

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

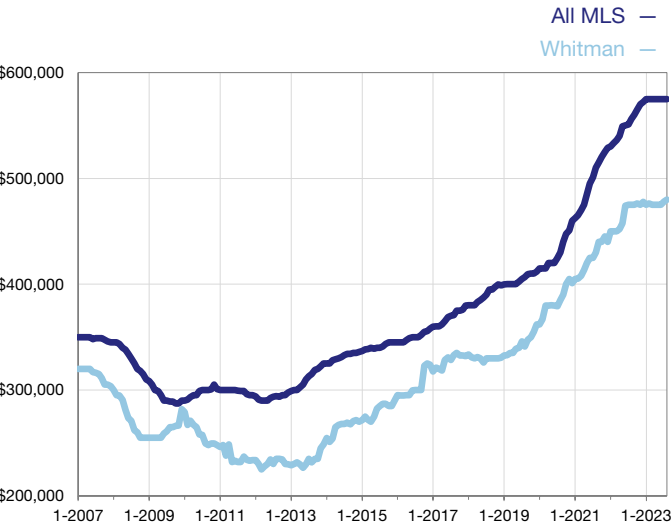
Single-Family Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	95	80	- 15.8%
Closed Sales	17	14	- 17.6%	91	69	- 24.2%
Median Sales Price*	\$442,500	\$472,500	+ 6.8%	\$480,000	\$489,449	+ 2.0%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	24	13	- 45.8%	21	29	+ 38.1%
Percent of Original List Price Received*	99.6%	104.4%	+ 4.8%	103.5%	101.6%	- 1.8%
New Listings	9	12	+ 33.3%	108	77	- 28.7%

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

Condominium Properties	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	25	37	+ 48.0%
Closed Sales	4	6	+ 50.0%	15	44	+ 193.3%
Median Sales Price*	\$392,950	\$452,450	+ 15.1%	\$425,000	\$426,400	+ 0.3%
Inventory of Homes for Sale	8	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	17	- 19.0%	15	43	+ 186.7%
Percent of Original List Price Received*	100.4%	101.5%	+ 1.1%	104.1%	101.7%	- 2.3%
New Listings	1	0	- 100.0%	33	32	- 3.0%

* 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

