

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	12	- 14.3%	126	110	- 12.7%
Closed Sales	15	20	+ 33.3%	129	100	- 22.5%
Median Sales Price*	\$800,000	\$805,000	+ 0.6%	\$707,000	\$727,500	+ 2.9%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	24	25	+ 4.2%
Percent of Original List Price Received*	104.8%	104.9%	+ 0.1%	104.9%	103.9%	- 1.0%
New Listings	19	7	- 63.2%	147	120	- 18.4%

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

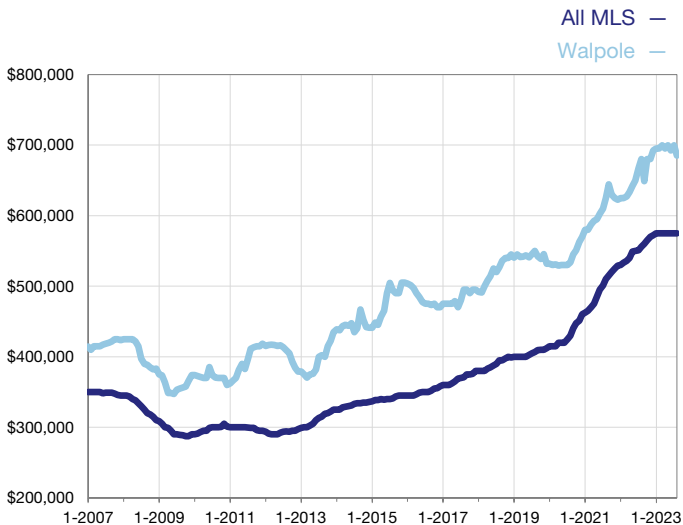
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	72	45	- 37.5%
Closed Sales	4	5	+ 25.0%	93	62	- 33.3%
Median Sales Price*	\$470,750	\$507,000	+ 7.7%	\$486,650	\$587,498	+ 20.7%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	44	20	- 54.5%	21	31	+ 47.6%
Percent of Original List Price Received*	104.4%	100.0%	- 4.2%	103.0%	100.2%	- 2.7%
New Listings	15	5	- 66.7%	99	52	- 47.5%

* 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

