

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plainville

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	39	30	- 23.1%
Closed Sales	6	3	- 50.0%	37	29	- 21.6%
Median Sales Price*	\$503,500	<b>\$567,000</b>	+ 12.6%	\$548,000	<b>\$522,000</b>	- 4.7%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	2.1	<b>0.2</b>	- 90.5%	--	--	--
Cumulative Days on Market Until Sale	26	<b>24</b>	- 7.7%	22	<b>24</b>	+ 9.1%
Percent of Original List Price Received*	102.1%	<b>99.7%</b>	- 2.4%	105.9%	<b>102.6%</b>	- 3.1%
New Listings	13	3	- 76.9%	47	32	- 31.9%

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

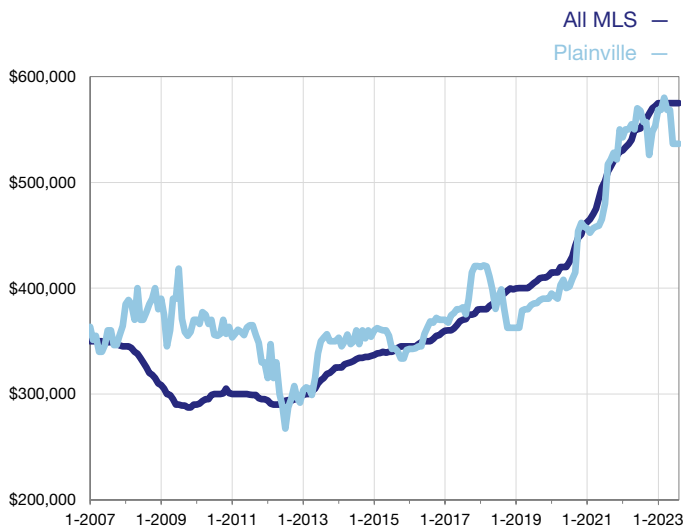
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	22	15	- 31.8%
Closed Sales	2	3	+ 50.0%	20	11	- 45.0%
Median Sales Price*	\$462,500	<b>\$401,000</b>	- 13.3%	\$457,500	<b>\$481,000</b>	+ 5.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	<b>0.5</b>	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	26	<b>18</b>	- 30.8%	19	<b>23</b>	+ 21.1%
Percent of Original List Price Received*	104.5%	<b>106.1%</b>	+ 1.5%	104.5%	<b>105.4%</b>	+ 0.9%
New Listings	4	4	0.0%	24	17	- 29.2%

\* 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

