

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	12	+ 33.3%	192	163	- 15.1%
Closed Sales	17	14	- 17.6%	201	155	- 22.9%
Median Sales Price*	\$545,000	\$567,500	+ 4.1%	\$550,000	\$560,000	+ 1.8%
Inventory of Homes for Sale	34	18	- 47.1%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	25	33	+ 32.0%
Percent of Original List Price Received*	100.1%	102.0%	+ 1.9%	103.9%	100.2%	- 3.6%
New Listings	10	13	+ 30.0%	239	180	- 24.7%

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

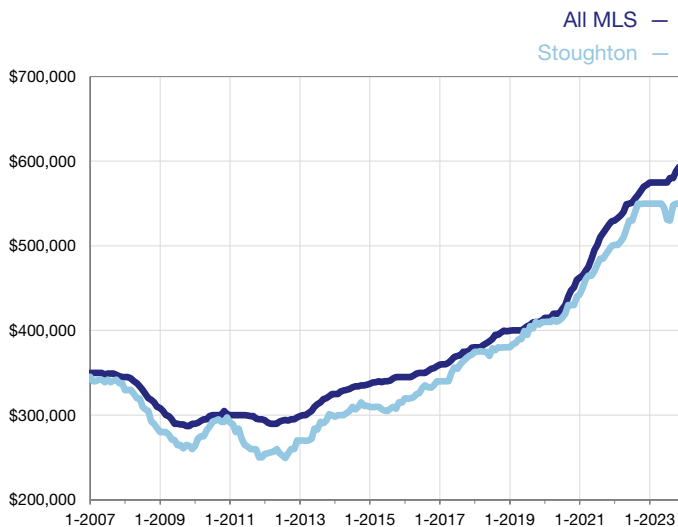
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	79	73	- 7.6%
Closed Sales	9	3	- 66.7%	83	69	- 16.9%
Median Sales Price*	\$380,000	\$280,000	- 26.3%	\$380,000	\$385,000	+ 1.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	27	10	- 63.0%	22	27	+ 22.7%
Percent of Original List Price Received*	103.1%	106.3%	+ 3.1%	103.5%	101.0%	- 2.4%
New Listings	9	6	- 33.3%	88	84	- 4.5%

* 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

