

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	265	234	- 11.7%	3,367	2,855	- 15.2%
Closed Sales	321	258	- 19.6%	3,418	2,787	- 18.5%
Median Sales Price*	\$660,000	\$749,500	+ 13.6%	\$680,000	\$715,000	+ 5.1%
Inventory of Homes for Sale	727	634	- 12.8%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 14.3%	35	42	+ 20.0%
Percent of Original List Price Received*	96.0%	97.5%	+ 1.6%	100.4%	97.7%	- 2.7%
New Listings	245	239	- 2.4%	4,152	3,499	- 15.7%

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

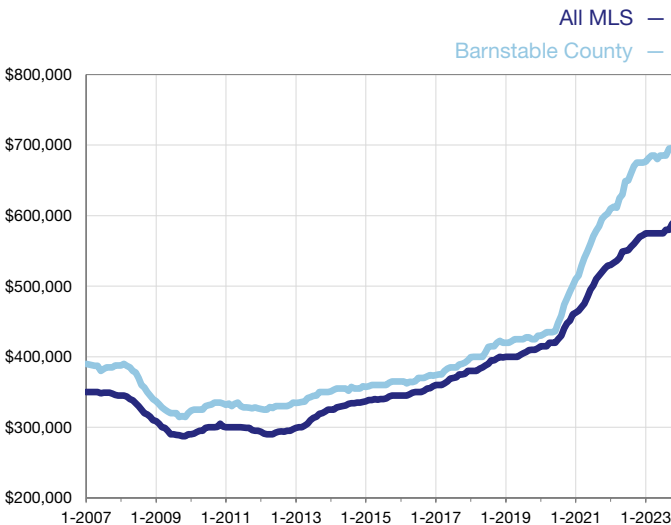
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	41	55	+ 34.1%	899	853	- 5.1%
Closed Sales	77	84	+ 9.1%	955	832	- 12.9%
Median Sales Price*	\$535,000	\$504,950	- 5.6%	\$448,000	\$465,000	+ 3.8%
Inventory of Homes for Sale	190	170	- 10.5%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	38	41	+ 7.9%
Percent of Original List Price Received*	97.3%	99.1%	+ 1.8%	100.7%	98.5%	- 2.2%
New Listings	58	58	0.0%	1,039	1,003	- 3.5%

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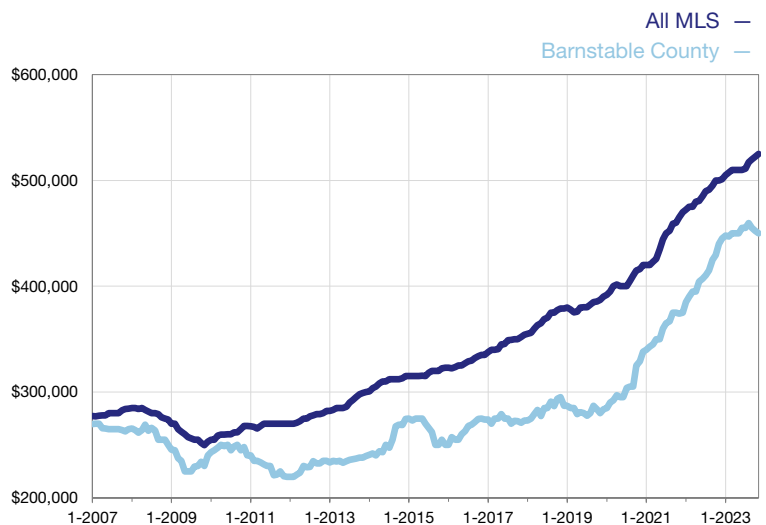
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	101	77	- 23.8%	1,234	1,078	- 12.6%
Closed Sales	116	96	- 17.2%	1,247	1,048	- 16.0%
Median Sales Price*	\$313,000	\$320,000	+ 2.2%	\$325,000	\$330,000	+ 1.5%
Inventory of Homes for Sale	294	319	+ 8.5%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--
Cumulative Days on Market Until Sale	78	82	+ 5.1%	90	85	- 5.6%
Percent of Original List Price Received*	96.0%	94.4%	- 1.7%	98.2%	97.3%	- 0.9%
New Listings	78	104	+ 33.3%	1,487	1,418	- 4.6%

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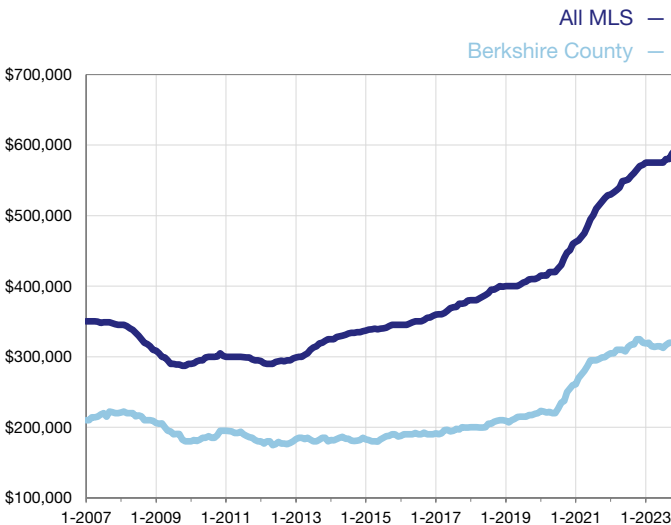
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	129	131	+ 1.6%
Closed Sales	10	7	- 30.0%	152	131	- 13.8%
Median Sales Price*	\$408,500	\$305,000	- 25.3%	\$295,000	\$346,500	+ 17.5%
Inventory of Homes for Sale	47	28	- 40.4%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--
Cumulative Days on Market Until Sale	84	179	+ 113.1%	107	104	- 2.8%
Percent of Original List Price Received*	98.5%	95.9%	- 2.6%	98.0%	98.2%	+ 0.2%
New Listings	8	11	+ 37.5%	181	150	- 17.1%

