

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	7	+ 75.0%	25	30	+ 20.0%
Closed Sales	2	6	+ 200.0%	26	28	+ 7.7%
Median Sales Price*	\$995,000	\$655,810	- 34.1%	\$518,500	\$594,250	+ 14.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	24	32	+ 33.3%
Percent of Original List Price Received*	99.8%	105.1%	+ 5.3%	103.0%	101.7%	- 1.3%
New Listings	4	6	+ 50.0%	29	37	+ 27.6%

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

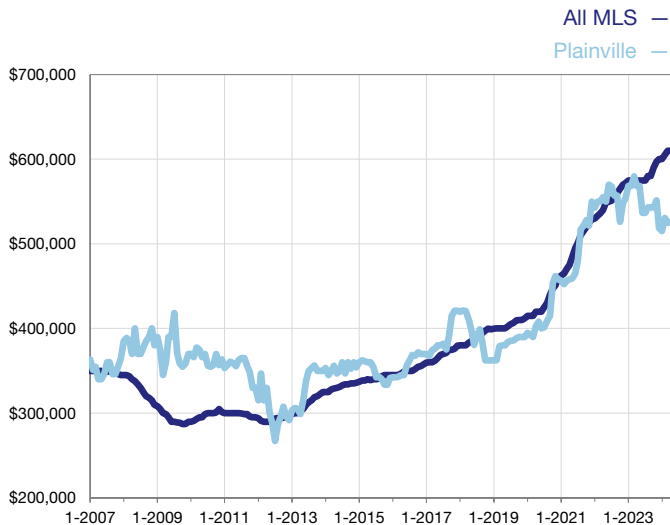
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	2	- 66.7%	12	9	- 25.0%
Closed Sales	1	1	0.0%	8	6	- 25.0%
Median Sales Price*	\$500,000	\$425,000	- 15.0%	\$481,250	\$462,475	- 3.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	18	12	- 33.3%	25	30	+ 20.0%
Percent of Original List Price Received*	111.1%	106.3%	- 4.3%	105.2%	100.7%	- 4.3%
New Listings	3	2	- 33.3%	13	12	- 7.7%

* 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

