

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

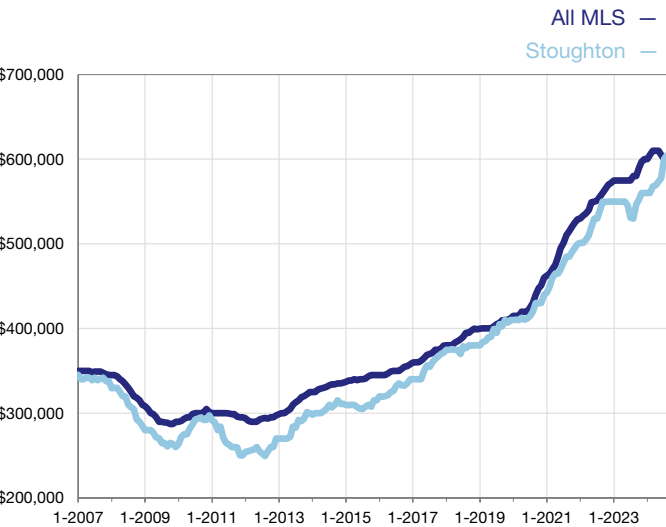
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	20	0.0%	116	134	+ 15.5%
Closed Sales	18	23	+ 27.8%	108	124	+ 14.8%
Median Sales Price*	\$555,000	\$592,500	+ 6.8%	\$527,500	\$612,000	+ 16.0%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	33	+ 43.5%	32	26	- 18.8%
Percent of Original List Price Received*	103.1%	103.5%	+ 0.4%	100.0%	104.2%	+ 4.2%
New Listings	19	19	0.0%	127	153	+ 20.5%

\* 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	9	12	+ 33.3%	55	59	+ 7.3%
Closed Sales	6	12	+ 100.0%	51	52	+ 2.0%
Median Sales Price*	\$415,000	\$382,450	- 7.8%	\$375,000	\$396,000	+ 5.6%
Inventory of Homes for Sale	4	11	+ 175.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--
Cumulative Days on Market Until Sale	20	38	+ 90.0%	28	29	+ 3.6%
Percent of Original List Price Received*	101.0%	99.8%	- 1.2%	100.2%	100.3%	+ 0.1%
New Listings	8	13	+ 62.5%	64	68	+ 6.3%

\* 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

