

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Alford

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	0	- 100.0%	6	2	- 66.7%
Closed Sales	0	1	--	3	2	- 33.3%
Median Sales Price*	\$0	<b>\$1,225,000</b>	--	\$700,000	<b>\$1,462,500</b>	+ 108.9%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	1.4	9.0	+ 542.9%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	253	40	- 84.2%
Percent of Original List Price Received*	0.0%	<b>102.1%</b>	--	102.2%	<b>109.7%</b>	+ 7.3%
New Listings	1	3	+ 200.0%	6	10	+ 66.7%

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

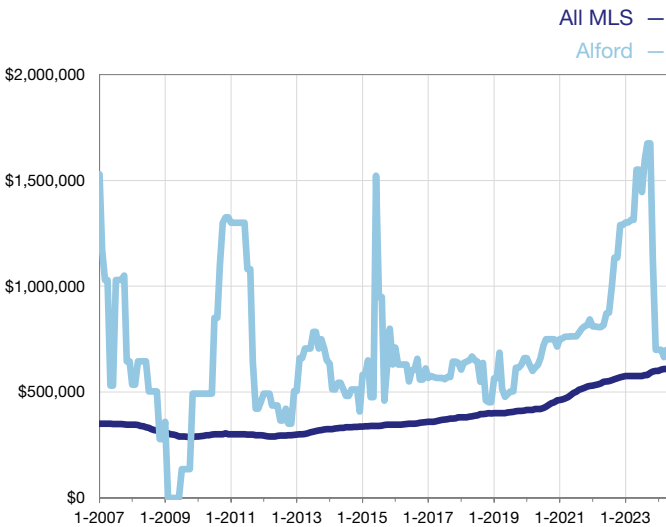
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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

