

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	23	+ 53.3%	183	153	- 16.4%
Closed Sales	14	16	+ 14.3%	184	141	- 23.4%
Median Sales Price*	\$485,000	\$576,000	+ 18.8%	\$550,000	\$560,000	+ 1.8%
Inventory of Homes for Sale	37	16	- 56.8%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	50	31	- 38.0%	24	34	+ 41.7%
Percent of Original List Price Received*	99.7%	101.0%	+ 1.3%	104.3%	100.1%	- 4.0%
New Listings	18	14	- 22.2%	229	166	- 27.5%

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

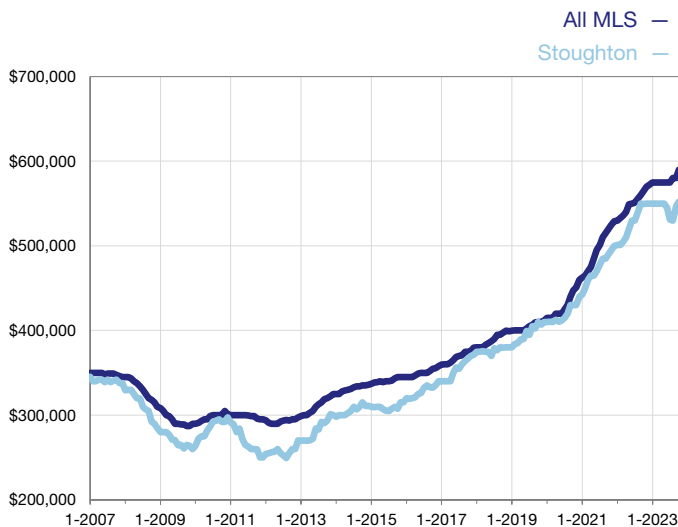
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	76	66	- 13.2%
Closed Sales	9	6	- 33.3%	74	66	- 10.8%
Median Sales Price*	\$400,000	\$394,500	- 1.4%	\$380,125	\$385,000	+ 1.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	11	45	+ 309.1%	21	28	+ 33.3%
Percent of Original List Price Received*	101.9%	100.6%	- 1.3%	103.5%	100.7%	- 2.7%
New Listings	3	8	+ 166.7%	79	78	- 1.3%

* 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

