

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Salem

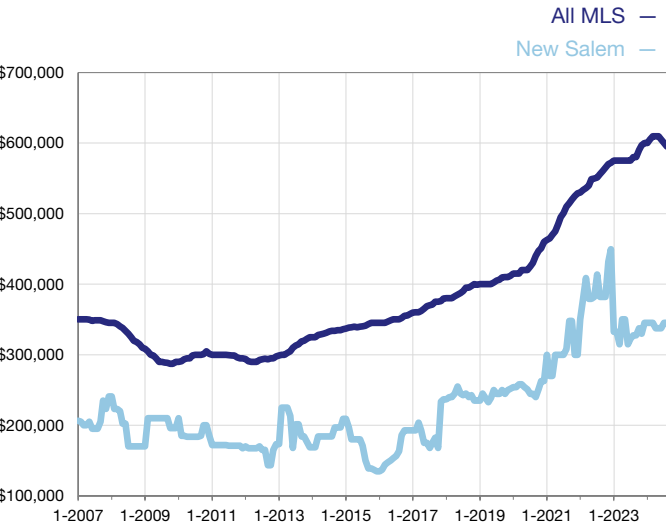
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	0	- 100.0%	4	3	- 25.0%
Closed Sales				2	1	- 50.0%	6	4	- 33.3%
Median Sales Price*				\$337,500	\$375,000	+ 11.1%	\$327,500	\$307,500	- 6.1%
Inventory of Homes for Sale				3	3	0.0%	--	--	--
Months Supply of Inventory				3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale				38	3	- 92.1%	74	10	- 86.5%
Percent of Original List Price Received*				95.6%	107.2%	+ 12.1%	95.0%	103.4%	+ 8.8%
New Listings				1	1	0.0%	5	6	+ 20.0%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

