

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dalton

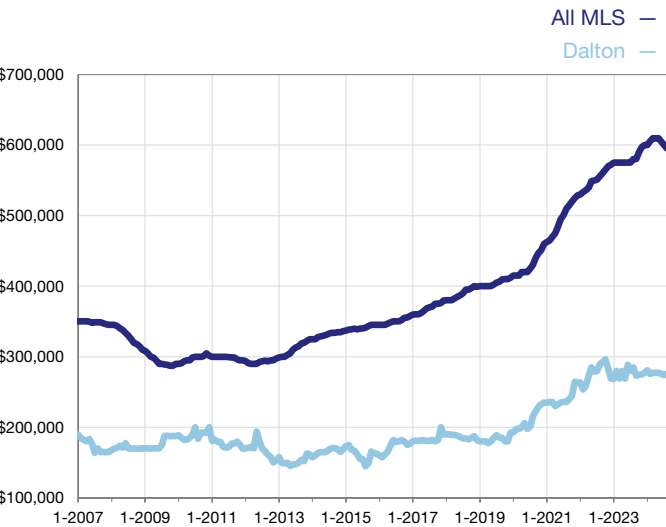
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	3	- 57.1%	33	36	+ 9.1%
Closed Sales	3	10	+ 233.3%	27	34	+ 25.9%
Median Sales Price*	\$271,000	\$379,000	+ 39.9%	\$291,604	\$273,250	- 6.3%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	30	78	+ 160.0%	76	87	+ 14.5%
Percent of Original List Price Received*	105.3%	96.8%	- 8.1%	98.2%	96.7%	- 1.5%
New Listings	10	7	- 30.0%	39	40	+ 2.6%

\* 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	1	0.0%	2	6	+ 200.0%
Closed Sales	1	2	+ 100.0%	1	6	+ 500.0%
Median Sales Price*	\$800,000	\$487,500	- 39.1%	\$800,000	\$722,500	- 9.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	56	238	+ 325.0%	56	142	+ 153.6%
Percent of Original List Price Received*	89.4%	102.8%	+ 15.0%	89.4%	98.8%	+ 10.5%
New Listings	0	0	--	3	5	+ 66.7%

\* 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

