

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	104	88	- 15.4%
Closed Sales	8	6	- 25.0%	109	90	- 17.4%
Median Sales Price*	\$466,500	\$489,000	+ 4.8%	\$478,000	\$489,725	+ 2.5%
Inventory of Homes for Sale	23	5	- 78.3%	--	--	--
Months Supply of Inventory	2.2	0.6	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	23	27	+ 17.4%
Percent of Original List Price Received*	101.4%	100.5%	- 0.9%	102.9%	101.9%	- 1.0%
New Listings	8	4	- 50.0%	127	87	- 31.5%

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

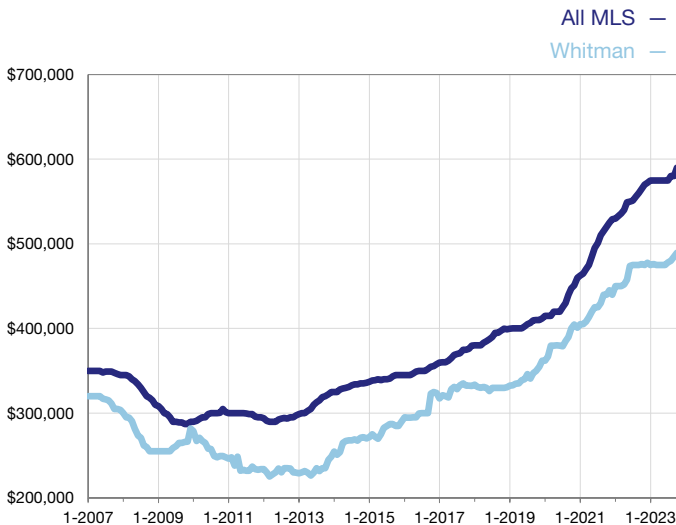
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	29	39	+ 34.5%
Closed Sales	1	2	+ 100.0%	17	49	+ 188.2%
Median Sales Price*	\$450,000	\$454,900	+ 1.1%	\$425,000	\$434,900	+ 2.3%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	4.7	0.4	- 91.5%	--	--	--
Cumulative Days on Market Until Sale	20	18	- 10.0%	15	40	+ 166.7%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	103.6%	101.7%	- 1.8%
New Listings	5	3	- 40.0%	43	38	- 11.6%

* 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

