

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

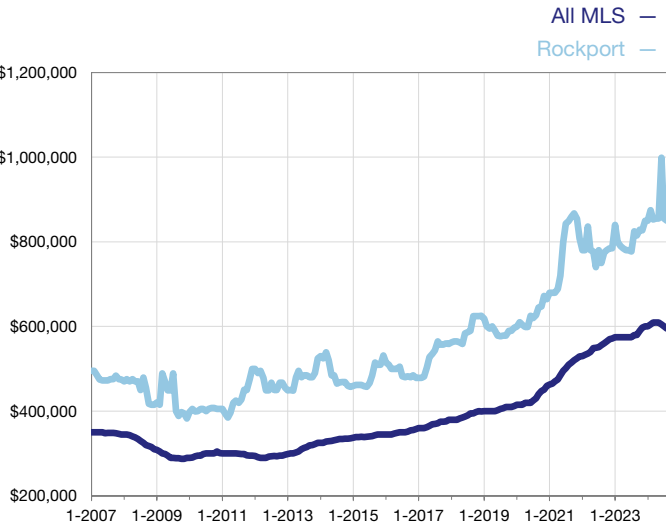
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	32	33	+ 3.1%
Closed Sales	3	5	+ 66.7%	30	30	0.0%
Median Sales Price*	\$1,100,000	\$1,090,000	- 0.9%	\$830,000	\$877,500	+ 5.7%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	92	98	+ 6.5%	51	46	- 9.8%
Percent of Original List Price Received*	90.1%	91.7%	+ 1.8%	96.6%	98.6%	+ 2.1%
New Listings	5	5	0.0%	47	45	- 4.3%

* 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	2	- 33.3%	17	14	- 17.6%
Closed Sales	2	1	- 50.0%	16	14	- 12.5%
Median Sales Price*	\$861,500	\$615,000	- 28.6%	\$525,000	\$615,000	+ 17.1%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	47	78	+ 66.0%	64	93	+ 45.3%
Percent of Original List Price Received*	95.6%	85.5%	- 10.6%	93.9%	94.5%	+ 0.6%
New Listings	4	3	- 25.0%	19	19	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

