

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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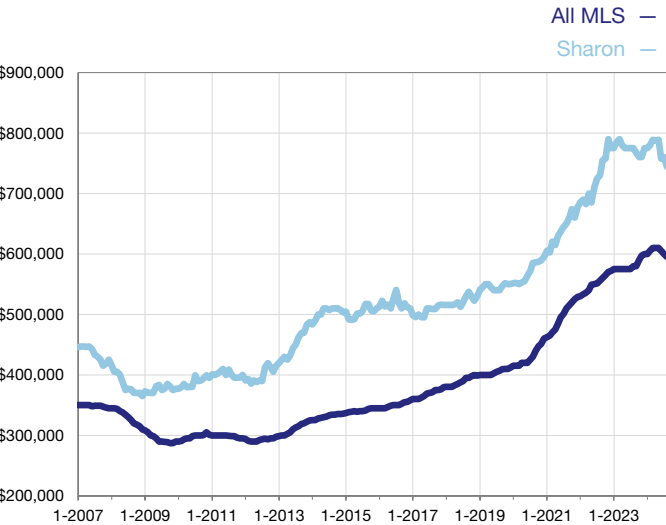
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				12	12	0.0%	101	94	- 6.9%
Closed Sales				19	13	- 31.6%	100	90	- 10.0%
Median Sales Price*				\$830,000	\$850,000	+ 2.4%	\$782,500	\$814,400	+ 4.1%
Inventory of Homes for Sale				22	18	- 18.2%	--	--	--
Months Supply of Inventory				1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale				25	22	- 12.0%	28	29	+ 3.6%
Percent of Original List Price Received*				101.8%	102.4%	+ 0.6%	100.1%	102.0%	+ 1.9%
New Listings				15	11	- 26.7%	128	114	- 10.9%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	2	0.0%	16	17	+ 6.3%
Closed Sales				2	1	- 50.0%	16	13	- 18.8%
Median Sales Price*				\$942,500	\$308,490	- 67.3%	\$590,500	\$335,000	- 43.3%
Inventory of Homes for Sale				3	3	0.0%	--	--	--
Months Supply of Inventory				1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale				23	11	- 52.2%	53	47	- 11.3%
Percent of Original List Price Received*				100.0%	102.8%	+ 2.8%	102.3%	101.8%	- 0.5%
New Listings				1	1	0.0%	19	22	+ 15.8%

* 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

