

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hardwick

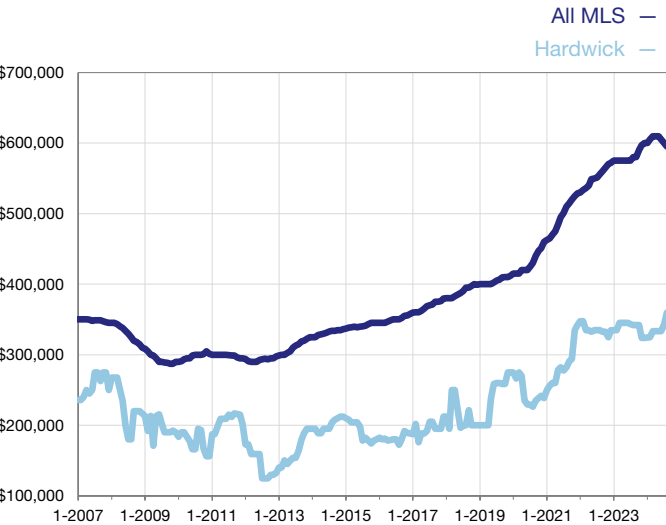
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	5	20	+ 300.0%
Closed Sales	1	5	+ 400.0%	4	18	+ 350.0%
Median Sales Price*	\$315,000	\$330,000	+ 4.8%	\$328,600	\$376,900	+ 14.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.2	0.9	- 71.9%	--	--	--
Cumulative Days on Market Until Sale	8	46	+ 475.0%	58	73	+ 25.9%
Percent of Original List Price Received*	108.6%	97.5%	- 10.2%	100.4%	96.6%	- 3.8%
New Listings	2	2	0.0%	10	25	+ 150.0%

* 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	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$222,000	--	\$175,000	\$222,000	+ 26.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	24	--	69	24	- 65.2%
Percent of Original List Price Received*	0.0%	111.1%	--	94.6%	111.1%	+ 17.4%
New Listings	0	0	--	0	1	--

* 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

