

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

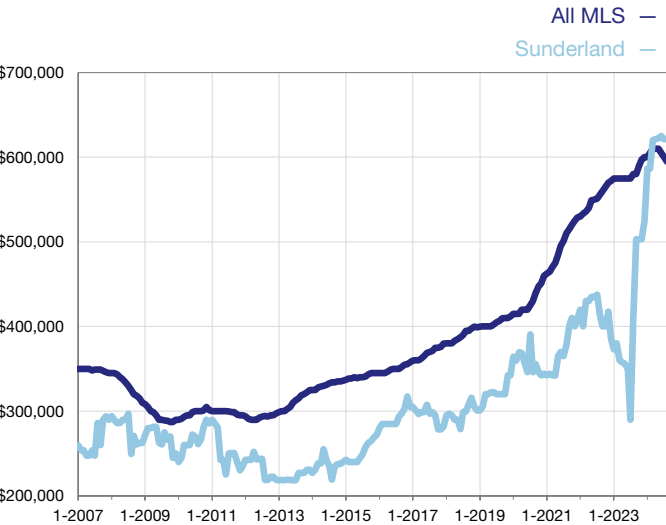
| Single-Family Properties | August | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 1 | 0.0% | 11 | 11 | 0.0% |
| Closed Sales | 4 | 1 | - 75.0% | 10 | 12 | + 20.0% |
| Median Sales Price* | \$567,500 | \$412,000 | - 27.4% | \$504,000 | \$478,750 | - 5.0% |
| Inventory of Homes for Sale | 2 | 0 | - 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.0 | - 100.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 105 | 19 | - 81.9% | 65 | 39 | - 40.0% |
| Percent of Original List Price Received* | 94.1% | 105.6% | + 12.2% | 95.6% | 99.3% | + 3.9% |
| New Listings | 2 | 0 | - 100.0% | 11 | 10 | - 9.1% |

* 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 | 0 | 0 | -- | 1 | 1 | 0.0% |
| Closed Sales | 0 | 1 | -- | 1 | 1 | 0.0% |
| Median Sales Price* | \$0 | \$570,000 | -- | \$360,000 | \$570,000 | + 58.3% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 18 | -- | 20 | 18 | - 10.0% |
| Percent of Original List Price Received* | 0.0% | 108.6% | -- | 100.0% | 108.6% | + 8.6% |
| New Listings | 0 | 0 | -- | 1 | 1 | 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