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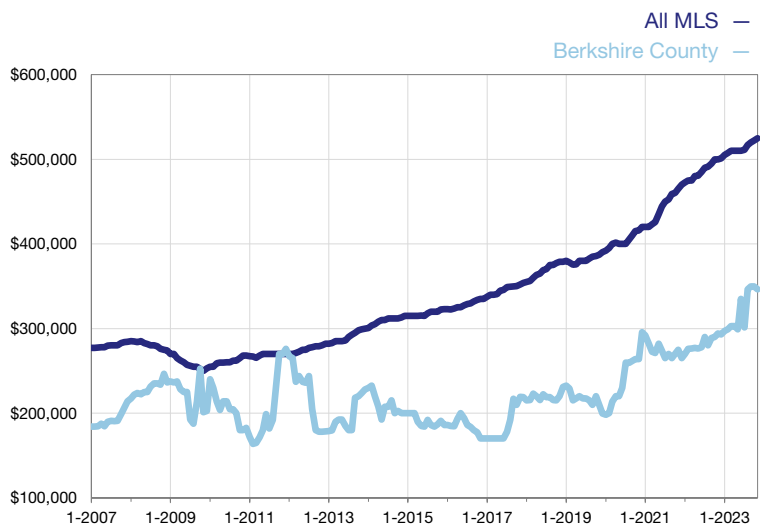
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	294	278	- 5.4%	3,531	2,945	- 16.6%
Closed Sales	282	269	- 4.6%	3,557	2,870	- 19.3%
Median Sales Price*	\$450,000	\$510,000	+ 13.3%	\$460,000	\$480,000	+ 4.3%
Inventory of Homes for Sale	643	409	- 36.4%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	40	+ 17.6%	32	37	+ 15.6%
Percent of Original List Price Received*	98.3%	99.5%	+ 1.2%	101.3%	100.2%	- 1.1%
New Listings	307	250	- 18.6%	4,298	3,423	- 20.4%

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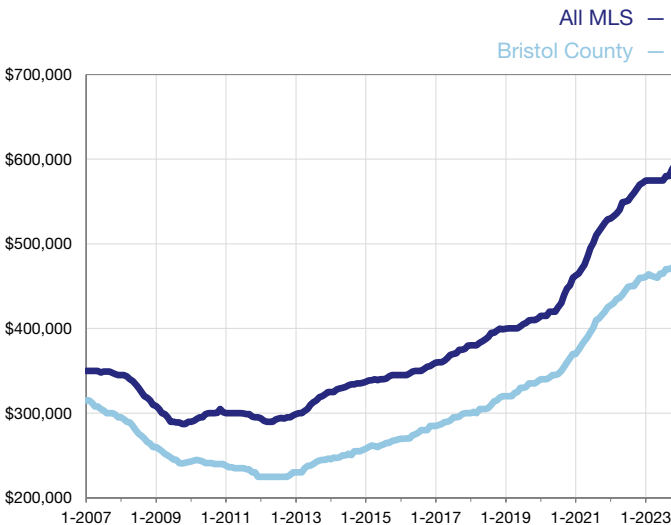
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	59	42	- 28.8%	720	594	- 17.5%
Closed Sales	69	54	- 21.7%	727	585	- 19.5%
Median Sales Price*	\$317,000	\$350,000	+ 10.4%	\$315,500	\$350,000	+ 10.9%
Inventory of Homes for Sale	83	71	- 14.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	39	25	- 35.9%	27	30	+ 11.1%
Percent of Original List Price Received*	99.8%	100.9%	+ 1.1%	103.0%	101.7%	- 1.3%
New Listings	45	56	+ 24.4%	803	662	- 17.6%

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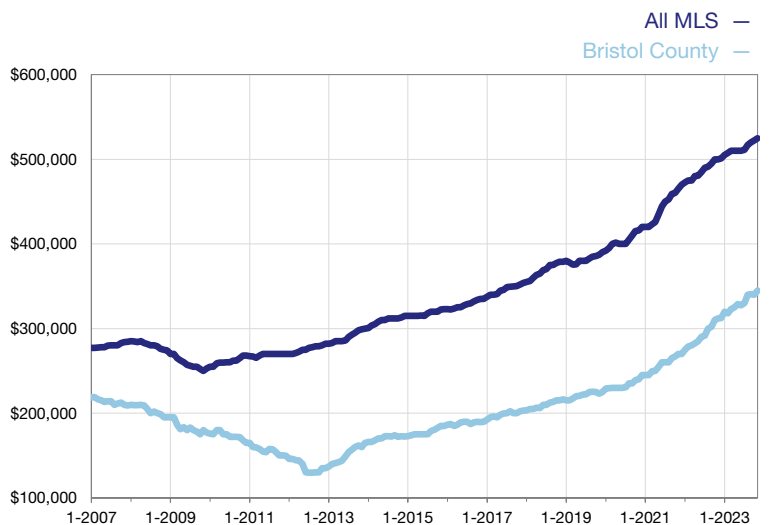
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	3	- 62.5%	55	49	- 10.9%
Closed Sales	3	4	+ 33.3%	51	52	+ 2.0%
Median Sales Price*	\$1,200,000	\$2,172,000	+ 81.0%	\$1,500,000	\$1,506,000	+ 0.4%
Inventory of Homes for Sale	40	53	+ 32.5%	--	--	--
Months Supply of Inventory	8.1	12.7	+ 56.8%	--	--	--
Cumulative Days on Market Until Sale	32	59	+ 84.4%	70	91	+ 30.0%
Percent of Original List Price Received*	98.8%	89.1%	- 9.8%	95.5%	93.7%	- 1.9%
New Listings	7	10	+ 42.9%	91	110	+ 20.9%

