

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	66	49	- 25.8%
Closed Sales	10	5	- 50.0%	77	51	- 33.8%
Median Sales Price*	\$622,500	\$750,000	+ 20.5%	\$655,011	\$720,000	+ 9.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	32	- 5.9%	25	36	+ 44.0%
Percent of Original List Price Received*	98.7%	95.1%	- 3.6%	101.8%	99.5%	- 2.3%
New Listings	6	4	- 33.3%	76	51	- 32.9%

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

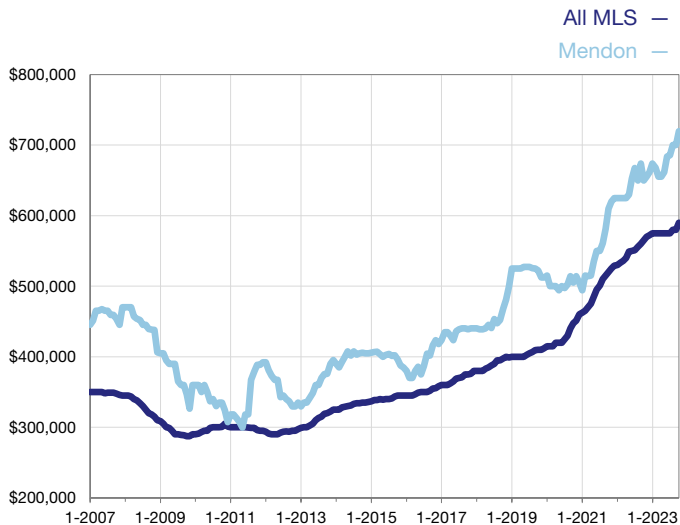
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$505,000	\$527,500	+ 4.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	17	- 22.7%
Percent of Original List Price Received*	0.0%	0.0%	--	102.0%	100.5%	- 1.5%
New Listings	1	1	0.0%	2	2	0.0%

* 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

