

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Marion

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	7	+ 16.7%	34	34	0.0%
Closed Sales	6	8	+ 33.3%	36	35	- 2.8%
Median Sales Price*	\$768,000	\$766,750	- 0.2%	\$704,950	\$790,000	+ 12.1%
Inventory of Homes for Sale	12	19	+ 58.3%	--	--	--
Months Supply of Inventory	2.5	4.5	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	61	39	- 36.1%	45	46	+ 2.2%
Percent of Original List Price Received*	93.4%	95.0%	+ 1.7%	98.1%	97.0%	- 1.1%
New Listings	7	5	- 28.6%	43	48	+ 11.6%

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

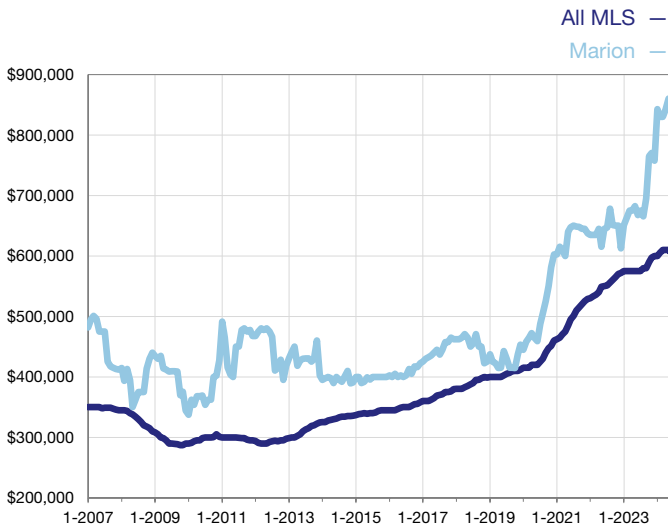
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$950,000	\$750,000	- 21.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	105	796	+ 658.1%
Percent of Original List Price Received*	0.0%	0.0%	--	65.5%	93.8%	+ 43.2%
New Listings	0	1	--	2	1	- 50.0%

* 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