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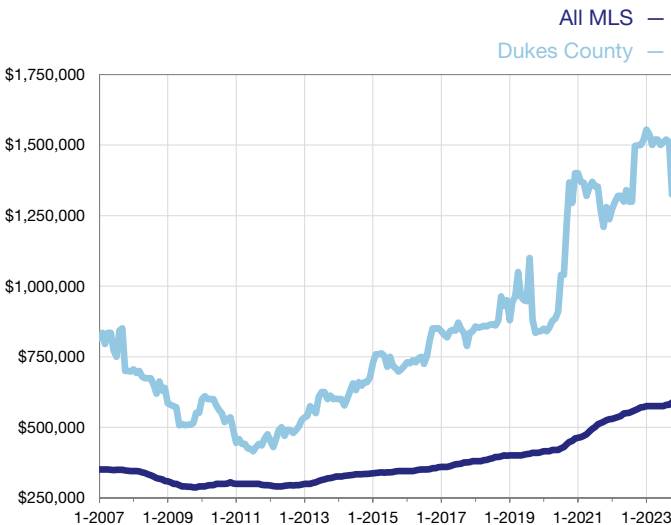
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	0	1	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$880,000	--	\$890,000	\$1,342,500	+ 50.8%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	4.5	--	--	--	--
Cumulative Days on Market Until Sale	0	67	--	14	49	+ 250.0%
Percent of Original List Price Received*	0.0%	93.1%	--	107.0%	94.8%	- 11.4%
New Listings	0	0	--	3	6	+ 100.0%

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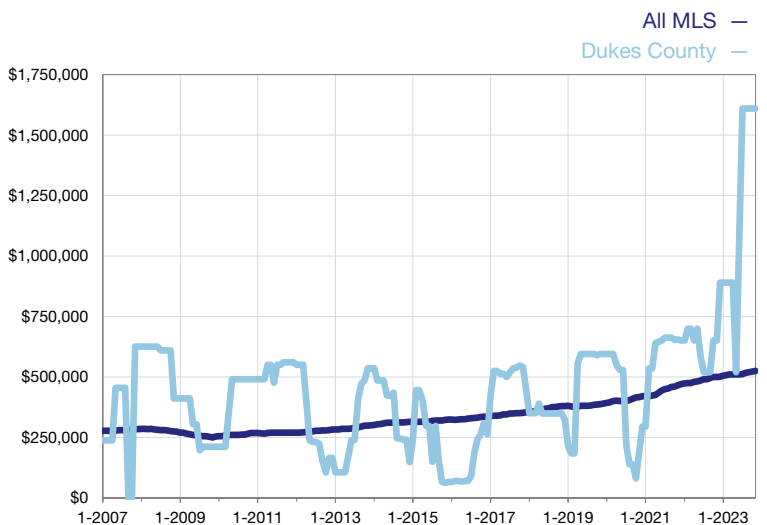
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	357	381	+ 6.7%	4,698	3,752	- 20.1%
Closed Sales	412	376	- 8.7%	4,701	3,557	- 24.3%
Median Sales Price*	\$650,000	\$700,000	+ 7.7%	\$648,000	\$685,000	+ 5.7%
Inventory of Homes for Sale	589	438	- 25.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	26	30	+ 15.4%
Percent of Original List Price Received*	99.7%	101.3%	+ 1.6%	103.9%	102.3%	- 1.5%
New Listings	318	351	+ 10.4%	5,535	4,357	- 21.3%

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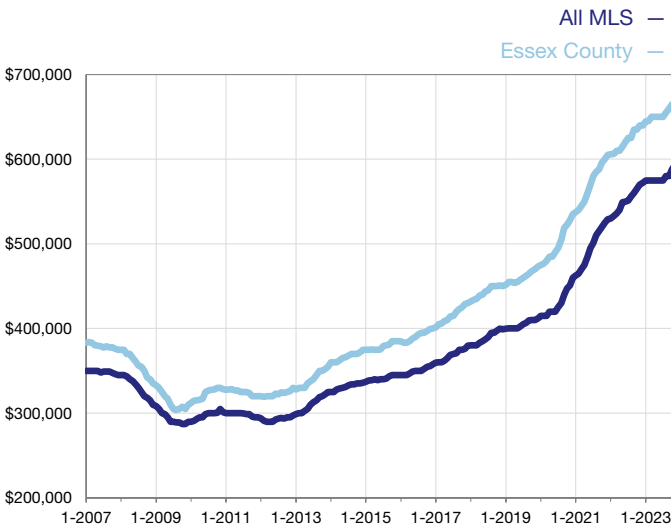
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	150	161	+ 7.3%	2,111	1,872	- 11.3%
Closed Sales	198	166	- 16.2%	2,202	1,833	- 16.8%
Median Sales Price*	\$445,000	\$444,500	- 0.1%	\$425,000	\$445,000	+ 4.7%
Inventory of Homes for Sale	286	207	- 27.6%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	29	31	+ 6.9%
Percent of Original List Price Received*	100.4%	100.7%	+ 0.3%	103.1%	101.9%	- 1.2%
New Listings	169	154	- 8.9%	2,392	2,118	- 11.5%

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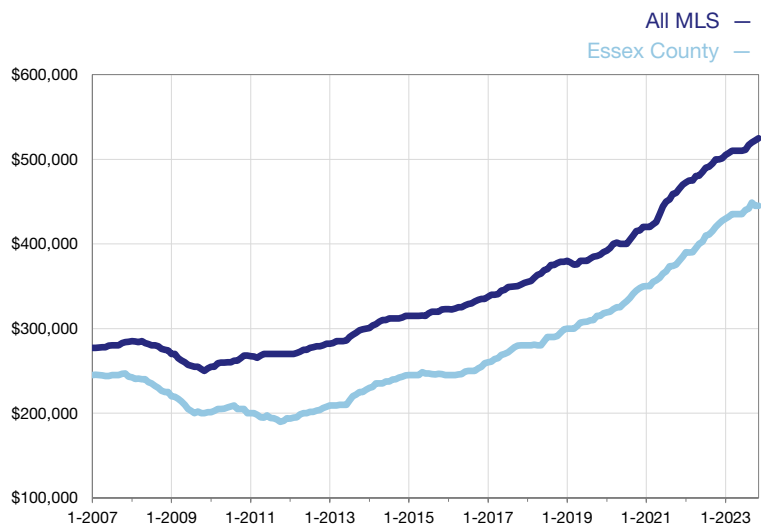
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	53	+ 47.2%	477	464	- 2.7%
Closed Sales	55	52	- 5.5%	508	446	- 12.2%
Median Sales Price*	\$310,000	\$350,500	+ 13.1%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	123	79	- 35.8%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 4.7%	38	47	+ 23.7%
Percent of Original List Price Received*	97.6%	98.4%	+ 0.8%	101.4%	99.6%	- 1.8%
New Listings	35	34	- 2.9%	604	523	- 13.4%

