

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	33	+ 10.0%	336	285	- 15.2%
Closed Sales	32	29	- 9.4%	346	270	- 22.0%
Median Sales Price*	\$450,000	\$495,000	+ 10.0%	\$465,000	\$470,000	+ 1.1%
Inventory of Homes for Sale	51	34	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	27	33	+ 22.2%
Percent of Original List Price Received*	101.4%	102.3%	+ 0.9%	103.1%	101.8%	- 1.3%
New Listings	31	37	+ 19.4%	385	307	- 20.3%

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

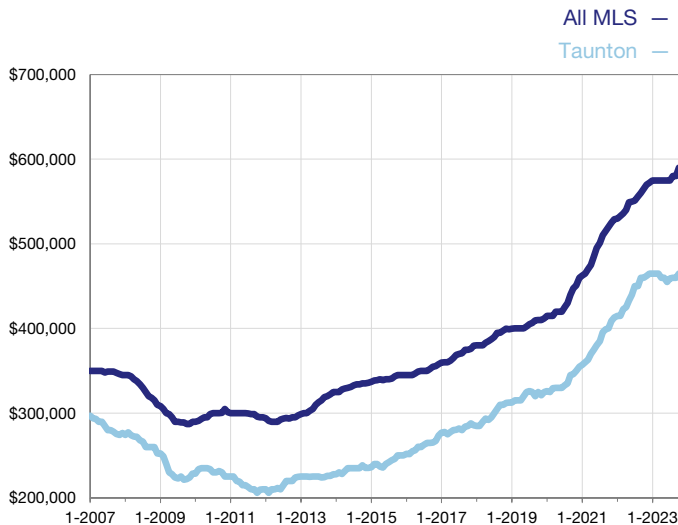
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	143	149	+ 4.2%
Closed Sales	15	14	- 6.7%	135	149	+ 10.4%
Median Sales Price*	\$450,000	\$324,950	- 27.8%	\$320,000	\$379,900	+ 18.7%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	21	30	+ 42.9%
Percent of Original List Price Received*	100.4%	102.5%	+ 2.1%	102.8%	101.8%	- 1.0%
New Listings	16	15	- 6.3%	169	156	- 7.7%

* 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

