

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	123	102	- 17.1%
Closed Sales	17	5	- 70.6%	121	97	- 19.8%
Median Sales Price*	\$483,000	\$660,000	+ 36.6%	\$550,000	\$535,000	- 2.7%
Inventory of Homes for Sale	25	13	- 48.0%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	23	34	+ 47.8%	21	26	+ 23.8%
Percent of Original List Price Received*	101.1%	98.8%	- 2.3%	103.2%	101.0%	- 2.1%
New Listings	19	13	- 31.6%	151	108	- 28.5%

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

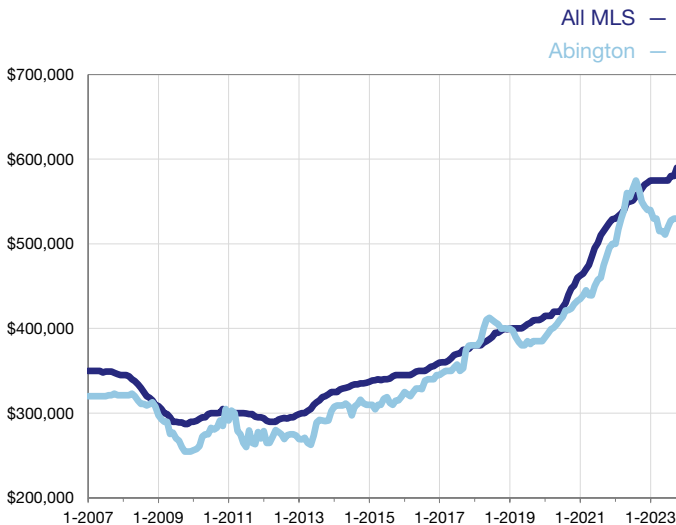
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	31	25	- 19.4%
Closed Sales	3	2	- 33.3%	32	23	- 28.1%
Median Sales Price*	\$260,900	\$542,250	+ 107.8%	\$400,000	\$429,000	+ 7.3%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.8	0.4	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	26	10	- 61.5%	19	30	+ 57.9%
Percent of Original List Price Received*	102.9%	104.0%	+ 1.1%	105.5%	102.7%	- 2.7%
New Listings	5	2	- 60.0%	41	26	- 36.6%

* 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

