

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	23	+ 27.8%	152	120	- 21.1%
Closed Sales	21	18	- 14.3%	148	108	- 27.0%
Median Sales Price*	\$550,000	\$555,000	+ 0.9%	\$553,500	\$527,500	- 4.7%
Inventory of Homes for Sale	32	17	- 46.9%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	21	23	+ 9.5%	22	32	+ 45.5%
Percent of Original List Price Received*	103.7%	103.1%	- 0.6%	104.8%	100.2%	- 4.4%
New Listings	16	19	+ 18.8%	187	128	- 31.6%

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

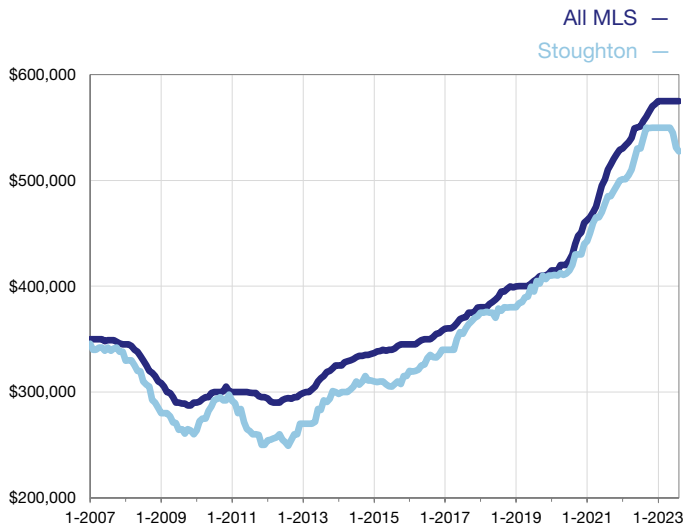
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	60	55	- 8.3%
Closed Sales	5	6	+ 20.0%	58	51	- 12.1%
Median Sales Price*	\$390,000	\$415,000	+ 6.4%	\$375,500	\$375,000	- 0.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	14	20	+ 42.9%	23	28	+ 21.7%
Percent of Original List Price Received*	105.0%	101.0%	- 3.8%	103.9%	100.1%	- 3.7%
New Listings	12	8	- 33.3%	68	64	- 5.9%

* 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

