

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	82	70	- 14.6%
Closed Sales	20	11	- 45.0%	93	67	- 28.0%
Median Sales Price*	\$267,000	\$325,000	+ 21.7%	\$283,000	\$295,000	+ 4.2%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	25	29	+ 16.0%
Percent of Original List Price Received*	96.0%	100.5%	+ 4.7%	100.4%	101.8%	+ 1.4%
New Listings	14	9	- 35.7%	98	78	- 20.4%

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

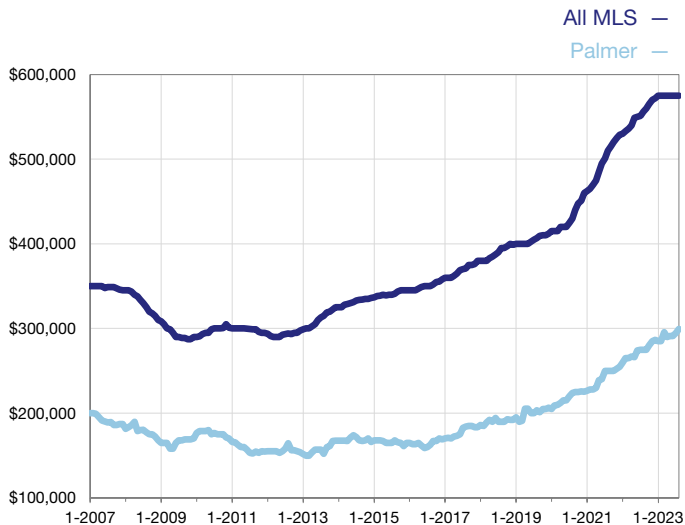
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	13	7	- 46.2%
Closed Sales	3	0	- 100.0%	11	5	- 54.5%
Median Sales Price*	\$212,500	\$0	- 100.0%	\$185,000	\$214,000	+ 15.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	12	37	+ 208.3%
Percent of Original List Price Received*	96.6%	0.0%	- 100.0%	102.7%	100.2%	- 2.4%
New Listings	0	2	--	14	10	- 28.6%

* 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

