

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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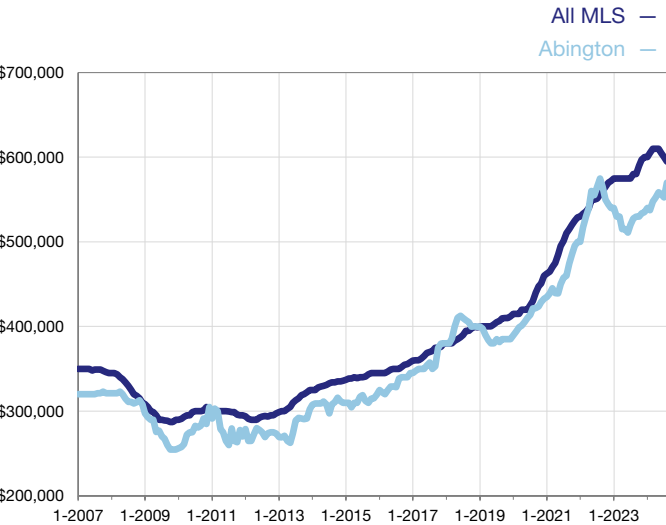
| Single-Family Properties | August | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 15 | 9 | - 40.0% | 90 | 68 | - 24.4% |
| Closed Sales | 18 | 12 | - 33.3% | 86 | 64 | - 25.6% |
| Median Sales Price* | \$535,000 | \$547,500 | + 2.3% | \$537,500 | \$585,000 | + 8.8% |
| Inventory of Homes for Sale | 5 | 9 | + 80.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 1.2 | + 140.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 22 | + 15.8% | 25 | 26 | + 4.0% |
| Percent of Original List Price Received* | 103.1% | 101.0% | - 2.0% | 101.1% | 100.1% | - 1.0% |
| New Listings | 9 | 8 | - 11.1% | 88 | 74 | - 15.9% |

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

| Condominium Properties | August | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 3 | + 200.0% | 19 | 31 | + 63.2% |
| Closed Sales | 3 | 5 | + 66.7% | 19 | 31 | + 63.2% |
| Median Sales Price* | \$439,000 | \$425,000 | - 3.2% | \$420,800 | \$442,000 | + 5.0% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.6 | - 45.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 22 | + 37.5% | 30 | 22 | - 26.7% |
| Percent of Original List Price Received* | 102.9% | 101.5% | - 1.4% | 102.4% | 101.7% | - 0.7% |
| New Listings | 3 | 3 | 0.0% | 21 | 32 | + 52.4% |

* 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

