

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	10	- 28.6%	137	109	- 20.4%
Closed Sales	17	4	- 76.5%	138	101	- 26.8%
Median Sales Price*	\$495,000	<b>\$385,000</b>	- 22.2%	\$543,825	<b>\$535,000</b>	- 1.6%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	22	25	+ 13.6%
Percent of Original List Price Received*	100.9%	<b>103.2%</b>	+ 2.3%	103.0%	<b>101.1%</b>	- 1.8%
New Listings	7	9	+ 28.6%	158	116	- 26.6%

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

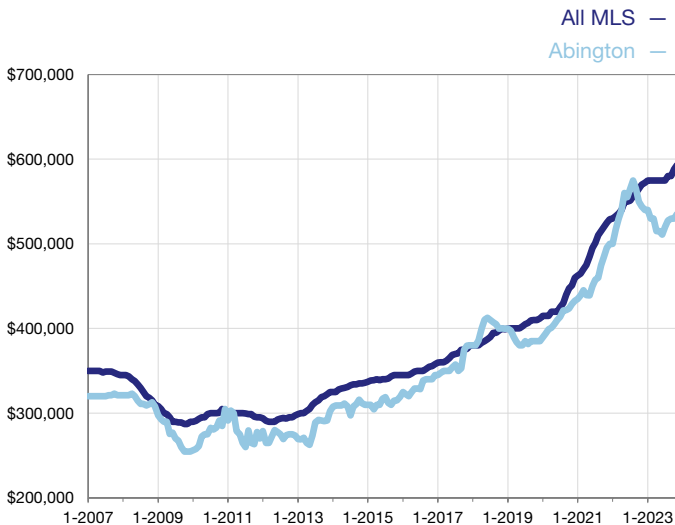
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	35	28	- 20.0%
Closed Sales	5	3	- 40.0%	37	26	- 29.7%
Median Sales Price*	\$360,000	<b>\$421,000</b>	+ 16.9%	\$400,000	<b>\$426,000</b>	+ 6.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	21	29	+ 38.1%
Percent of Original List Price Received*	99.8%	<b>96.6%</b>	- 3.2%	104.8%	<b>102.0%</b>	- 2.7%
New Listings	4	7	+ 75.0%	45	33	- 26.7%

\* 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

