\$593,275	+ 21.9%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	20	32	+ 60.0%
Percent of Original List Price Received*	102.3%	97.8%	- 4.4%	103.0%	100.2%	- 2.7%
New Listings	5	2	- 60.0%	84	47	- 44.0%

\* 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

