

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Becket

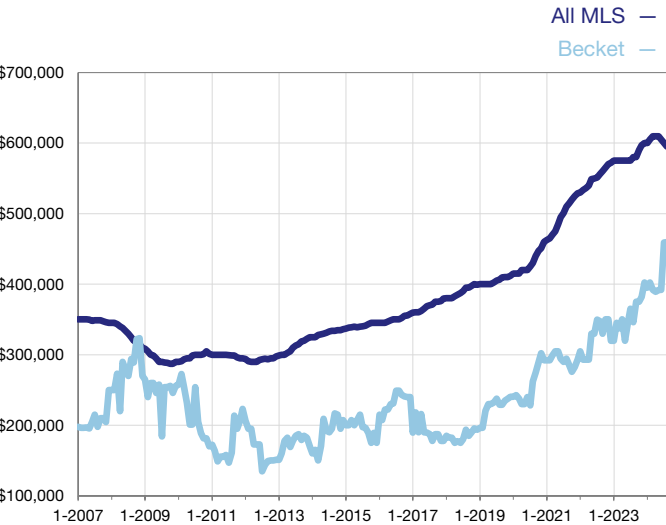
Single-Family Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	4	- 33.3%	37	25	- 32.4%
Closed Sales	3	5	+ 66.7%	23	23	0.0%
Median Sales Price*	\$244,000	\$485,000	+ 98.8%	\$375,000	\$380,000	+ 1.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--
Cumulative Days on Market Until Sale	39	92	+ 135.9%	69	114	+ 65.2%
Percent of Original List Price Received*	103.9%	93.1%	- 10.4%	97.7%	93.5%	- 4.3%
New Listings	8	8	0.0%	54	43	- 20.4%

* 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		
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

