

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	5	- 64.3%	110	95	- 13.6%
Closed Sales	13	6	- 53.8%	104	92	- 11.5%
Median Sales Price*	\$521,000	\$495,000	- 5.0%	\$568,500	\$535,000	- 5.9%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	21	25	+ 19.0%
Percent of Original List Price Received*	99.5%	100.8%	+ 1.3%	103.6%	101.1%	- 2.4%
New Listings	21	7	- 66.7%	132	96	- 27.3%

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

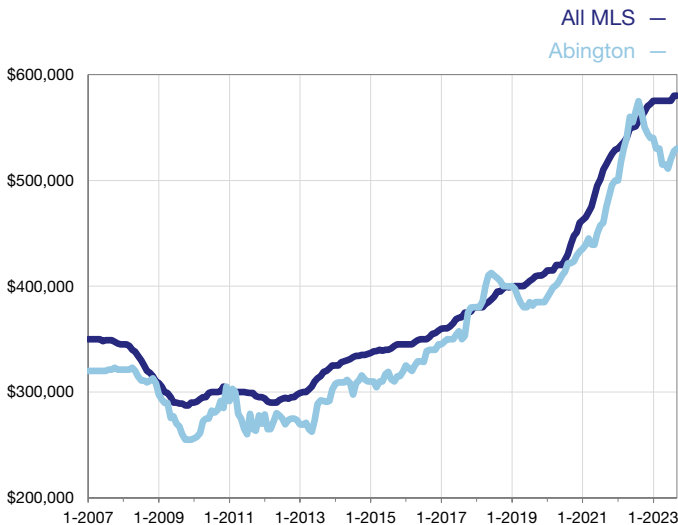
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	28	22	- 21.4%
Closed Sales	3	2	- 33.3%	29	21	- 27.6%
Median Sales Price*	\$426,000	\$512,000	+ 20.2%	\$401,000	\$423,000	+ 5.5%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	16	46	+ 187.5%	19	31	+ 63.2%
Percent of Original List Price Received*	104.2%	104.6%	+ 0.4%	105.8%	102.6%	- 3.0%
New Listings	4	3	- 25.0%	36	23	- 36.1%

* 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

