

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

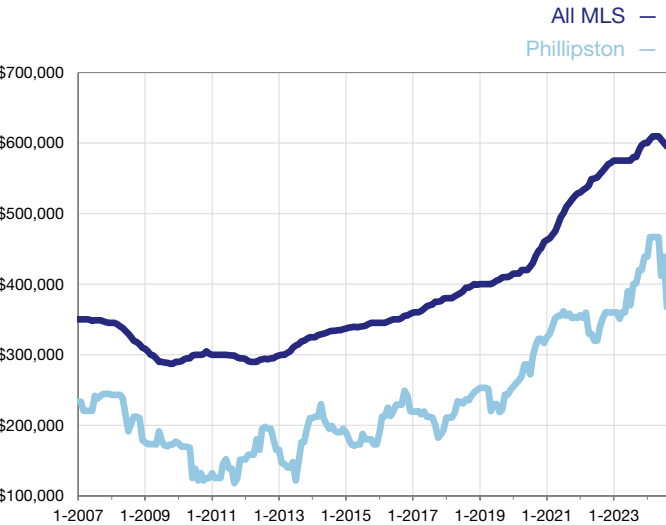
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	10	16	+ 60.0%
Closed Sales	3	3	0.0%	8	14	+ 75.0%
Median Sales Price*	\$525,000	\$398,888	- 24.0%	\$497,450	\$447,500	- 10.0%
Inventory of Homes for Sale	3	14	+ 366.7%	--	--	--
Months Supply of Inventory	1.3	5.7	+ 338.5%	--	--	--
Cumulative Days on Market Until Sale	22	58	+ 163.6%	22	39	+ 77.3%
Percent of Original List Price Received*	103.7%	95.5%	- 7.9%	102.9%	96.3%	- 6.4%
New Listings	2	9	+ 350.0%	12	38	+ 216.7%

* 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	--	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

