

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marion

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	55	43	- 21.8%
Closed Sales	10	3	- 70.0%	53	45	- 15.1%
Median Sales Price*	\$568,750	\$889,000	+ 56.3%	\$650,000	\$775,000	+ 19.2%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	42	49	+ 16.7%	38	45	+ 18.4%
Percent of Original List Price Received*	94.4%	95.4%	+ 1.1%	99.8%	97.3%	- 2.5%
New Listings	7	11	+ 57.1%	70	58	- 17.1%

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

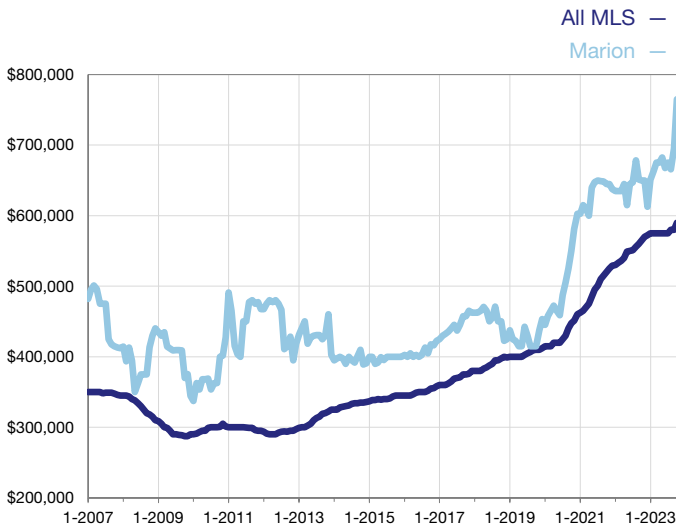
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$806,250	\$0	- 100.0%	\$735,000	\$950,000	+ 29.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	81	0	- 100.0%	53	105	+ 98.1%
Percent of Original List Price Received*	95.2%	0.0%	- 100.0%	97.7%	65.5%	- 33.0%
New Listings	1	0	- 100.0%	4	2	- 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

