

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	103	92	- 10.7%
Closed Sales	6	7	+ 16.7%	96	86	- 10.4%
Median Sales Price*	\$420,000	\$360,000	- 14.3%	\$413,750	\$399,950	- 3.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	42	64	+ 52.4%	38	33	- 13.2%
Percent of Original List Price Received*	92.2%	98.4%	+ 6.7%	100.0%	100.4%	+ 0.4%
New Listings	4	11	+ 175.0%	120	127	+ 5.8%

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

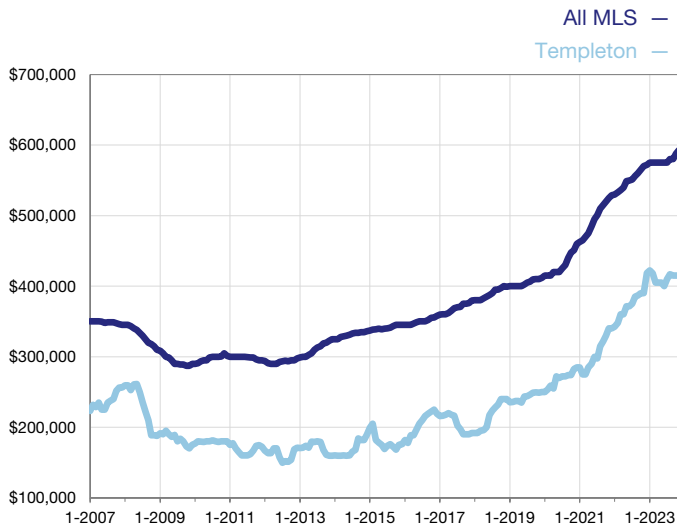
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	8	3	- 62.5%
Closed Sales	1	1	0.0%	8	3	- 62.5%
Median Sales Price*	\$179,400	\$318,000	+ 77.3%	\$267,500	\$306,000	+ 14.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	38	11	- 71.1%	37	33	- 10.8%
Percent of Original List Price Received*	100.0%	113.6%	+ 13.6%	101.4%	106.4%	+ 4.9%
New Listings	0	0	--	8	4	- 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

