

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

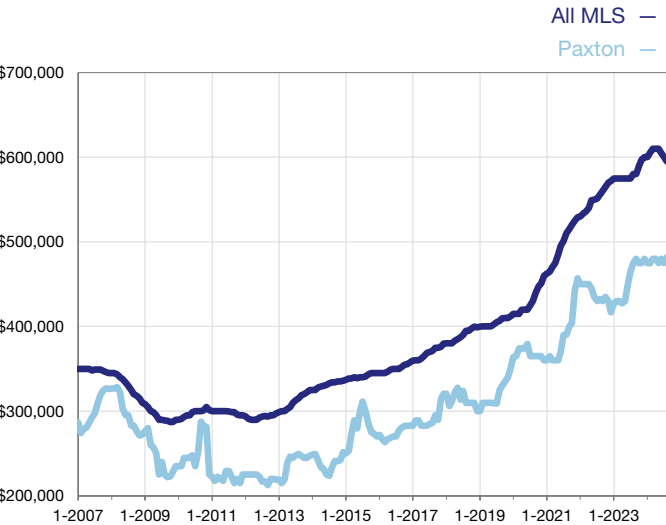
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	22	38	+ 72.7%
Closed Sales	7	9	+ 28.6%	24	36	+ 50.0%
Median Sales Price*	\$475,000	\$500,000	+ 5.3%	\$486,750	\$540,500	+ 11.0%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	27	27	0.0%
Percent of Original List Price Received*	102.8%	97.2%	- 5.4%	102.2%	100.8%	- 1.4%
New Listings	3	5	+ 66.7%	28	38	+ 35.7%

* 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	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	16	- 11.1%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.5%	+ 0.4%
New Listings	0	0	--	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

