

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	5	+ 400.0%	21	33	+ 57.1%
Closed Sales	5	7	+ 40.0%	22	30	+ 36.4%
Median Sales Price*	\$479,900	\$485,000	+ 1.1%	\$444,950	\$477,500	+ 7.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	52	30	- 42.3%	36	38	+ 5.6%
Percent of Original List Price Received*	102.0%	98.7%	- 3.2%	98.3%	99.1%	+ 0.8%
New Listings	3	8	+ 166.7%	27	40	+ 48.1%

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

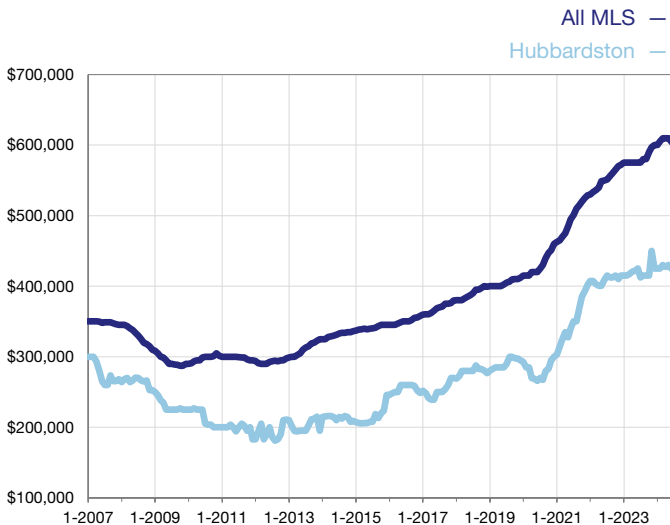
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$314,500	\$395,000	+ 25.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	60	5	- 91.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.9%	105.3%	+ 7.6%
New Listings	0	1	--	1	2	+ 100.0%

* 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

