

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	38	36	- 5.3%
Closed Sales	8	5	- 37.5%	35	34	- 2.9%
Median Sales Price*	\$840,000	\$1,400,000	+ 66.7%	\$890,000	\$1,084,375	+ 21.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	24	32	+ 33.3%
Percent of Original List Price Received*	101.6%	101.5%	- 0.1%	104.2%	100.2%	- 3.8%
New Listings	6	8	+ 33.3%	56	49	- 12.5%

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

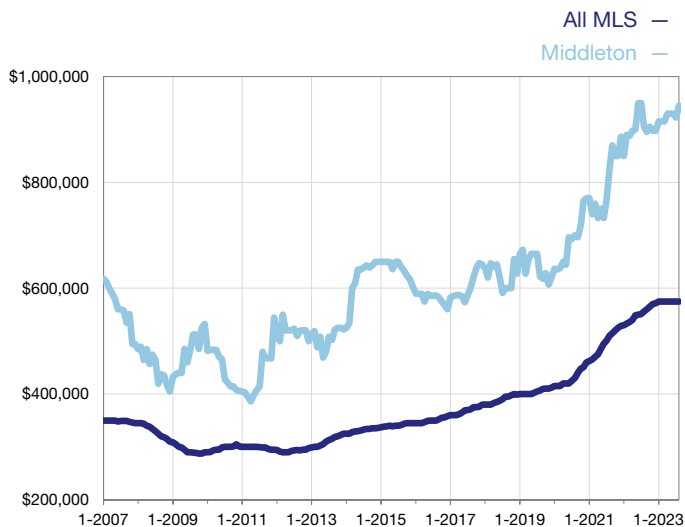
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	37	40	+ 8.1%
Closed Sales	8	8	0.0%	35	42	+ 20.0%
Median Sales Price*	\$568,750	\$567,500	- 0.2%	\$632,000	\$782,500	+ 23.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	34	44	+ 29.4%
Percent of Original List Price Received*	101.9%	98.6%	- 3.2%	101.5%	99.5%	- 2.0%
New Listings	2	3	+ 50.0%	43	39	- 9.3%

* 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