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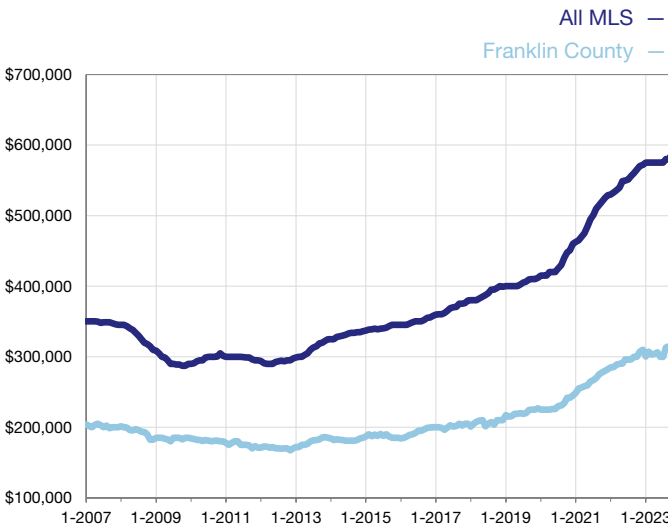
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	41	27	- 34.1%
Closed Sales	6	3	- 50.0%	41	24	- 41.5%
Median Sales Price*	\$283,000	\$410,000	+ 44.9%	\$249,900	\$295,000	+ 18.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	24	23	- 4.2%	25	19	- 24.0%
Percent of Original List Price Received*	103.1%	103.0%	- 0.1%	104.6%	103.3%	- 1.2%
New Listings	2	3	+ 50.0%	48	33	- 31.3%

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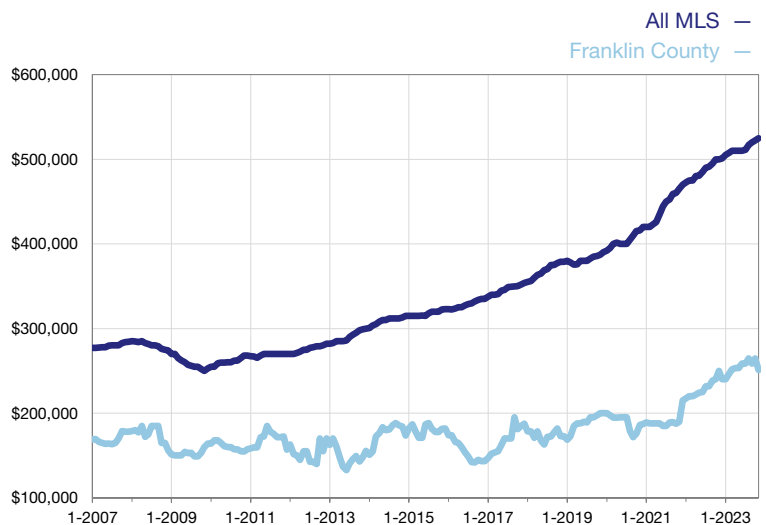
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	247	286	+ 15.8%	3,400	2,905	- 14.6%
Closed Sales	293	260	- 11.3%	3,449	2,787	- 19.2%
Median Sales Price*	\$289,999	\$310,000	+ 6.9%	\$290,000	\$309,900	+ 6.9%
Inventory of Homes for Sale	525	357	- 32.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 13.9%	31	35	+ 12.9%
Percent of Original List Price Received*	98.7%	100.3%	+ 1.6%	102.0%	101.1%	- 0.9%
New Listings	247	274	+ 10.9%	3,972	3,318	- 16.5%

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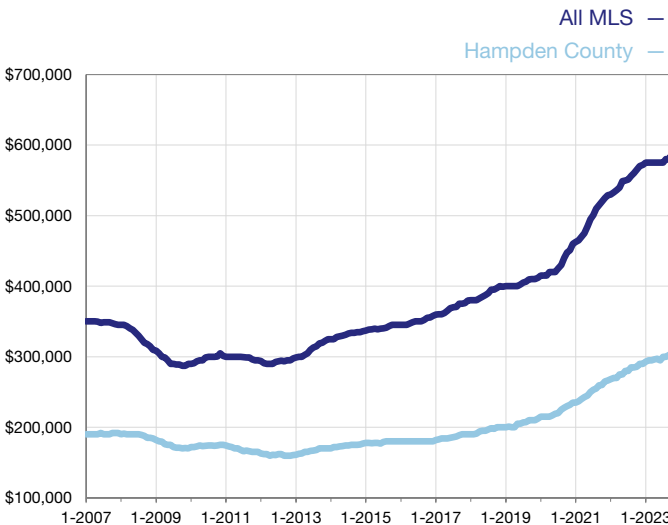
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	44	48	+ 9.1%	538	398	- 26.0%
Closed Sales	40	35	- 12.5%	546	390	- 28.6%
Median Sales Price*	\$192,500	\$243,900	+ 26.7%	\$200,000	\$220,000	+ 10.0%
Inventory of Homes for Sale	62	46	- 25.8%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.7%	26	33	+ 26.9%
Percent of Original List Price Received*	99.6%	101.1%	+ 1.5%	102.1%	101.6%	- 0.5%
New Listings	44	48	+ 9.1%	590	429	- 27.3%

