

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	99	83	- 16.2%
Closed Sales	10	15	+ 50.0%	101	84	- 16.8%
Median Sales Price*	\$438,750	\$490,000	+ 11.7%	\$480,000	\$489,725	+ 2.0%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	33	18	- 45.5%	22	27	+ 22.7%
Percent of Original List Price Received*	98.9%	104.1%	+ 5.3%	103.0%	102.0%	- 1.0%
New Listings	11	6	- 45.5%	119	83	- 30.3%

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

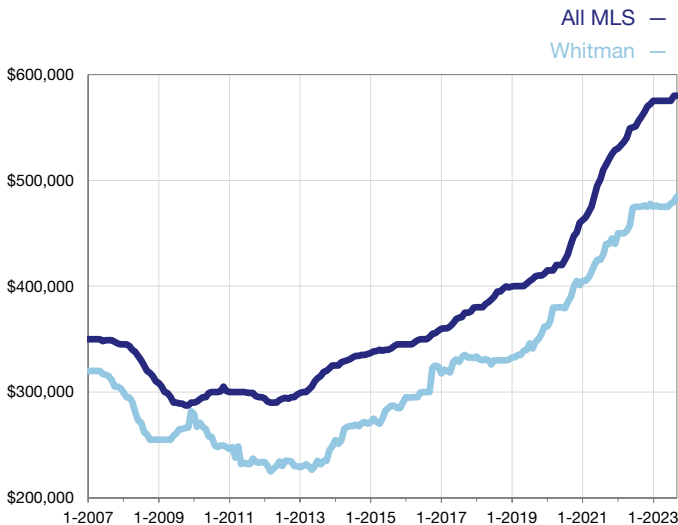
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	28	36	+ 28.6%
Closed Sales	1	3	+ 200.0%	16	47	+ 193.8%
Median Sales Price*	\$455,000	\$461,400	+ 1.4%	\$425,000	\$434,900	+ 2.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	3.2	0.9	- 71.9%	--	--	--
Cumulative Days on Market Until Sale	9	18	+ 100.0%	15	41	+ 173.3%
Percent of Original List Price Received*	100.0%	103.9%	+ 3.9%	103.9%	101.8%	- 2.0%
New Listings	5	3	- 40.0%	38	35	- 7.9%

* 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

