

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	108	84	- 22.2%
Closed Sales	11	6	- 45.5%	110	86	- 21.8%
Median Sales Price*	\$301,000	\$307,950	+ 2.3%	\$285,000	\$299,450	+ 5.1%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	26	27	+ 3.8%
Percent of Original List Price Received*	98.2%	105.3%	+ 7.2%	100.3%	102.6%	+ 2.3%
New Listings	10	11	+ 10.0%	122	96	- 21.3%

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

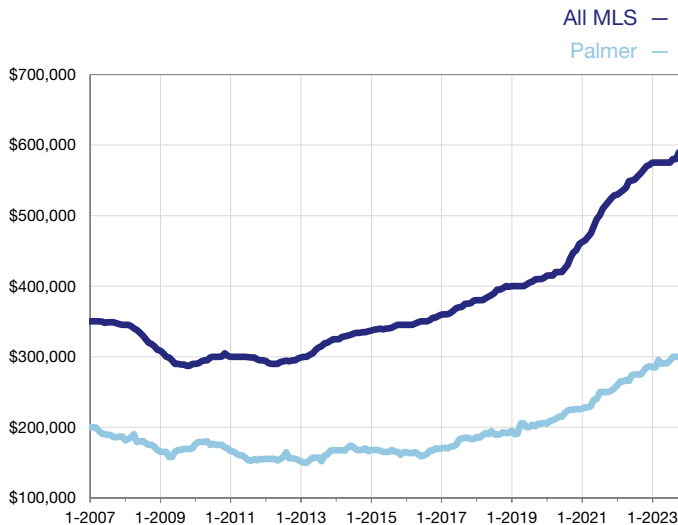
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	14	9	- 35.7%
Closed Sales	2	1	- 50.0%	15	7	- 53.3%
Median Sales Price*	\$241,950	\$174,900	- 27.7%	\$199,000	\$190,000	- 4.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	88	26	- 70.5%	23	33	+ 43.5%
Percent of Original List Price Received*	89.8%	97.2%	+ 8.2%	101.5%	99.7%	- 1.8%
New Listings	0	2	--	15	14	- 6.7%

* 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

