

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	47	32	- 31.9%
Closed Sales	7	3	- 57.1%	44	32	- 27.3%
Median Sales Price*	\$450,000	\$479,000	+ 6.4%	\$532,500	\$518,500	- 2.6%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	13	14	+ 7.7%	20	23	+ 15.0%
Percent of Original List Price Received*	101.9%	105.7%	+ 3.7%	105.3%	102.9%	- 2.3%
New Listings	4	8	+ 100.0%	51	40	- 21.6%

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

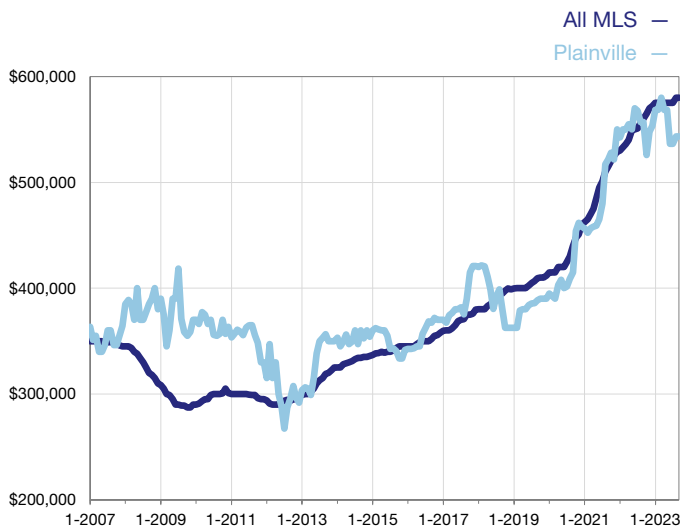
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	25	16	- 36.0%
Closed Sales	4	5	+ 25.0%	24	16	- 33.3%
Median Sales Price*	\$465,000	\$505,000	+ 8.6%	\$457,500	\$481,250	+ 5.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	14	11	- 21.4%	19	19	0.0%
Percent of Original List Price Received*	102.4%	106.3%	+ 3.8%	104.1%	105.7%	+ 1.5%
New Listings	3	2	- 33.3%	27	19	- 29.6%

* 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

