

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Marion

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	8	- 11.1%	44	36	- 18.2%
Closed Sales	2	6	+ 200.0%	35	36	+ 2.9%
Median Sales Price*	\$895,000	<b>\$768,000</b>	- 14.2%	\$675,000	<b>\$704,950</b>	+ 4.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	16	61	+ 281.3%	37	45	+ 21.6%
Percent of Original List Price Received*	102.1%	93.4%	- 8.5%	101.7%	98.1%	- 3.5%
New Listings	5	7	+ 40.0%	58	44	- 24.1%

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

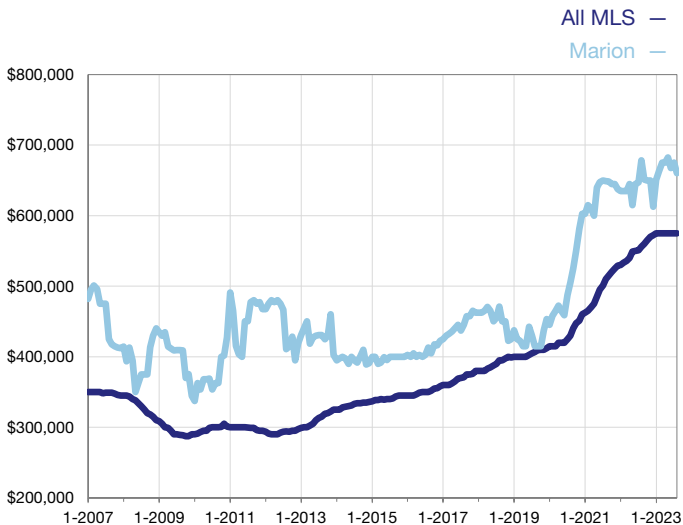
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$429,500	<b>\$950,000</b>	+ 121.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	26	105	+ 303.8%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	65.5%	- 34.6%
New Listings	0	0	--	3	1	- 66.7%

\* 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

