

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Somerset

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	15	+ 66.7%	128	126	- 1.6%
Closed Sales	18	23	+ 27.8%	130	123	- 5.4%
Median Sales Price*	\$448,500	<b>\$450,000</b>	+ 0.3%	\$413,500	<b>\$440,000</b>	+ 6.4%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	25	33	+ 32.0%
Percent of Original List Price Received*	99.8%	97.6%	- 2.2%	101.2%	101.3%	+ 0.1%
New Listings	22	10	- 54.5%	159	142	- 10.7%

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

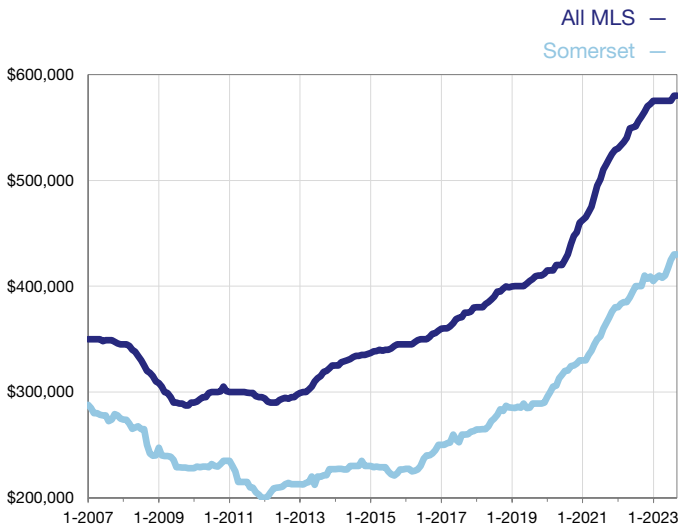
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$379,000	<b>\$0</b>	- 100.0%	\$359,500	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	16	0	- 100.0%
Percent of Original List Price Received*	105.6%	0.0%	- 100.0%	101.5%	0.0%	- 100.0%
New Listings	0	1	--	2	1	- 50.0%

\* 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