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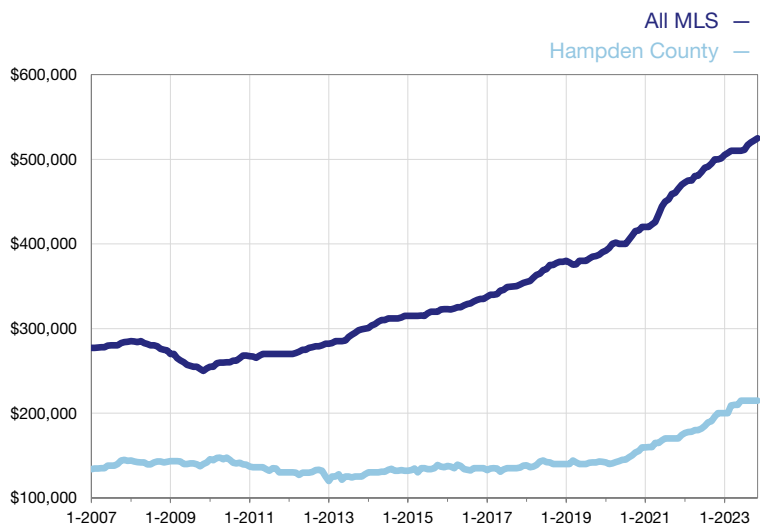
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	68	69	+ 1.5%	1,070	872	- 18.5%
Closed Sales	106	86	- 18.9%	1,099	842	- 23.4%
Median Sales Price*	\$435,500	\$410,000	- 5.9%	\$404,450	\$410,000	+ 1.4%
Inventory of Homes for Sale	159	112	- 29.6%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 27.5%	34	36	+ 5.9%
Percent of Original List Price Received*	98.9%	101.3%	+ 2.4%	103.1%	102.3%	- 0.8%
New Listings	66	64	- 3.0%	1,228	981	- 20.1%

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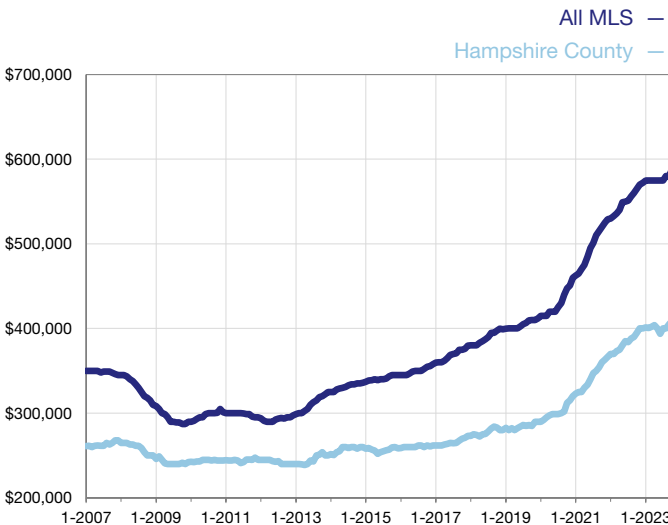
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	13	- 40.9%	236	229	- 3.0%
Closed Sales	17	18	+ 5.9%	237	225	- 5.1%
Median Sales Price*	\$300,000	\$355,500	+ 18.5%	\$285,000	\$320,000	+ 12.3%
Inventory of Homes for Sale	53	31	- 41.5%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	23	20	- 13.0%	32	46	+ 43.8%
Percent of Original List Price Received*	101.0%	104.4%	+ 3.4%	105.3%	104.0%	- 1.2%
New Listings	29	9	- 69.0%	292	237	- 18.8%

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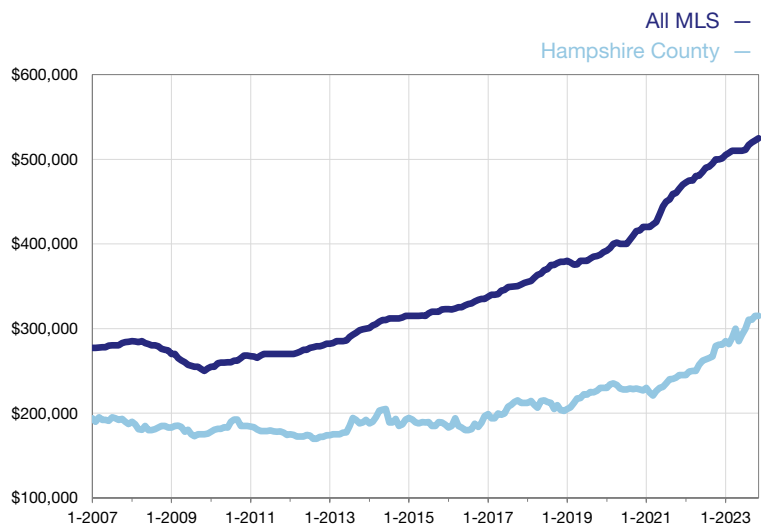
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

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Middlesex County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	669	615	- 8.1%	9,347	7,281	- 22.1%
Closed Sales	744	628	- 15.6%	9,302	7,104	- 23.6%
Median Sales Price*	\$754,226	\$763,500	+ 1.2%	\$762,000	\$807,000	+ 5.9%
Inventory of Homes for Sale	1,145	790	- 31.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	24	31	+ 29.2%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	104.6%	102.4%	- 2.1%
New Listings	591	558	- 5.6%	11,050	8,371	- 24.2%

