

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



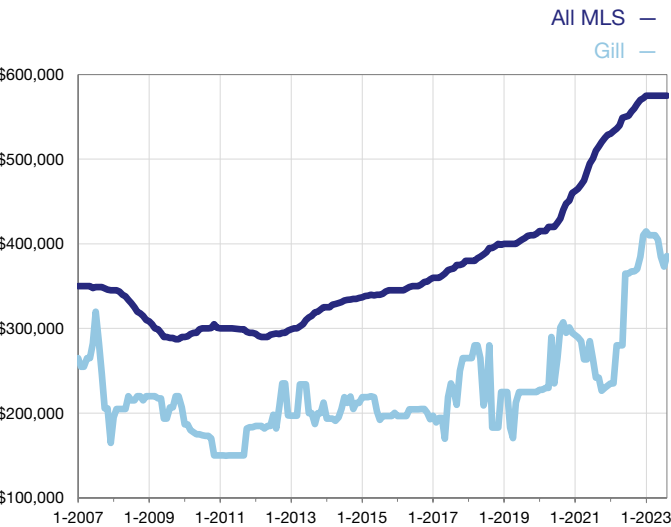
Single-Family Properties	August			Year to Date		
Key Metrics	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	5	9	+ 80.0%
Closed Sales	1	3	+ 200.0%	8	9	+ 12.5%
Median Sales Price*	\$385,000	\$526,000	+ 36.6%	\$392,500	\$361,000	- 8.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.2	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	26	19	- 26.9%	34	88	+ 158.8%
Percent of Original List Price Received*	96.5%	106.9%	+ 10.8%	103.2%	101.7%	- 1.5%
New Listings	2	0	- 100.0%	8	10	+ 25.0%

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

Condominium Properties	August			Year to Date		
Key Metrics	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

