

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	88	77	- 12.5%
Closed Sales	12	10	- 16.7%	82	66	- 19.5%
Median Sales Price*	\$392,500	\$382,000	- 2.7%	\$404,250	\$410,000	+ 1.4%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	36	22	- 38.9%	37	33	- 10.8%
Percent of Original List Price Received*	98.2%	100.0%	+ 1.8%	100.5%	100.1%	- 0.4%
New Listings	8	13	+ 62.5%	109	106	- 2.8%

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

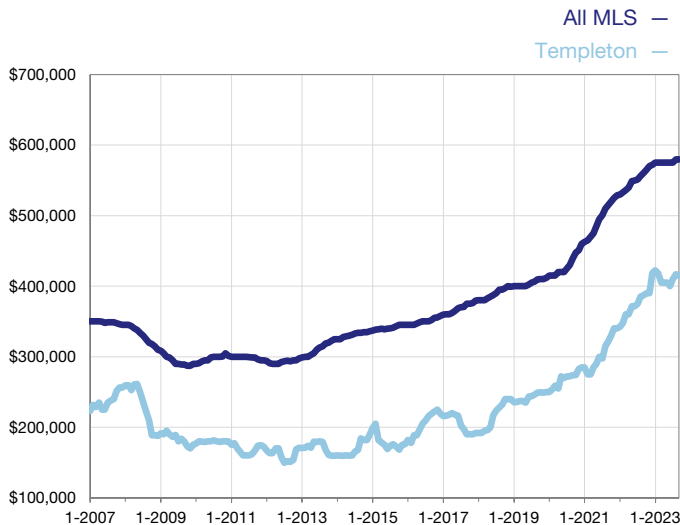
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	1	- 85.7%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$210,000	\$0	- 100.0%	\$267,500	\$287,500	+ 7.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	41	44	+ 7.3%
Percent of Original List Price Received*	95.9%	0.0%	- 100.0%	101.9%	102.8%	+ 0.9%
New Listings	1	0	- 100.0%	7	2	- 71.4%

* 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

