

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	64	37	- 42.2%
Closed Sales	6	3	- 50.0%	66	34	- 48.5%
Median Sales Price*	\$517,500	\$365,000	- 29.5%	\$470,500	\$440,000	- 6.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	36	58	+ 61.1%
Percent of Original List Price Received*	103.0%	108.8%	+ 5.6%	101.1%	101.5%	+ 0.4%
New Listings	5	2	- 60.0%	72	39	- 45.8%

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

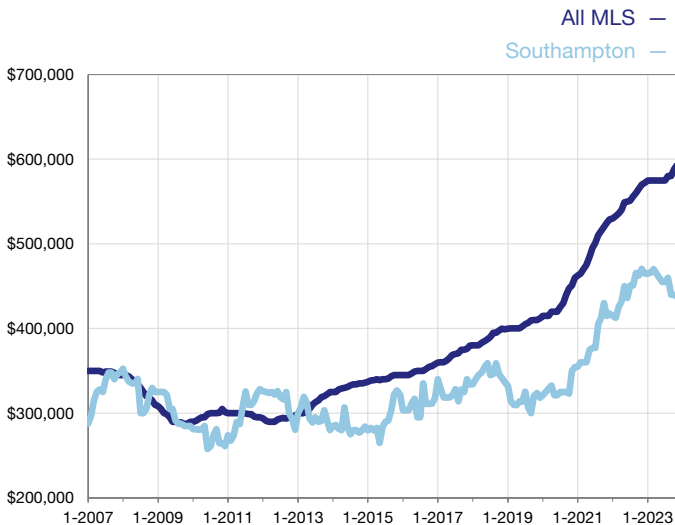
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	0	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$288,750	\$165,000	- 42.9%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	32	25	- 21.9%
Percent of Original List Price Received*	0.0%	0.0%	--	107.6%	101.3%	- 5.9%
New Listings	2	0	- 100.0%	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

