

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	113	90	- 20.4%
Closed Sales	4	3	- 25.0%	113	93	- 17.7%
Median Sales Price*	\$467,450	\$393,000	- 15.9%	\$478,000	\$488,000	+ 2.1%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	40	40	0.0%	23	27	+ 17.4%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	102.7%	101.8%	- 0.9%
New Listings	8	6	- 25.0%	135	93	- 31.1%

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

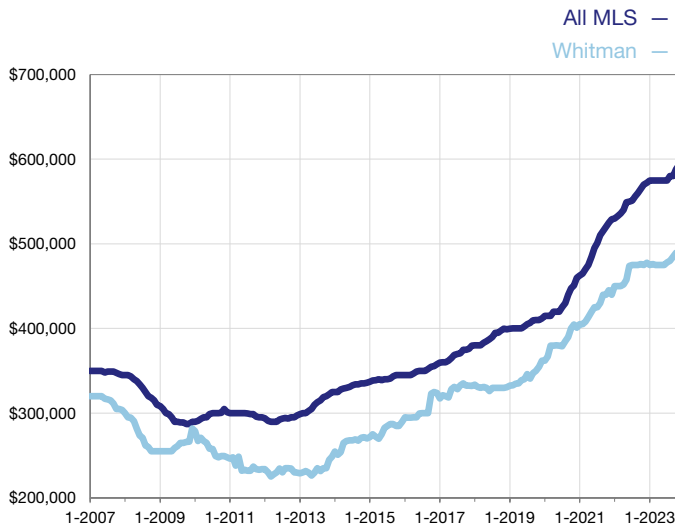
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	34	41	+ 20.6%
Closed Sales	0	3	--	17	52	+ 205.9%
Median Sales Price*	\$0	\$464,900	--	\$425,000	\$436,400	+ 2.7%
Inventory of Homes for Sale	10	0	- 100.0%	--	--	--
Months Supply of Inventory	3.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	39	--	15	40	+ 166.7%
Percent of Original List Price Received*	0.0%	103.3%	--	103.6%	101.8%	- 1.7%
New Listings	2	0	- 100.0%	45	38	- 15.6%

* 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

