

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	15	10	- 33.3%
Closed Sales	0	3	--	13	8	- 38.5%
Median Sales Price*	\$0	\$525,000	--	\$430,000	\$497,450	+ 15.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.7	0.4	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	20	22	+ 10.0%
Percent of Original List Price Received*	0.0%	103.7%	--	99.9%	102.9%	+ 3.0%
New Listings	3	2	- 33.3%	21	12	- 42.9%

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

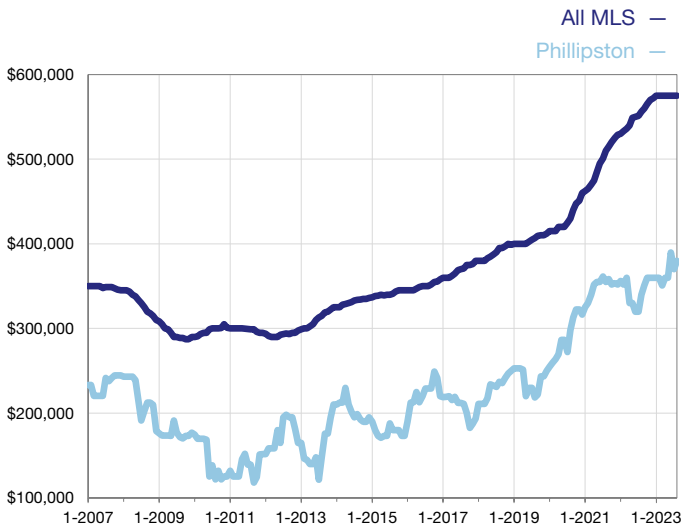
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

