

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	35	24	- 31.4%
Closed Sales	5	7	+ 40.0%	34	24	- 29.4%
Median Sales Price*	\$465,000	\$475,000	+ 2.2%	\$427,500	\$486,750	+ 13.9%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	29	27	- 6.9%
Percent of Original List Price Received*	104.2%	102.8%	- 1.3%	103.7%	102.2%	- 1.4%
New Listings	6	3	- 50.0%	50	28	- 44.0%

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

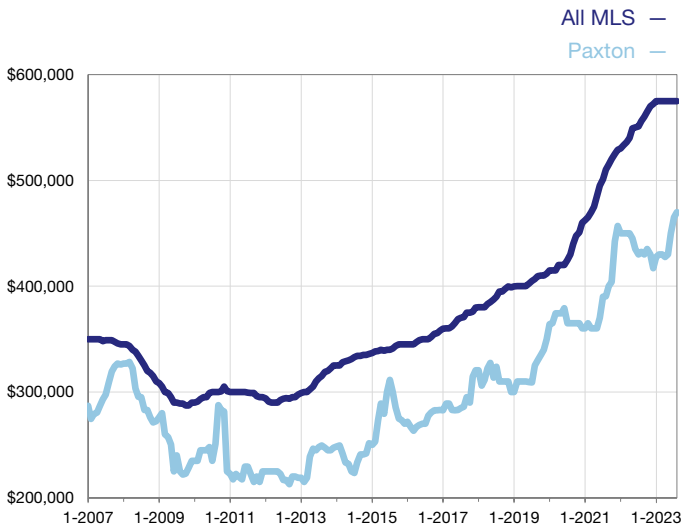
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$409,125	\$430,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	18	+ 350.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	100.1%	- 2.2%
New Listings	0	0	--	1	2	+ 100.0%

* 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

