

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

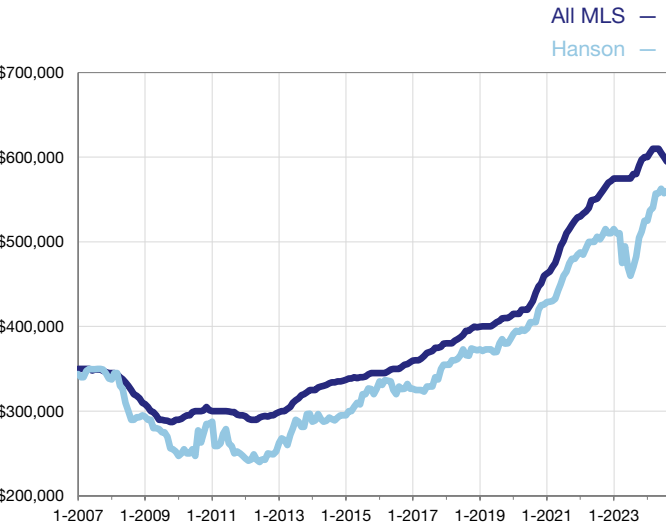
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	51	53	+ 3.9%
Closed Sales	9	7	- 22.2%	45	48	+ 6.7%
Median Sales Price*	\$470,000	\$530,000	+ 12.8%	\$470,000	\$605,000	+ 28.7%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	19	15	- 21.1%	31	34	+ 9.7%
Percent of Original List Price Received*	108.7%	98.2%	- 9.7%	101.3%	99.8%	- 1.5%
New Listings	10	7	- 30.0%	58	50	- 13.8%

* 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	2	+ 100.0%	10	19	+ 90.0%
Closed Sales	1	6	+ 500.0%	10	14	+ 40.0%
Median Sales Price*	\$427,000	\$546,250	+ 27.9%	\$420,000	\$591,053	+ 40.7%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	2.1	+ 320.0%	--	--	--
Cumulative Days on Market Until Sale	1	43	+ 4,200.0%	26	50	+ 92.3%
Percent of Original List Price Received*	107.0%	101.4%	- 5.2%	100.4%	101.4%	+ 1.0%
New Listings	1	3	+ 200.0%	11	21	+ 90.9%

* 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

