

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	119	98	- 17.6%
Closed Sales	9	2	- 77.8%	122	95	- 22.1%
Median Sales Price*	\$475,000	\$472,450	- 0.5%	\$477,750	\$488,000	+ 2.1%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	28	56	+ 100.0%	24	28	+ 16.7%
Percent of Original List Price Received*	94.5%	99.6%	+ 5.4%	102.1%	101.8%	- 0.3%
New Listings	7	5	- 28.6%	142	98	- 31.0%

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

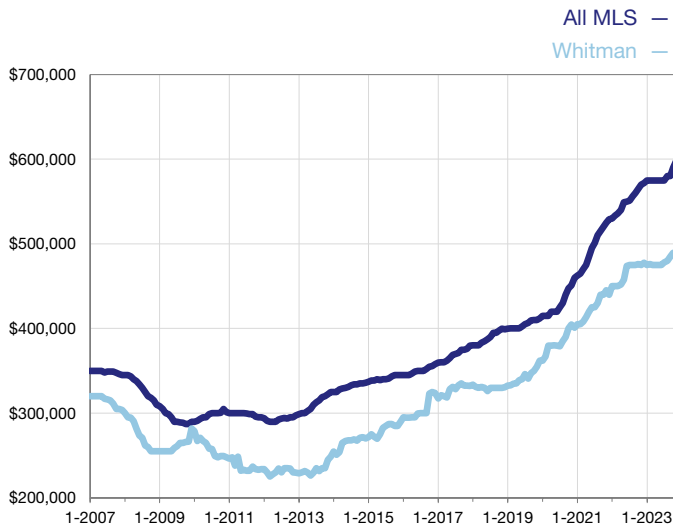
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	0	- 100.0%	42	41	- 2.4%
Closed Sales	8	5	- 37.5%	25	57	+ 128.0%
Median Sales Price*	\$421,800	\$459,900	+ 9.0%	\$425,000	\$439,900	+ 3.5%
Inventory of Homes for Sale	9	0	- 100.0%	--	--	--
Months Supply of Inventory	2.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	24	40	+ 66.7%
Percent of Original List Price Received*	100.8%	101.2%	+ 0.4%	102.7%	101.8%	- 0.9%
New Listings	7	0	- 100.0%	52	38	- 26.9%

* 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

