

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 18 | 11 | - 38.9% |
| Closed Sales | 1 | 1 | 0.0% | 15 | 15 | 0.0% |
| Median Sales Price* | \$450,000 | \$283,000 | - 37.1% | \$290,000 | \$260,000 | - 10.3% |
| Inventory of Homes for Sale | 6 | 2 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 1.5 | - 57.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 152 | 53 | - 65.1% | 100 | 117 | + 17.0% |
| Percent of Original List Price Received* | 93.8% | 94.4% | + 0.6% | 88.9% | 92.9% | + 4.5% |
| New Listings | 3 | 1 | - 66.7% | 28 | 11 | - 60.7% |

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

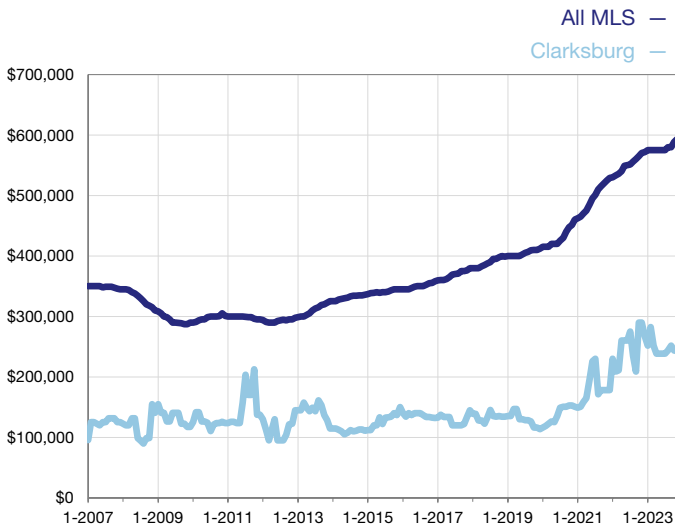
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|----------|-------------|-------|--------------|------------------|-------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 0 | 1 | -- |
| Closed Sales | 0 | 0 | -- | 0 | 1 | -- |
| Median Sales Price* | \$0 | \$0 | -- | \$0 | \$127,000 | -- |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 0 | 57 | -- |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 0.0% | 98.4% | -- |
| New Listings | 0 | 0 | -- | 0 | 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

