

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	50	38	- 24.0%
Closed Sales	6	4	- 33.3%	50	36	- 28.0%
Median Sales Price*	\$546,500	\$573,500	+ 4.9%	\$532,500	\$518,500	- 2.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	20	22	+ 10.0%
Percent of Original List Price Received*	103.2%	106.3%	+ 3.0%	105.0%	103.3%	- 1.6%
New Listings	2	5	+ 150.0%	53	45	- 15.1%

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

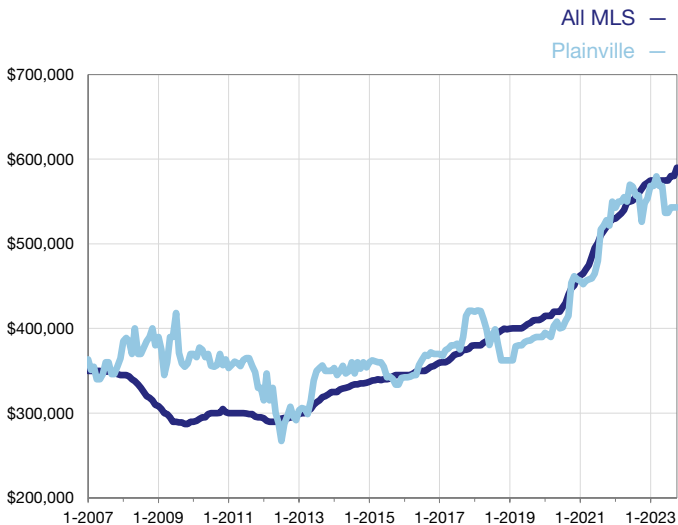
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	27	18	- 33.3%
Closed Sales	2	2	0.0%	26	18	- 30.8%
Median Sales Price*	\$307,500	\$297,500	- 3.3%	\$402,500	\$478,000	+ 18.8%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.1	+ 425.0%	--	--	--
Cumulative Days on Market Until Sale	18	16	- 11.1%	19	19	0.0%
Percent of Original List Price Received*	105.1%	101.2%	- 3.7%	104.2%	105.2%	+ 1.0%
New Listings	0	4	--	27	23	- 14.8%

* 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

