

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Quincy

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	42	36	- 14.3%	250	219	- 12.4%
Closed Sales	37	35	- 5.4%	226	202	- 10.6%
Median Sales Price*	\$635,000	\$658,000	+ 3.6%	\$663,500	\$650,000	- 2.0%
Inventory of Homes for Sale	62	29	- 53.2%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.4%	27	33	+ 22.2%
Percent of Original List Price Received*	100.5%	102.1%	+ 1.6%	103.5%	100.7%	- 2.7%
New Listings	44	34	- 22.7%	318	243	- 23.6%

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

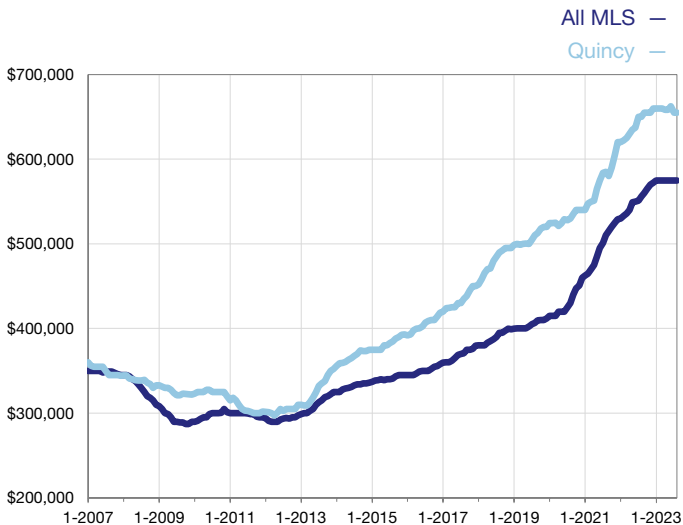
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	29	- 14.7%	233	254	+ 9.0%
Closed Sales	26	39	+ 50.0%	243	233	- 4.1%
Median Sales Price*	\$425,850	\$540,000	+ 26.8%	\$438,000	\$515,000	+ 17.6%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	44	21	- 52.3%	36	25	- 30.6%
Percent of Original List Price Received*	99.6%	103.0%	+ 3.4%	101.1%	101.1%	0.0%
New Listings	38	28	- 26.3%	276	293	+ 6.2%

* 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

