

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

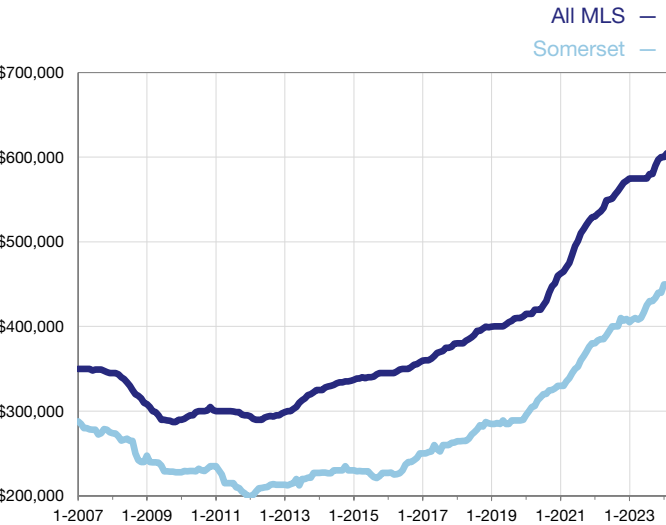
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				8	13	+ 62.5%	19	22	+ 15.8%
Closed Sales				7	9	+ 28.6%	17	17	0.0%
Median Sales Price*				\$450,000	\$430,000	- 4.4%	\$400,000	\$425,000	+ 6.3%
Inventory of Homes for Sale				18	9	- 50.0%	--	--	--
Months Supply of Inventory				1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale				30	18	- 40.0%	49	20	- 59.2%
Percent of Original List Price Received*				103.0%	102.1%	- 0.9%	99.0%	100.2%	+ 1.2%
New Listings				12	9	- 25.0%	23	19	- 17.4%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

