

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	0	- 100.0%	72	48	- 33.3%
Closed Sales	2	3	+ 50.0%	79	54	- 31.6%
Median Sales Price*	\$708,683	\$690,000	- 2.6%	\$655,011	\$720,000	+ 9.9%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	25	35	+ 40.0%
Percent of Original List Price Received*	100.5%	97.0%	- 3.5%	101.8%	99.3%	- 2.5%
New Listings	5	3	- 40.0%	81	54	- 33.3%

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

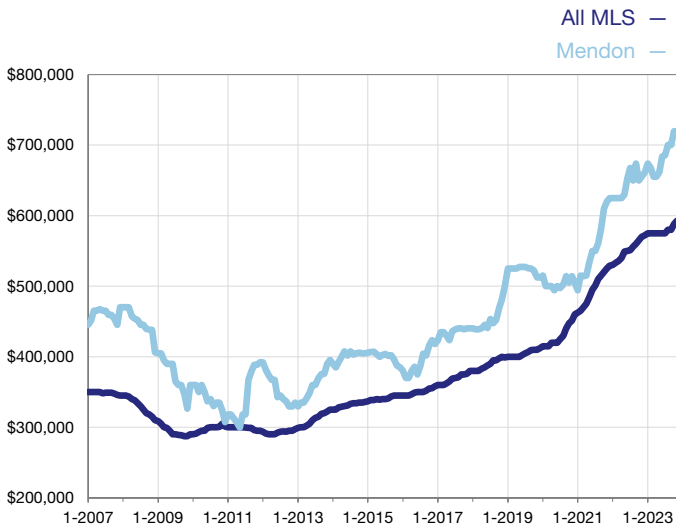
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$505,000	\$527,500	+ 4.5%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	22	17	- 22.7%
Percent of Original List Price Received*	0.0%	0.0%	--	102.0%	100.5%	- 1.5%
New Listings	1	1	0.0%	3	3	0.0%

* 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

