

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Walpole

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	16	- 15.8%	157	136	- 13.4%
Closed Sales	13	13	0.0%	153	122	- 20.3%
Median Sales Price*	\$775,000	\$650,000	- 16.1%	\$695,000	\$720,000	+ 3.6%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.8	0.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	33	+ 3.1%	25	26	+ 4.0%
Percent of Original List Price Received*	101.4%	100.4%	- 1.0%	104.4%	103.0%	- 1.3%
New Listings	15	10	- 33.3%	182	147	- 19.2%

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

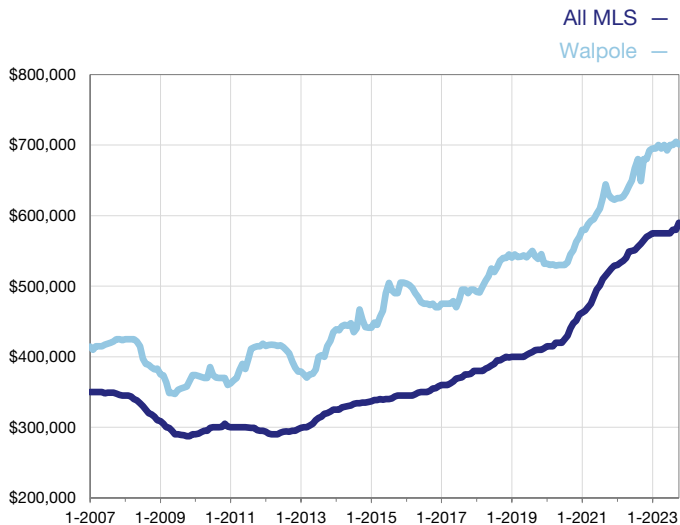
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	94	55	- 41.5%
Closed Sales	8	6	- 25.0%	108	73	- 32.4%
Median Sales Price*	\$512,500	\$587,500	+ 14.6%	\$490,000	\$585,000	+ 19.4%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	1.9	0.7	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	42	19	- 54.8%	23	30	+ 30.4%
Percent of Original List Price Received*	101.0%	103.7%	+ 2.7%	102.8%	100.4%	- 2.3%
New Listings	13	8	- 38.5%	128	65	- 49.2%

\* 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

