

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Waterfront

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

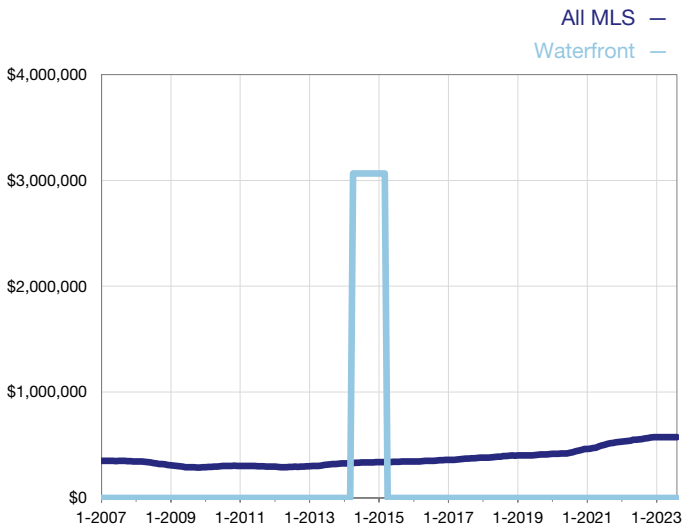
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	89	66	- 25.8%
Closed Sales	11	7	- 36.4%	94	57	- 39.4%
Median Sales Price*	\$1,250,000	\$875,000	- 30.0%	\$1,285,000	\$1,225,000	- 4.7%
Inventory of Homes for Sale	56	47	- 16.1%	--	--	--
Months Supply of Inventory	5.1	6.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	76	160	+ 110.5%	68	73	+ 7.4%
Percent of Original List Price Received*	91.4%	94.4%	+ 3.3%	95.4%	95.0%	- 0.4%
New Listings	9	15	+ 66.7%	143	119	- 16.8%

\* 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

