

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

### Single-Family Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1         | 7                | + 600.0% | 138          | 114              | - 17.4% |
| Closed Sales                             | 9         | 7                | - 22.2%  | 147          | 108              | - 26.5% |
| Median Sales Price*                      | \$510,000 | <b>\$560,000</b> | + 9.8%   | \$540,000    | <b>\$535,000</b> | - 0.9%  |
| Inventory of Homes for Sale              | 11        | 8                | - 27.3%  | --           | --               | --      |
| Months Supply of Inventory               | 1.0       | <b>0.8</b>       | - 20.0%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 28        | <b>29</b>        | + 3.6%   | 22           | <b>26</b>        | + 18.2% |
| Percent of Original List Price Received* | 95.8%     | <b>101.4%</b>    | + 5.8%   | 102.5%       | <b>101.1%</b>    | - 1.4%  |
| New Listings                             | 1         | <b>4</b>         | + 300.0% | 159          | <b>121</b>       | - 23.9% |

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

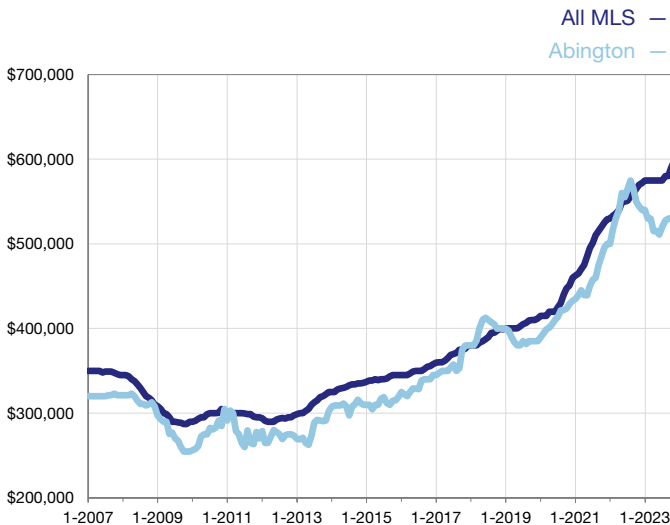
### Condominium Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 1         | 3                | + 200.0% | 36           | 31               | - 13.9% |
| Closed Sales                             | 4         | 3                | - 25.0%  | 41           | 29               | - 29.3% |
| Median Sales Price*                      | \$245,000 | <b>\$440,000</b> | + 79.6%  | \$397,000    | <b>\$429,000</b> | + 8.1%  |
| Inventory of Homes for Sale              | 4         | 3                | - 25.0%  | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | <b>1.2</b>       | - 7.7%   | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 31        | <b>19</b>        | - 38.7%  | 22           | <b>28</b>        | + 27.3% |
| Percent of Original List Price Received* | 100.4%    | <b>102.2%</b>    | + 1.8%   | 104.3%       | <b>102.0%</b>    | - 2.2%  |
| New Listings                             | 0         | <b>2</b>         | --       | 45           | <b>34</b>        | - 24.4% |

\* 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

