

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	47	28	- 40.4%
Closed Sales	9	4	- 55.6%	40	25	- 37.5%
Median Sales Price*	\$460,000	\$481,350	+ 4.6%	\$460,000	\$440,000	- 4.3%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	36	73	+ 102.8%
Percent of Original List Price Received*	103.6%	104.1%	+ 0.5%	102.4%	100.3%	- 2.1%
New Listings	6	6	0.0%	55	28	- 49.1%

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

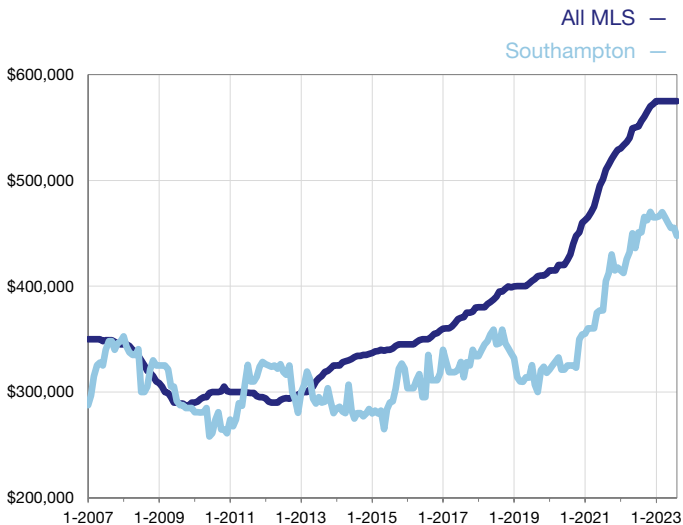
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$288,750	\$165,000	- 42.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	32	30	- 6.3%
Percent of Original List Price Received*	0.0%	0.0%	--	107.6%	99.6%	- 7.4%
New Listings	0	1	--	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

