

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	43	27	- 37.2%
Closed Sales	4	2	- 50.0%	38	26	- 31.6%
Median Sales Price*	\$402,500	\$587,500	+ 46.0%	\$423,000	\$489,200	+ 15.7%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	37	83	+ 124.3%	30	31	+ 3.3%
Percent of Original List Price Received*	99.9%	92.9%	- 7.0%	103.3%	101.5%	- 1.7%
New Listings	6	7	+ 16.7%	56	35	- 37.5%

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

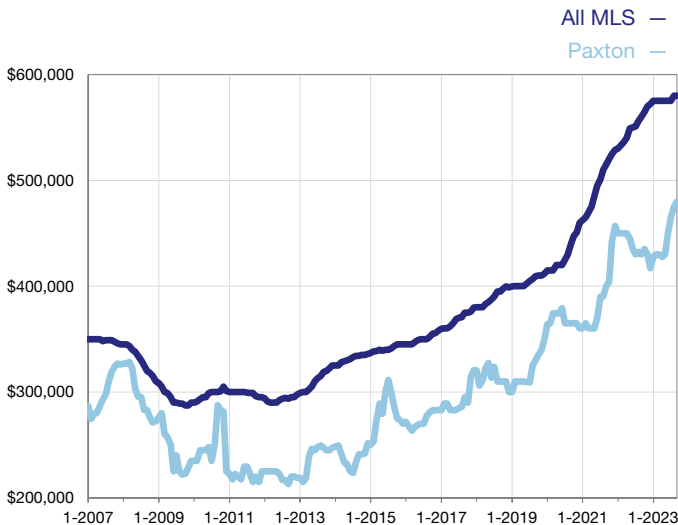
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$409,125	\$430,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	18	+ 350.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	100.1%	- 2.2%
New Listings	0	0	--	1	2	+ 100.0%

* 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

