

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 13 | 13 | 0.0% | 79 | 68 | - 13.9% |
| Closed Sales | 11 | 6 | - 45.5% | 70 | 56 | - 20.0% |
| Median Sales Price* | \$345,000 | \$576,296 | + 67.0% | \$404,250 | \$415,000 | + 2.7% |
| Inventory of Homes for Sale | 24 | 13 | - 45.8% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 1.6 | - 36.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 32 | + 68.4% | 37 | 35 | - 5.4% |
| Percent of Original List Price Received* | 100.5% | 100.1% | - 0.4% | 100.9% | 100.1% | - 0.8% |
| New Listings | 13 | 11 | - 15.4% | 101 | 93 | - 7.9% |

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

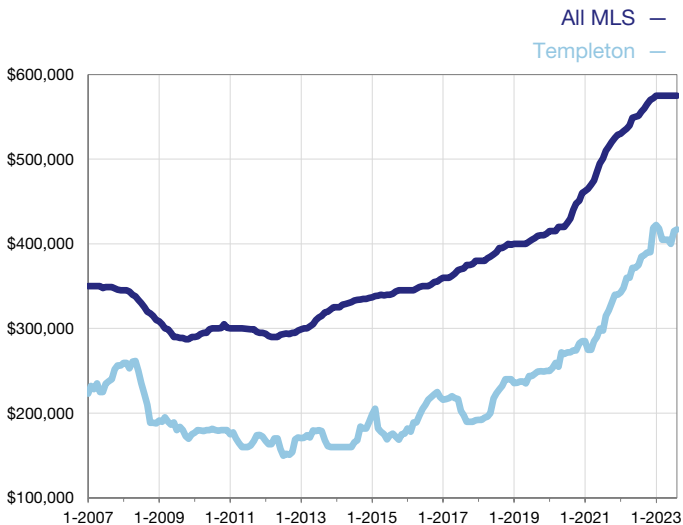
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 1 | -- | 6 | 1 | - 83.3% |
| Closed Sales | 2 | 1 | - 50.0% | 5 | 2 | - 60.0% |
| Median Sales Price* | \$266,375 | \$306,000 | + 14.9% | \$280,000 | \$287,500 | + 2.7% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.0 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 20 | - 16.7% | 45 | 44 | - 2.2% |
| Percent of Original List Price Received* | 99.9% | 111.3% | + 11.4% | 103.1% | 102.8% | - 0.3% |
| New Listings | 1 | 2 | + 100.0% | 6 | 2 | - 66.7% |

* 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

