

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Avon

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	60	35	- 41.7%
Closed Sales	5	4	- 20.0%	59	41	- 30.5%
Median Sales Price*	\$516,000	<b>\$475,000</b>	- 7.9%	\$495,000	<b>\$515,000</b>	+ 4.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	<b>0.3</b>	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	28	<b>30</b>	+ 7.1%	24	<b>25</b>	+ 4.2%
Percent of Original List Price Received*	99.3%	<b>96.5%</b>	- 2.8%	102.9%	<b>101.8%</b>	- 1.1%
New Listings	2	1	- 50.0%	66	38	- 42.4%

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

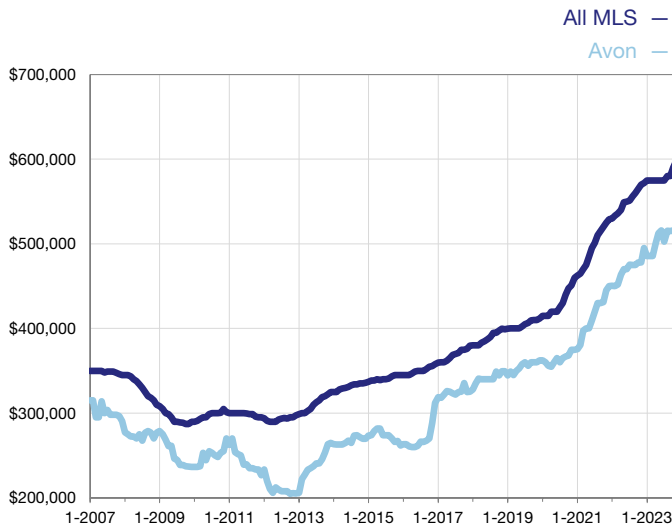
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$630,000	<b>\$610,000</b>	- 3.2%	\$630,000	<b>\$610,000</b>	- 3.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	15	<b>123</b>	+ 720.0%	15	<b>123</b>	+ 720.0%
Percent of Original List Price Received*	98.5%	<b>95.3%</b>	- 3.2%	98.5%	<b>95.3%</b>	- 3.2%
New Listings	0	0	--	1	1	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

