

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	74	50	- 32.4%
Closed Sales	7	1	- 85.7%	86	55	- 36.0%
Median Sales Price*	\$682,500	\$740,000	+ 8.4%	\$661,506	\$720,000	+ 8.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	12	- 40.0%	24	35	+ 45.8%
Percent of Original List Price Received*	96.8%	107.3%	+ 10.8%	101.4%	99.5%	- 1.9%
New Listings	2	0	- 100.0%	83	54	- 34.9%

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

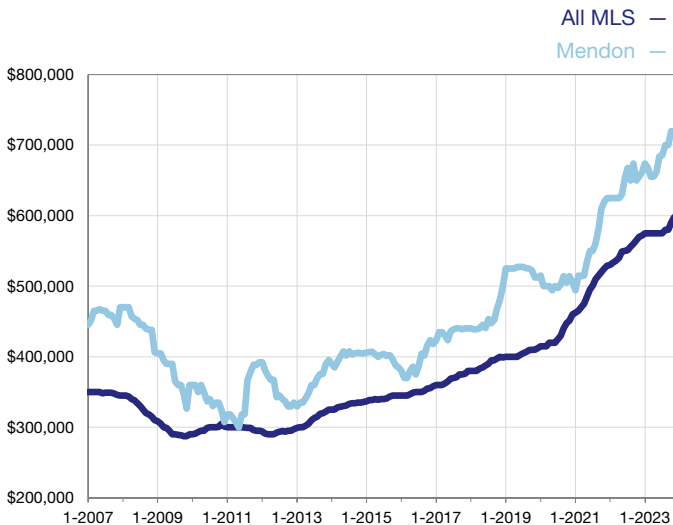
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$365,000	\$379,900	+ 4.1%	\$435,000	\$525,000	+ 20.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	31	17	- 45.2%
Percent of Original List Price Received*	96.1%	100.0%	+ 4.1%	99.0%	100.3%	+ 1.3%
New Listings	0	0	--	3	3	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

