

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

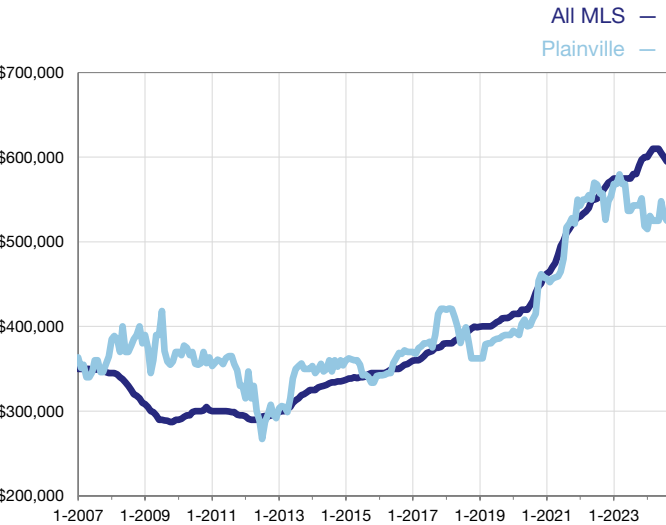
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	29	35	+ 20.7%
Closed Sales	3	6	+ 100.0%	29	34	+ 17.2%
Median Sales Price*	\$567,000	\$758,500	+ 33.8%	\$522,000	\$630,000	+ 20.7%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	24	24	0.0%	24	31	+ 29.2%
Percent of Original List Price Received*	99.7%	100.7%	+ 1.0%	102.6%	101.5%	- 1.1%
New Listings	3	4	+ 33.3%	32	41	+ 28.1%

* 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	3	1	- 66.7%	15	10	- 33.3%
Closed Sales	3	4	+ 33.3%	11	10	- 9.1%
Median Sales Price*	\$401,000	\$487,500	+ 21.6%	\$481,000	\$487,475	+ 1.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	23	23	0.0%
Percent of Original List Price Received*	106.1%	102.5%	- 3.4%	105.4%	101.4%	- 3.8%
New Listings	4	1	- 75.0%	17	13	- 23.5%

* 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