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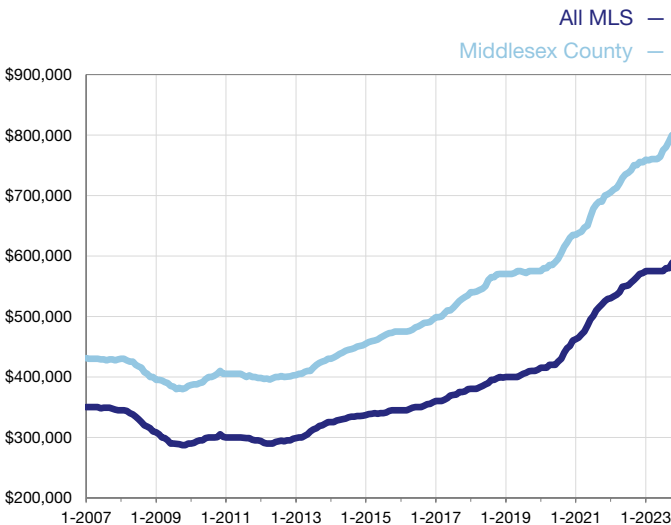
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	331	341	+ 3.0%	5,009	4,389	- 12.4%
Closed Sales	410	373	- 9.0%	5,096	4,249	- 16.6%
Median Sales Price*	\$573,200	\$602,000	+ 5.0%	\$590,000	\$637,500	+ 8.1%
Inventory of Homes for Sale	767	539	- 29.7%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	31	35	+ 12.9%
Percent of Original List Price Received*	98.7%	100.8%	+ 2.1%	102.7%	101.4%	- 1.3%
New Listings	318	367	+ 15.4%	6,156	5,235	- 15.0%

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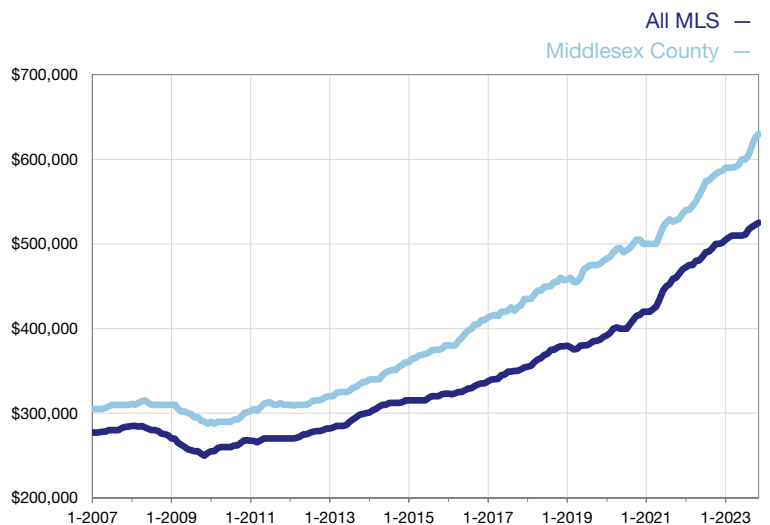
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	19	29	+ 52.6%
Closed Sales	1	2	+ 100.0%	23	23	0.0%
Median Sales Price*	\$2,400,000	\$2,897,500	+ 20.7%	\$3,500,000	\$3,188,800	- 8.9%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	5.1	6.7	+ 31.4%	--	--	--
Cumulative Days on Market Until Sale	15	65	+ 333.3%	81	87	+ 7.4%
Percent of Original List Price Received*	92.5%	95.6%	+ 3.4%	94.4%	93.8%	- 0.6%
New Listings	5	3	- 40.0%	37	52	+ 40.5%

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Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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

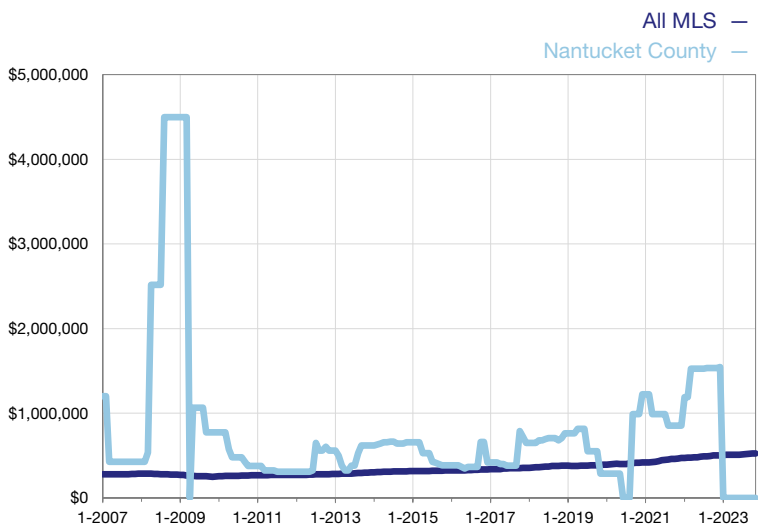
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	325	347	+ 6.8%	4,755	3,942	- 17.1%
Closed Sales	354	343	- 3.1%	4,821	3,795	- 21.3%
Median Sales Price*	\$655,000	\$700,000	+ 6.9%	\$702,500	\$728,944	+ 3.8%
Inventory of Homes for Sale	673	447	- 33.6%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	33	31	- 6.1%	25	32	+ 28.0%
Percent of Original List Price Received*	98.8%	100.3%	+ 1.5%	103.4%	101.6%	- 1.7%
New Listings	310	326	+ 5.2%	5,684	4,521	- 20.5%

