

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middleton

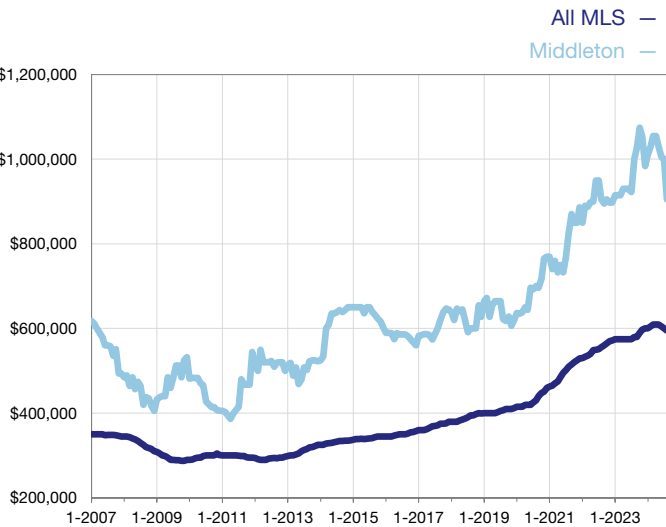
Single-Family Properties			August			Year to Date		
Key Metrics			2023	2024	+ / -	2023	2024	+ / -
Pending Sales			2	9	+ 350.0%	31	47	+ 51.6%
Closed Sales			5	9	+ 80.0%	34	40	+ 17.6%
Median Sales Price*			\$1,400,000	\$1,200,000	- 14.3%	\$1,084,375	\$1,142,500	+ 5.4%
Inventory of Homes for Sale			10	10	0.0%	--	--	--
Months Supply of Inventory			2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale			29	38	+ 31.0%	32	43	+ 34.4%
Percent of Original List Price Received*			101.5%	100.4%	- 1.1%	100.2%	99.5%	- 0.7%
New Listings			8	8	0.0%	49	57	+ 16.3%

\* 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		
Key Metrics			2023	2024	+ / -	2023	2024	+ / -
Pending Sales			4	2	- 50.0%	40	20	- 50.0%
Closed Sales			8	3	- 62.5%	42	22	- 47.6%
Median Sales Price*			\$567,500	\$730,000	+ 28.6%	\$782,500	\$568,750	- 27.3%
Inventory of Homes for Sale			2	2	0.0%	--	--	--
Months Supply of Inventory			0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale			26	22	- 15.4%	44	20	- 54.5%
Percent of Original List Price Received*			98.6%	105.4%	+ 6.9%	99.5%	101.6%	+ 2.1%
New Listings			3	3	0.0%	39	24	- 38.5%

\* 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

