

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marion

Single-Family Properties

| Key Metrics | November | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 6 | 9 | + 50.0% | 61 | 51 | - 16.4% |
| Closed Sales | 5 | 2 | - 60.0% | 58 | 47 | - 19.0% |
| Median Sales Price* | \$450,000 | \$652,500 | + 45.0% | \$631,250 | \$775,000 | + 22.8% |
| Inventory of Homes for Sale | 13 | 8 | - 38.5% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.7 | - 29.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 71 | 22 | - 69.0% | 41 | 44 | + 7.3% |
| Percent of Original List Price Received* | 92.9% | 98.0% | + 5.5% | 99.2% | 97.3% | - 1.9% |
| New Listings | 6 | 2 | - 66.7% | 76 | 60 | - 21.1% |

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

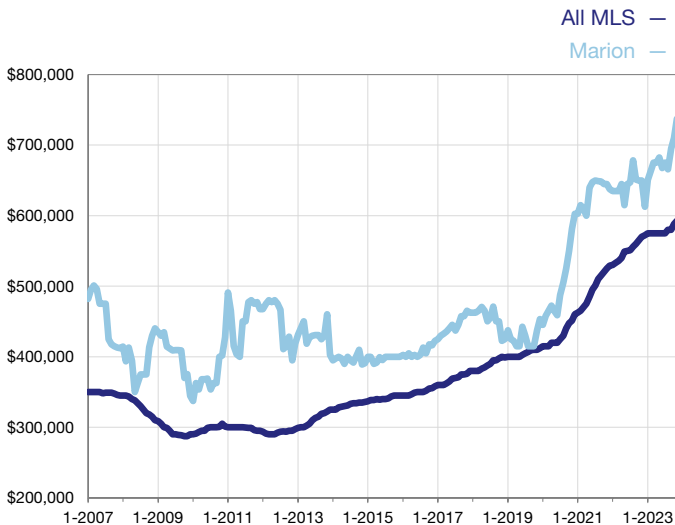
Condominium Properties

| Key Metrics | November | | | Year to Date | | |
|--|----------|--------------------|---------|--------------|--------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 0 | -- | 4 | 2 | - 50.0% |
| Closed Sales | 0 | 1 | -- | 4 | 2 | - 50.0% |
| Median Sales Price* | \$0 | \$1,262,500 | -- | \$735,000 | \$1,106,250 | + 50.5% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 1.0 | + 25.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 58 | -- | 53 | 82 | + 54.7% |
| Percent of Original List Price Received* | 0.0% | 90.2% | -- | 97.7% | 77.9% | - 20.3% |
| New Listings | 0 | 0 | -- | 4 | 2 | - 50.0% |

* 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

