

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wales

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	22	15	- 31.8%
Closed Sales	2	0	- 100.0%	23	14	- 39.1%
Median Sales Price*	\$186,000	\$0	- 100.0%	\$280,000	\$315,000	+ 12.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	41	58	+ 41.5%
Percent of Original List Price Received*	95.4%	0.0%	- 100.0%	99.3%	102.7%	+ 3.4%
New Listings	0	1	--	25	15	- 40.0%

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

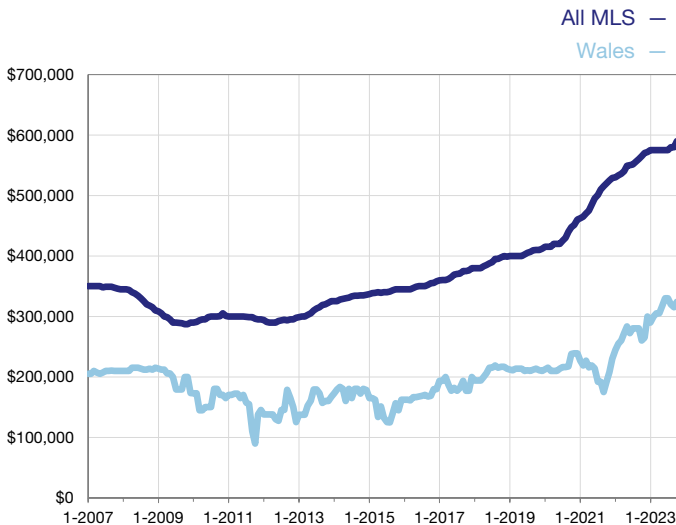
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$238,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	20	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	103.5%	--
New Listings	0	0	--	0	1	--

* 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

