

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	16	- 23.8%	96	91	- 5.2%
Closed Sales	15	18	+ 20.0%	91	86	- 5.5%
Median Sales Price*	\$500,000	\$535,000	+ 7.0%	\$575,000	\$537,500	- 6.5%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	21	25	+ 19.0%
Percent of Original List Price Received*	102.5%	103.1%	+ 0.6%	104.2%	101.1%	- 3.0%
New Listings	13	10	- 23.1%	111	89	- 19.8%

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

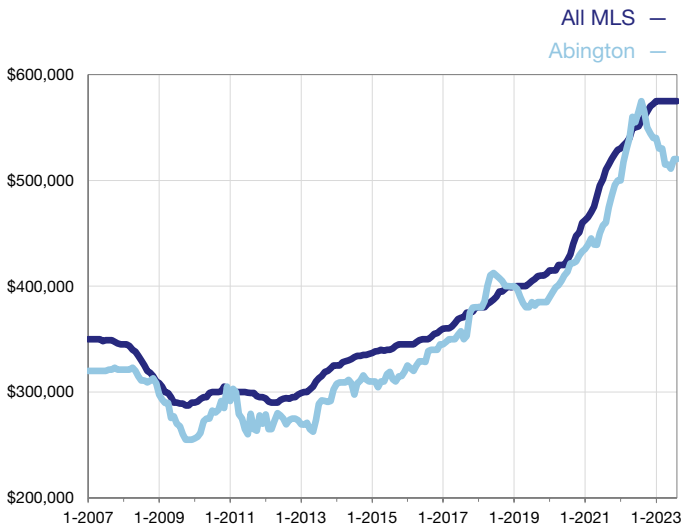
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	23	19	- 17.4%
Closed Sales	2	3	+ 50.0%	26	19	- 26.9%
Median Sales Price*	\$425,000	\$439,000	+ 3.3%	\$400,500	\$420,800	+ 5.1%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	6	16	+ 166.7%	19	30	+ 57.9%
Percent of Original List Price Received*	106.3%	102.9%	- 3.2%	106.0%	102.4%	- 3.4%
New Listings	5	2	- 60.0%	32	20	- 37.5%

* 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

