

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	19	12	- 36.8%
Closed Sales	3	0	- 100.0%	18	15	- 16.7%
Median Sales Price*	\$242,000	\$0	- 100.0%	\$266,750	\$260,000	- 2.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	82	0	- 100.0%	97	117	+ 20.6%
Percent of Original List Price Received*	92.4%	0.0%	- 100.0%	89.4%	92.9%	+ 3.9%
New Listings	1	3	+ 200.0%	29	14	- 51.7%

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

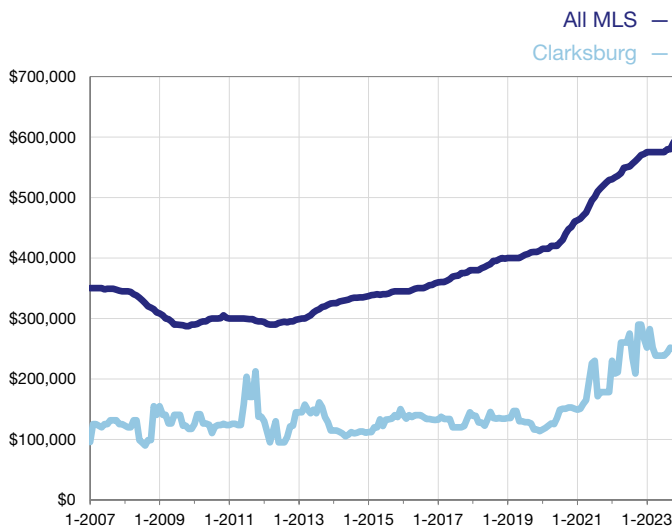
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$127,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	57	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	98.4%	--
New Listings	0	0	--	0	2	--

* 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

