

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	92	81	- 12.0%
Closed Sales	8	13	+ 62.5%	90	79	- 12.2%
Median Sales Price*	\$455,000	\$352,000	- 22.6%	\$413,750	\$400,000	- 3.3%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	50	15	- 70.0%	38	30	- 21.1%
Percent of Original List Price Received*	100.2%	102.8%	+ 2.6%	100.5%	100.5%	0.0%
New Listings	7	10	+ 42.9%	116	116	0.0%

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

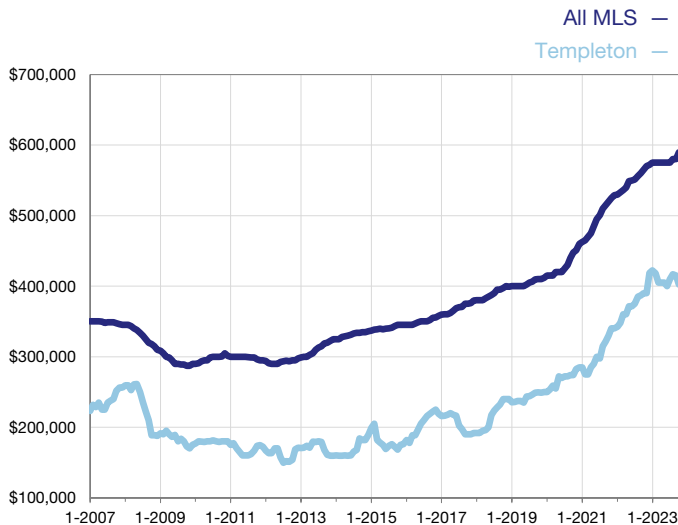
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	8	2	- 75.0%
Closed Sales	1	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$289,000	\$0	- 100.0%	\$280,000	\$287,500	+ 2.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	12	0	- 100.0%	37	44	+ 18.9%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.6%	102.8%	+ 1.2%
New Listings	1	2	+ 100.0%	8	4	- 50.0%

* 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

