

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	53	38	- 28.3%
Closed Sales	7	4	- 42.9%	51	35	- 31.4%
Median Sales Price*	\$390,000	\$385,000	- 1.3%	\$425,000	\$480,000	+ 12.9%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	49	25	- 49.0%	35	28	- 20.0%
Percent of Original List Price Received*	97.3%	108.0%	+ 11.0%	102.1%	102.7%	+ 0.6%
New Listings	3	4	+ 33.3%	64	46	- 28.1%

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

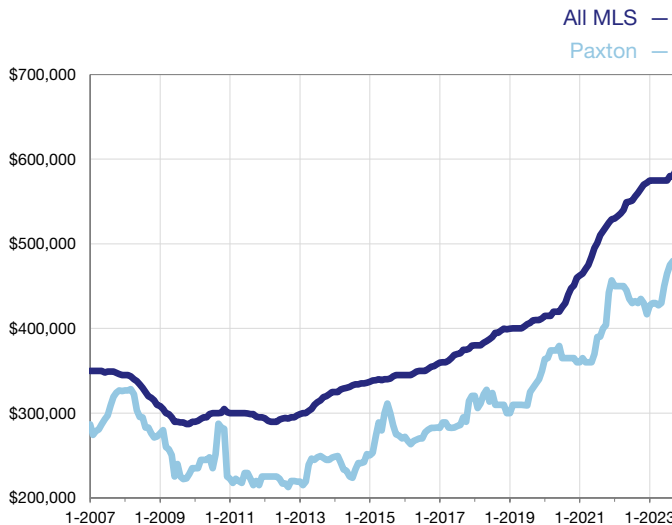
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$409,125	\$430,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	4	18	+ 350.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.3%	100.1%	- 2.2%
New Listings	0	0	--	1	2	+ 100.0%

* 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

