

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Russell

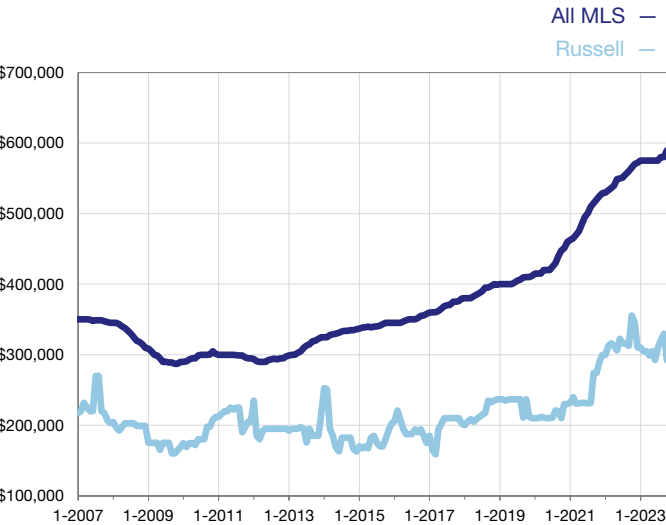
| Single-Family Properties | October | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 2 | 0.0% | 18 | 17 | - 5.6% |
| Closed Sales | 3 | 1 | - 66.7% | 17 | 15 | - 11.8% |
| Median Sales Price* | \$399,900 | \$430,000 | + 7.5% | \$310,500 | \$292,000 | - 6.0% |
| Inventory of Homes for Sale | 7 | 2 | - 71.4% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 1.0 | - 75.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 49 | + 63.3% | 29 | 48 | + 65.5% |
| Percent of Original List Price Received* | 100.9% | 90.5% | - 10.3% | 102.2% | 98.1% | - 4.0% |
| New Listings | 2 | 1 | - 50.0% | 26 | 19 | - 26.9% |

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

| Condominium Properties | October | | | Year to Date | | |
|--|---------|------|-------|--------------|------|-------|
| Key Metrics | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 0 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 0 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$0 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 0 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 0.0% | -- |
| New Listings | 0 | 0 | -- | 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