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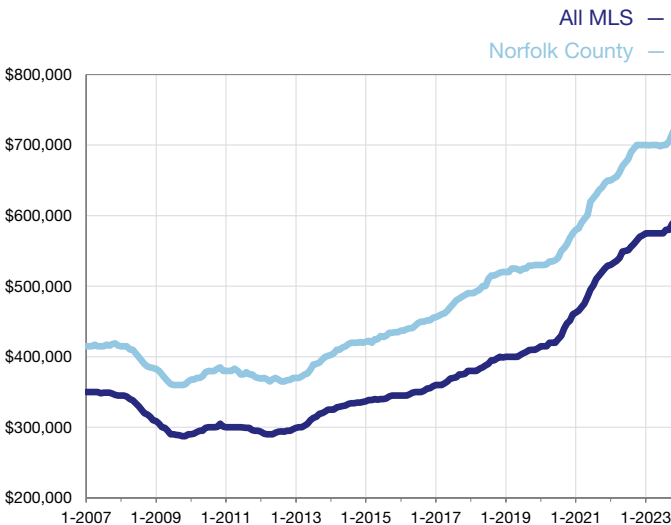
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	139	122	- 12.2%	2,018	1,767	- 12.4%
Closed Sales	143	146	+ 2.1%	2,090	1,755	- 16.0%
Median Sales Price*	\$450,000	\$497,000	+ 10.4%	\$525,000	\$560,000	+ 6.7%
Inventory of Homes for Sale	350	229	- 34.6%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	35	37	+ 5.7%
Percent of Original List Price Received*	97.8%	100.0%	+ 2.2%	101.8%	100.7%	- 1.1%
New Listings	165	108	- 34.5%	2,472	2,092	- 15.4%

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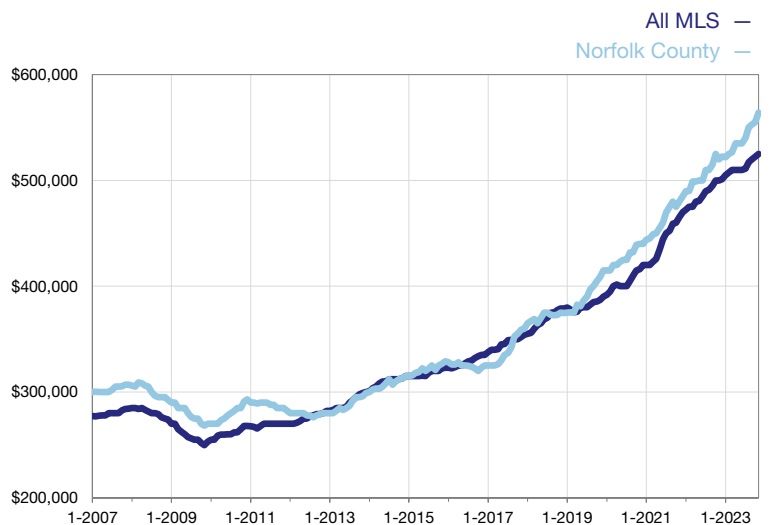
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	375	345	- 8.0%	4,479	3,791	- 15.4%
Closed Sales	375	322	- 14.1%	4,510	3,684	- 18.3%
Median Sales Price*	\$530,000	\$610,000	+ 15.1%	\$557,250	\$590,000	+ 5.9%
Inventory of Homes for Sale	859	524	- 39.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	44	32	- 27.3%	31	38	+ 22.6%
Percent of Original List Price Received*	97.6%	99.9%	+ 2.4%	101.8%	100.3%	- 1.5%
New Listings	359	315	- 12.3%	5,541	4,402	- 20.6%

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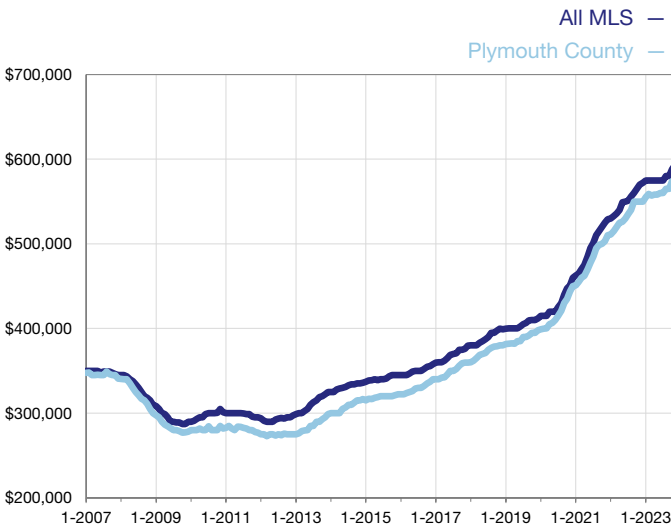
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	79	74	- 6.3%	913	873	- 4.4%
Closed Sales	73	85	+ 16.4%	973	898	- 7.7%
Median Sales Price*	\$410,000	\$459,000	+ 12.0%	\$430,000	\$425,000	- 1.2%
Inventory of Homes for Sale	167	122	- 26.9%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	42	45	+ 7.1%	36	41	+ 13.9%
Percent of Original List Price Received*	99.6%	98.0%	- 1.6%	102.7%	100.3%	- 2.3%
New Listings	66	68	+ 3.0%	1,088	992	- 8.8%

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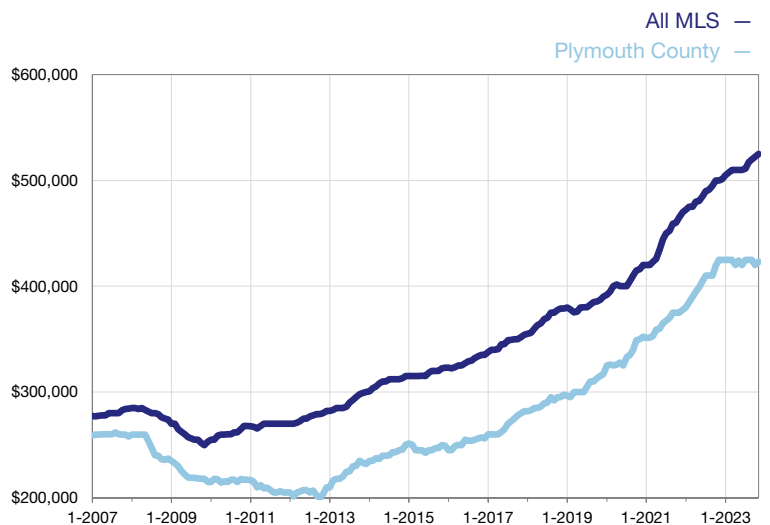
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	85	76	- 10.6%	1,178	937	- 20.5%
Closed Sales	83	74	- 10.8%	1,192	893	- 25.1%
Median Sales Price*	\$655,000	\$691,000	+ 5.5%	\$730,000	\$739,000	+ 1.2%
Inventory of Homes for Sale	229	141	- 38.4%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	33	38	+ 15.2%
Percent of Original List Price Received*	96.8%	100.4%	+ 3.7%	101.3%	99.6%	- 1.7%
New Listings	81	76	- 6.2%	1,509	1,154	- 23.5%

