

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

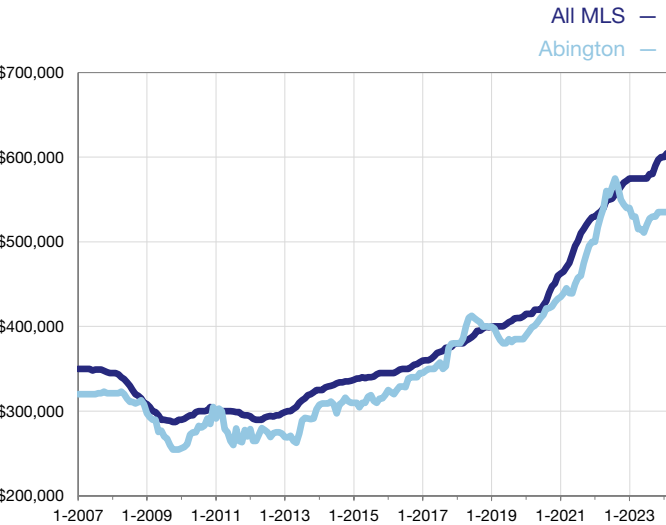
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	10	- 44.4%	26	15	- 42.3%
Closed Sales	7	6	- 14.3%	11	15	+ 36.4%
Median Sales Price*	\$564,000	\$551,750	- 2.2%	\$540,000	\$580,000	+ 7.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	51	52	+ 2.0%	45	36	- 20.0%
Percent of Original List Price Received*	97.2%	94.9%	- 2.4%	97.6%	98.4%	+ 0.8%
New Listings	16	7	- 56.3%	26	12	- 53.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	6	6	0.0%
Closed Sales	1	4	+ 300.0%	3	6	+ 100.0%
Median Sales Price*	\$405,000	\$454,400	+ 12.2%	\$403,000	\$429,400	+ 6.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	115	42	- 63.5%	64	39	- 39.1%
Percent of Original List Price Received*	92.0%	98.6%	+ 7.2%	98.5%	98.9%	+ 0.4%
New Listings	2	4	+ 100.0%	4	6	+ 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

