

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 6 | 0.0% | 49 | 33 | - 32.7% |
| Closed Sales | 6 | 4 | - 33.3% | 44 | 30 | - 31.8% |
| Median Sales Price* | \$525,000 | \$467,000 | - 11.0% | \$427,500 | \$486,750 | + 13.9% |
| Inventory of Homes for Sale | 10 | 5 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.4 | - 26.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 15 | - 68.8% | 33 | 29 | - 12.1% |
| Percent of Original List Price Received* | 100.4% | 104.5% | + 4.1% | 102.9% | 101.9% | - 1.0% |
| New Listings | 5 | 7 | + 40.0% | 61 | 42 | - 31.1% |

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

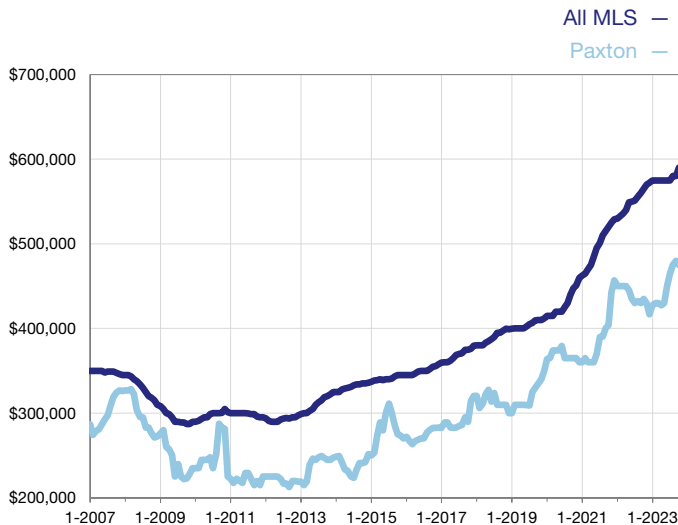
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|---------|-------------|-------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 0 | -- | 1 | 2 | + 100.0% |
| Median Sales Price* | \$0 | \$0 | -- | \$409,125 | \$430,000 | + 5.1% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 4 | 18 | + 350.0% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 102.3% | 100.1% | - 2.2% |
| New Listings | 0 | 0 | -- | 1 | 2 | + 100.0% |

* 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

