

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	15	+ 7.1%	77	64	- 16.9%
Closed Sales	11	7	- 36.4%	74	55	- 25.7%
Median Sales Price*	\$480,000	<b>\$520,000</b>	+ 8.3%	\$490,000	<b>\$493,000</b>	+ 0.6%
Inventory of Homes for Sale	24	8	- 66.7%	--	--	--
Months Supply of Inventory	2.3	<b>0.9</b>	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	20	33	+ 65.0%
Percent of Original List Price Received*	106.5%	<b>104.9%</b>	- 1.5%	104.3%	<b>100.9%</b>	- 3.3%
New Listings	15	15	0.0%	99	65	- 34.3%

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

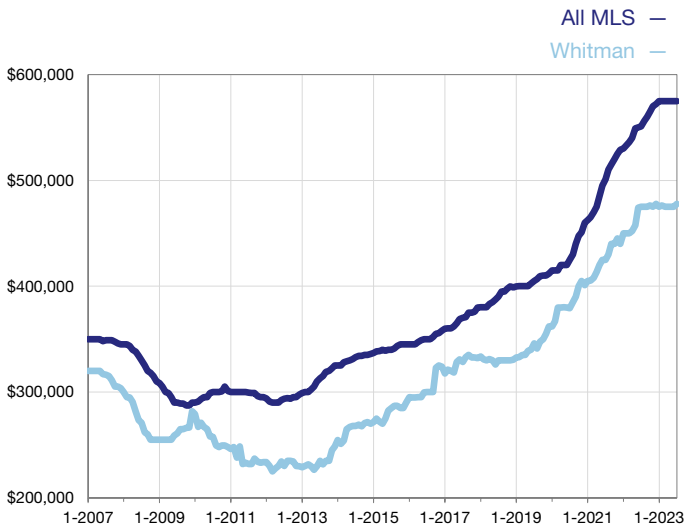
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	24	36	+ 50.0%
Closed Sales	1	4	+ 300.0%	11	38	+ 245.5%
Median Sales Price*	\$455,000	<b>\$459,900</b>	+ 1.1%	\$425,000	<b>\$422,400</b>	- 0.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	2.1	<b>0.2</b>	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	11	72	+ 554.5%	13	47	+ 261.5%
Percent of Original List Price Received*	100.0%	<b>100.7%</b>	+ 0.7%	105.5%	<b>101.7%</b>	- 3.6%
New Listings	2	3	+ 50.0%	32	32	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

