

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mendon

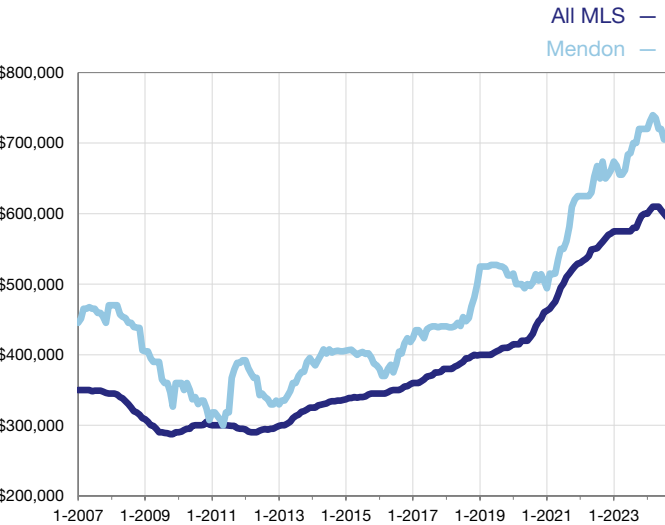
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	39	36	- 7.7%
Closed Sales	4	8	+ 100.0%	41	31	- 24.4%
Median Sales Price*	\$728,000	\$817,500	+ 12.3%	\$720,000	\$800,000	+ 11.1%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	39	57	+ 46.2%	34	32	- 5.9%
Percent of Original List Price Received*	99.7%	98.3%	- 1.4%	100.0%	98.6%	- 1.4%
New Listings	4	8	+ 100.0%	41	49	+ 19.5%

\* 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	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$525,000	\$0	- 100.0%	\$527,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.5%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 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

