

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	56	43	- 23.2%
Closed Sales	13	3	- 76.9%	58	40	- 31.0%
Median Sales Price*	\$680,000	\$830,000	+ 22.1%	\$652,506	\$725,500	+ 11.2%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	27	48	+ 77.8%	24	34	+ 41.7%
Percent of Original List Price Received*	100.2%	100.8%	+ 0.6%	101.7%	100.1%	- 1.6%
New Listings	8	4	- 50.0%	66	41	- 37.9%

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

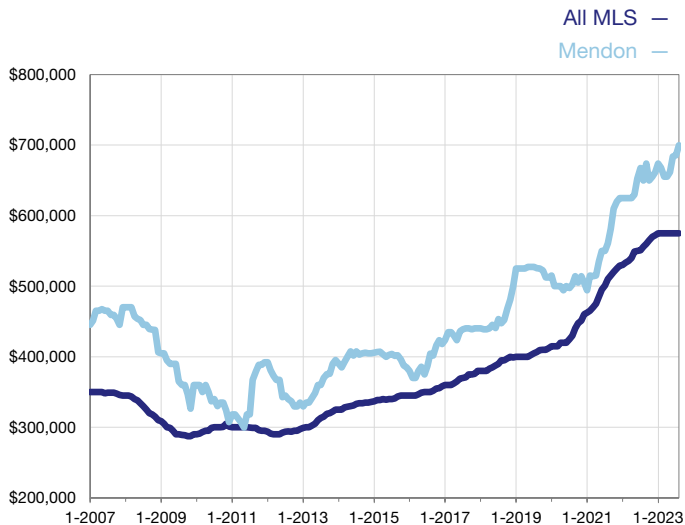
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$525,000	--	\$505,000	\$527,500	+ 4.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	14	--	22	17	- 22.7%
Percent of Original List Price Received*	0.0%	100.0%	--	102.0%	100.5%	- 1.5%
New Listings	0	0	--	1	1	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

