

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marion

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	67	51	- 23.9%
Closed Sales	7	5	- 28.6%	65	52	- 20.0%
Median Sales Price*	\$448,000	\$715,400	+ 59.7%	\$612,500	\$757,450	+ 23.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	72	39	- 45.8%	45	44	- 2.2%
Percent of Original List Price Received*	88.2%	95.1%	+ 7.8%	98.0%	97.1%	- 0.9%
New Listings	2	3	+ 50.0%	78	63	- 19.2%

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

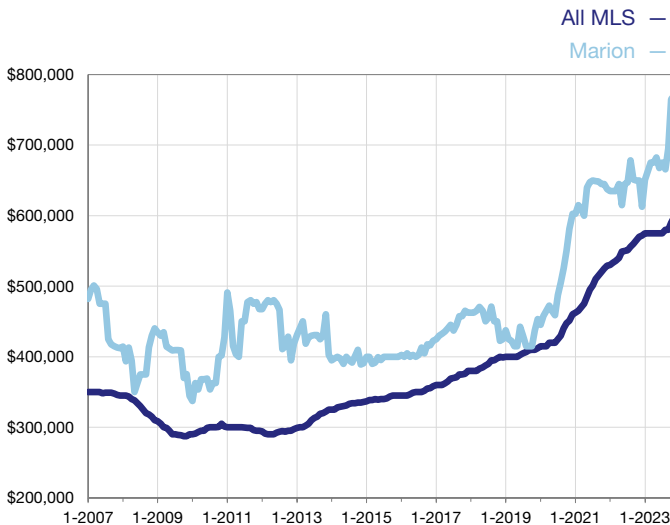
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	2	- 50.0%
Closed Sales	0	0	--	4	2	- 50.0%
Median Sales Price*	\$0	\$0	--	\$735,000	\$1,106,250	+ 50.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	53	82	+ 54.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.7%	77.9%	- 20.3%
New Listings	0	0	--	4	2	- 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

