

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	204	175	- 14.2%
Closed Sales	14	13	- 7.1%	215	168	- 21.9%
Median Sales Price*	\$549,000	<b>\$635,000</b>	+ 15.7%	\$550,000	<b>\$560,000</b>	+ 1.8%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.0%	26	33	+ 26.9%
Percent of Original List Price Received*	95.8%	99.8%	+ 4.2%	103.4%	100.2%	- 3.1%
New Listings	9	9	0.0%	248	189	- 23.8%

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

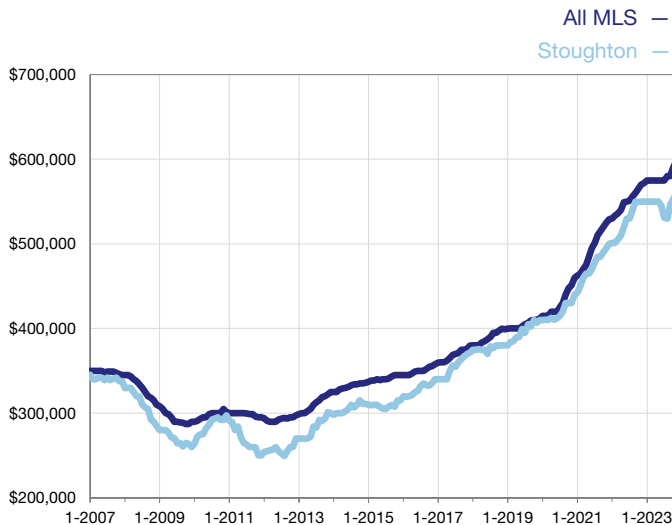
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	85	76	- 10.6%
Closed Sales	4	5	+ 25.0%	87	75	- 13.8%
Median Sales Price*	\$387,500	<b>\$315,000</b>	- 18.7%	\$380,000	<b>\$378,000</b>	- 0.5%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	54	19	- 64.8%	23	27	+ 17.4%
Percent of Original List Price Received*	95.6%	96.9%	+ 1.4%	103.1%	100.7%	- 2.3%
New Listings	3	1	- 66.7%	91	85	- 6.6%

\* 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

