

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plainville

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	8	13	+ 62.5%
Closed Sales	2	1	- 50.0%	9	11	+ 22.2%
Median Sales Price*	\$636,000	<b>\$450,000</b>	- 29.2%	\$522,000	<b>\$525,000</b>	+ 0.6%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.2	<b>0.4</b>	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	54	<b>42</b>	- 22.2%	26	<b>53</b>	+ 103.8%
Percent of Original List Price Received*	104.1%	<b>90.0%</b>	- 13.5%	102.8%	<b>96.9%</b>	- 5.7%
New Listings	8	<b>10</b>	+ 25.0%	14	<b>15</b>	+ 7.1%

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

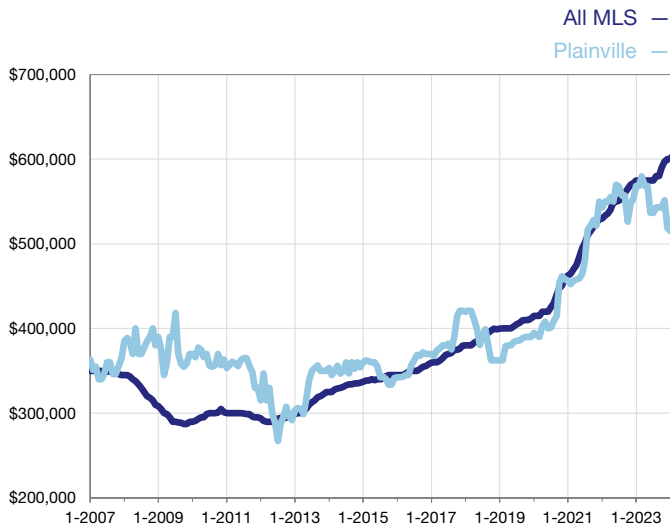
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	4	3	- 25.0%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$426,000	<b>\$411,000</b>	- 3.5%	\$470,500	<b>\$411,000</b>	- 12.6%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.5</b>	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	11	<b>39</b>	+ 254.5%	36	<b>42</b>	+ 16.7%
Percent of Original List Price Received*	107.1%	<b>102.8%</b>	- 4.0%	102.7%	<b>100.3%</b>	- 2.3%
New Listings	2	1	- 50.0%	6	<b>6</b>	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

