

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

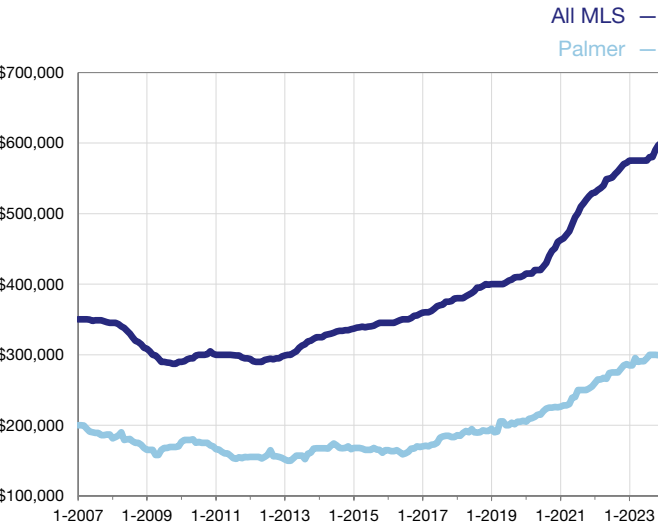
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	13	16	+ 23.1%
Closed Sales	4	8	+ 100.0%	12	18	+ 50.0%
Median Sales Price*	\$276,950	\$285,500	+ 3.1%	\$252,450	\$290,500	+ 15.1%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	39	23	- 41.0%	35	25	- 28.6%
Percent of Original List Price Received*	98.0%	105.8%	+ 8.0%	97.5%	100.5%	+ 3.1%
New Listings	5	6	+ 20.0%	10	12	+ 20.0%

* 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	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	2	+ 100.0%
Median Sales Price*	\$262,000	\$197,400	- 24.7%	\$262,000	\$195,550	- 25.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.4	--	--	--	--
Cumulative Days on Market Until Sale	121	18	- 85.1%	121	19	- 84.3%
Percent of Original List Price Received*	100.8%	101.3%	+ 0.5%	100.8%	101.6%	+ 0.8%
New Listings	0	2	--	3	2	- 33.3%

* 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

