

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

East Bridgewater

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	9	- 55.0%	86	79	- 8.1%
Closed Sales	16	12	- 25.0%	78	78	0.0%
Median Sales Price*	\$481,500	\$491,450	+ 2.1%	\$500,000	\$518,750	+ 3.8%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	31	19	- 38.7%	26	33	+ 26.9%
Percent of Original List Price Received*	100.1%	102.7%	+ 2.6%	101.8%	101.5%	- 0.3%
New Listings	15	7	- 53.3%	97	88	- 9.3%

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

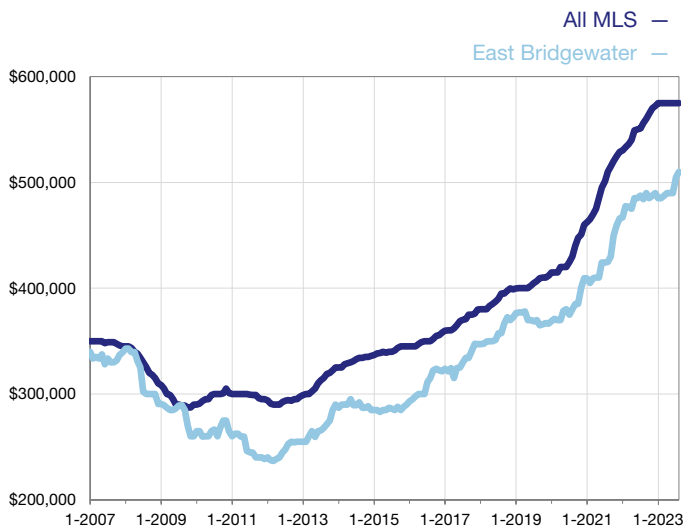
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	14	13	- 7.1%
Closed Sales	1	2	+ 100.0%	12	10	- 16.7%
Median Sales Price*	\$385,000	\$345,065	- 10.4%	\$385,000	\$342,500	- 11.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	21	21	0.0%
Percent of Original List Price Received*	96.3%	108.8%	+ 13.0%	102.7%	103.3%	+ 0.6%
New Listings	3	7	+ 133.3%	16	19	+ 18.8%

* 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

