

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

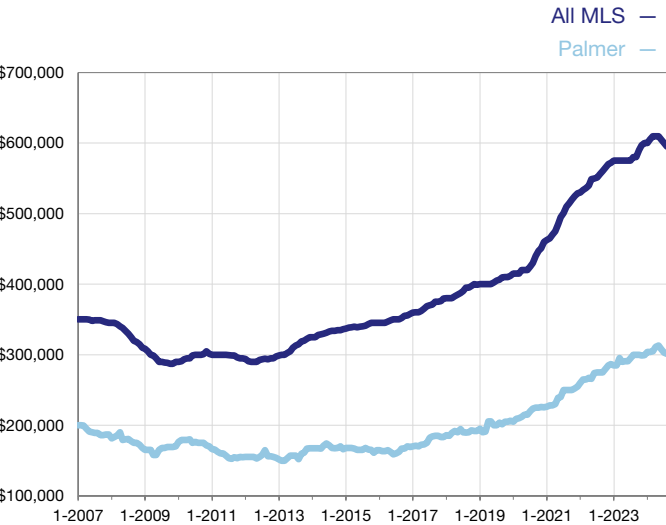
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	12	- 14.3%	70	75	+ 7.1%
Closed Sales	11	9	- 18.2%	67	72	+ 7.5%
Median Sales Price*	\$325,000	\$330,000	+ 1.5%	\$295,000	\$327,500	+ 11.0%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	29	25	- 13.8%
Percent of Original List Price Received*	100.5%	99.4%	- 1.1%	101.8%	101.9%	+ 0.1%
New Listings	9	14	+ 55.6%	78	89	+ 14.1%

* 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	1	2	+ 100.0%	6	9	+ 50.0%
Closed Sales	0	3	--	5	10	+ 100.0%
Median Sales Price*	\$0	\$208,000	--	\$214,000	\$202,700	- 5.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.7	0.7	- 58.8%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	37	22	- 40.5%
Percent of Original List Price Received*	0.0%	98.6%	--	100.2%	99.3%	- 0.9%
New Listings	2	1	- 50.0%	10	9	- 10.0%

* 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

