

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Walpole

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	138	121	- 12.3%
Closed Sales	11	8	- 27.3%	140	108	- 22.9%
Median Sales Price*	\$492,500	\$870,000	+ 76.6%	\$695,000	\$736,000	+ 5.9%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	24	24	0.0%
Percent of Original List Price Received*	102.1%	100.6%	- 1.5%	104.7%	103.6%	- 1.1%
New Listings	20	16	- 20.0%	167	137	- 18.0%

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

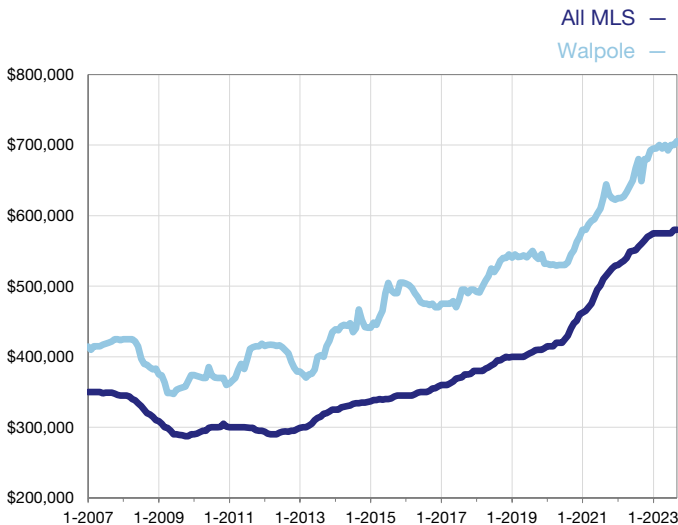
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	5	- 66.7%	87	49	- 43.7%
Closed Sales	7	5	- 28.6%	100	67	- 33.0%
Median Sales Price*	\$560,000	\$440,000	- 21.4%	\$488,325	\$585,000	+ 19.8%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	21	30	+ 42.9%
Percent of Original List Price Received*	102.4%	99.1%	- 3.2%	103.0%	100.1%	- 2.8%
New Listings	16	5	- 68.8%	115	57	- 50.4%

* 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

