

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

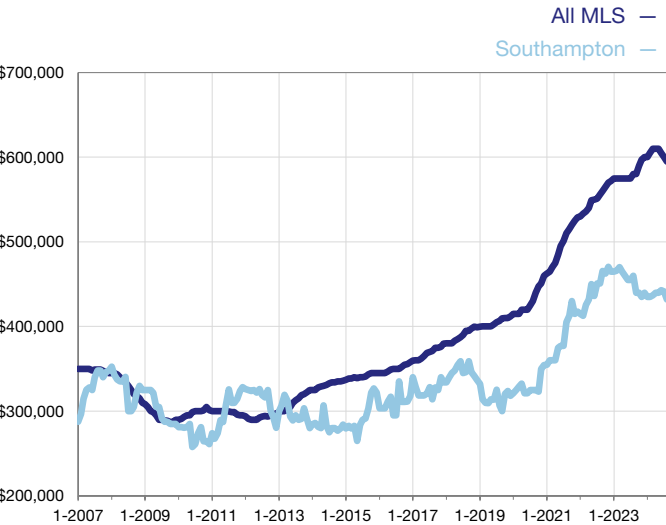
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	28	26	- 7.1%
Closed Sales	4	2	- 50.0%	25	21	- 16.0%
Median Sales Price*	\$481,350	\$517,450	+ 7.5%	\$440,000	\$499,900	+ 13.6%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	29	+ 61.1%	73	43	- 41.1%
Percent of Original List Price Received*	104.1%	100.6%	- 3.4%	100.3%	102.9%	+ 2.6%
New Listings	5	2	- 60.0%	27	29	+ 7.4%

* 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	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$165,000	\$201,000	+ 21.8%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	30	47	+ 56.7%
Percent of Original List Price Received*	0.0%	0.0%	--	99.6%	96.2%	- 3.4%
New Listings	1	0	- 100.0%	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