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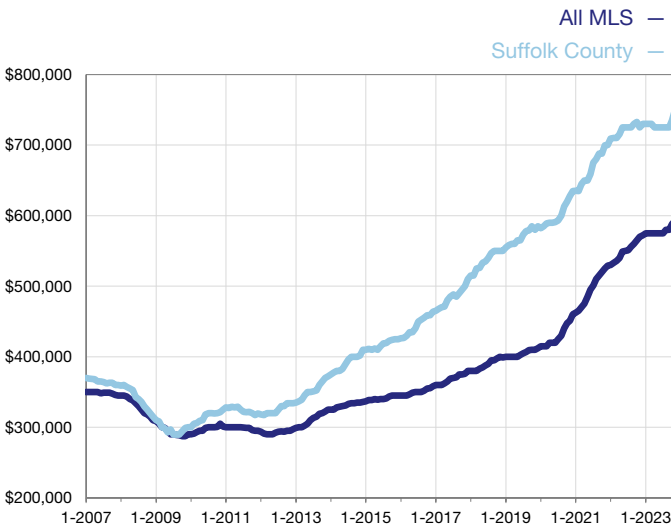
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	269	255	- 5.2%	4,619	3,578	- 22.5%
Closed Sales	279	222	- 20.4%	4,610	3,563	- 22.7%
Median Sales Price*	\$710,000	\$720,000	+ 1.4%	\$695,000	\$725,000	+ 4.3%
Inventory of Homes for Sale	1,139	875	- 23.2%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	49	50	+ 2.0%	44	46	+ 4.5%
Percent of Original List Price Received*	96.9%	97.6%	+ 0.7%	99.2%	98.6%	- 0.6%
New Listings	294	276	- 6.1%	6,711	5,330	- 20.6%

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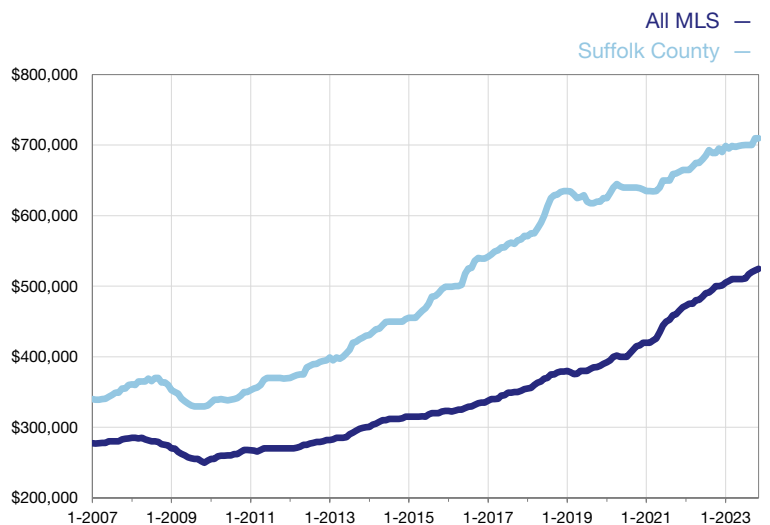
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2023

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Worcester County

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	517	506	- 2.1%	6,631	5,460	- 17.7%
Closed Sales	497	466	- 6.2%	6,660	5,234	- 21.4%
Median Sales Price*	\$400,000	\$451,000	+ 12.8%	\$425,000	\$452,000	+ 6.4%
Inventory of Homes for Sale	947	654	- 30.9%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	34	30	- 11.8%	29	32	+ 10.3%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.2%	102.6%	101.7%	- 0.9%
New Listings	454	488	+ 7.5%	7,741	6,275	- 18.9%

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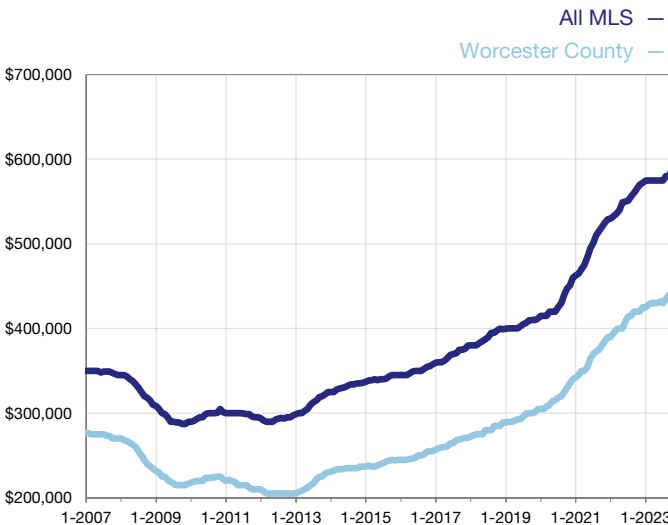
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	109	115	+ 5.5%	1,595	1,443	- 9.5%
Closed Sales	125	123	- 1.6%	1,613	1,382	- 14.3%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$335,000	\$374,995	+ 11.9%
Inventory of Homes for Sale	221	167	- 24.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	27	35	+ 29.6%	26	36	+ 38.5%
Percent of Original List Price Received*	100.8%	101.0%	+ 0.2%	103.4%	102.2%	- 1.2%
New Listings	120	127	+ 5.8%	1,817	1,648	- 9.3%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

