

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	48	+ 65.5%	279	233	- 16.5%
Closed Sales	50	33	- 34.0%	283	210	- 25.8%
Median Sales Price*	\$475,000	\$479,000	+ 0.8%	\$470,000	\$460,000	- 2.1%
Inventory of Homes for Sale	48	26	- 45.8%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	27	36	+ 33.3%
Percent of Original List Price Received*	102.1%	101.9%	- 0.2%	103.6%	101.7%	- 1.8%
New Listings	34	44	+ 29.4%	313	238	- 24.0%

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

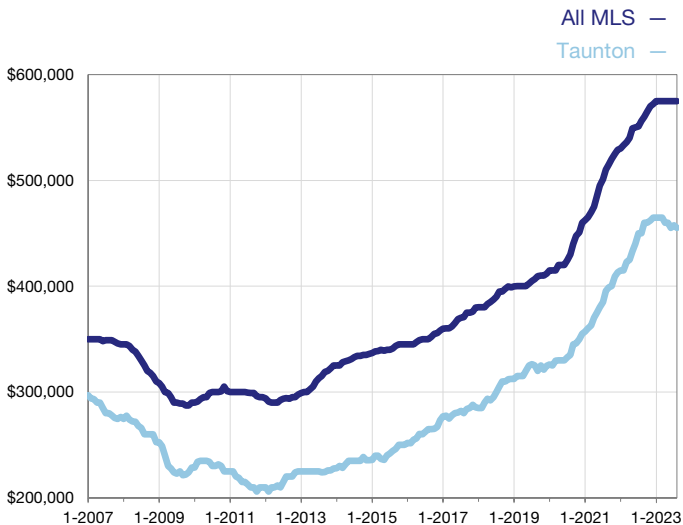
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	19	+ 18.8%	113	128	+ 13.3%
Closed Sales	17	12	- 29.4%	101	116	+ 14.9%
Median Sales Price*	\$310,000	\$426,500	+ 37.6%	\$305,000	\$385,750	+ 26.5%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	20	31	+ 55.0%
Percent of Original List Price Received*	103.7%	106.2%	+ 2.4%	103.7%	101.6%	- 2.0%
New Listings	22	10	- 54.5%	135	125	- 7.4%

* 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

