

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	45	42	- 6.7%
Closed Sales	4	5	+ 25.0%	45	40	- 11.1%
Median Sales Price*	\$847,500	\$930,000	+ 9.7%	\$890,000	\$1,075,000	+ 20.8%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	17	47	+ 176.5%	23	34	+ 47.8%
Percent of Original List Price Received*	98.7%	102.7%	+ 4.1%	103.8%	100.4%	- 3.3%
New Listings	3	7	+ 133.3%	65	62	- 4.6%

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

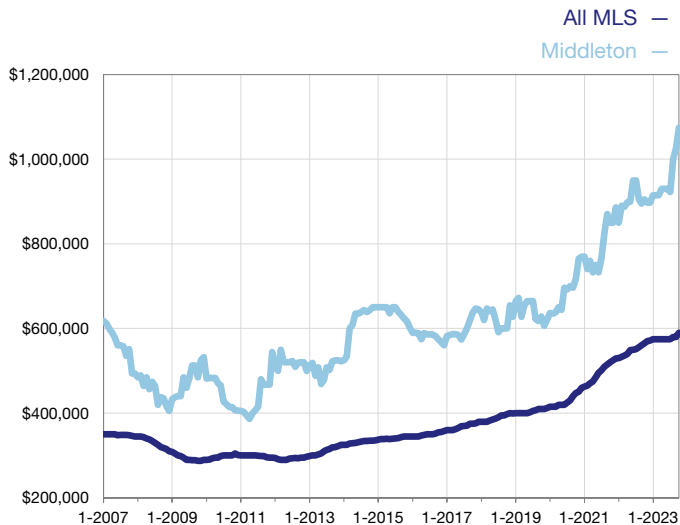
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	41	45	+ 9.8%
Closed Sales	5	5	0.0%	44	50	+ 13.6%
Median Sales Price*	\$545,000	\$430,000	- 21.1%	\$630,500	\$648,000	+ 2.8%
Inventory of Homes for Sale	13	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	60	10	- 83.3%	37	39	+ 5.4%
Percent of Original List Price Received*	97.3%	102.0%	+ 4.8%	101.1%	99.6%	- 1.5%
New Listings	7	0	- 100.0%	55	44	- 20.0%

* 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

