

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	60	33	- 45.0%
Closed Sales	10	1	- 90.0%	60	31	- 48.3%
Median Sales Price*	\$414,500	\$415,000	+ 0.1%	\$465,500	\$440,000	- 5.5%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	46	21	- 54.3%	38	62	+ 63.2%
Percent of Original List Price Received*	98.3%	103.8%	+ 5.6%	100.9%	100.8%	- 0.1%
New Listings	8	6	- 25.0%	67	37	- 44.8%

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

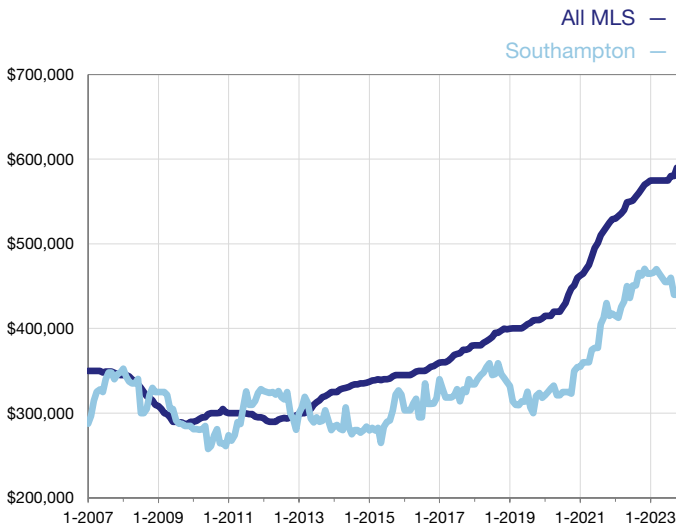
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	4	+ 300.0%
Closed Sales	0	1	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$235,000	--	\$288,750	\$165,000	- 42.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	17	--	32	25	- 21.9%
Percent of Original List Price Received*	0.0%	100.0%	--	107.6%	101.3%	- 5.9%
New Listings	0	0	--	1	3	+ 200.0%

* 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

