

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Taunton

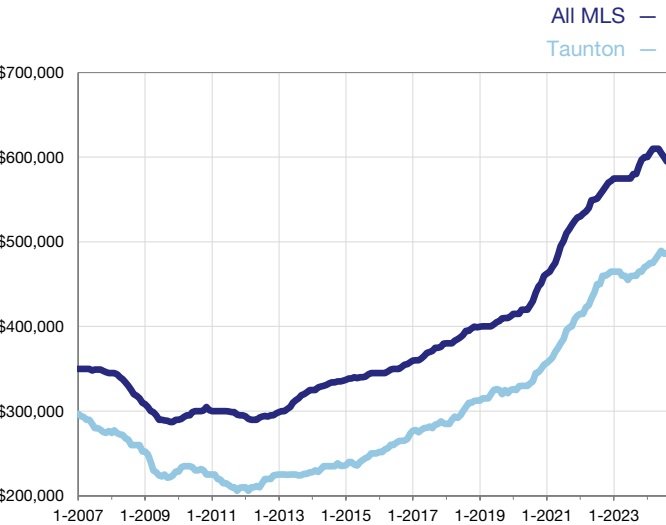
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	36	28	- 22.2%	218	207	- 5.0%
Closed Sales	34	24	- 29.4%	211	202	- 4.3%
Median Sales Price*	\$484,500	\$470,000	- 3.0%	\$460,000	\$489,950	+ 6.5%
Inventory of Homes for Sale	38	42	+ 10.5%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	36	31	- 13.9%
Percent of Original List Price Received*	102.0%	102.4%	+ 0.4%	101.8%	102.2%	+ 0.4%
New Listings	41	36	- 12.2%	233	262	+ 12.4%

* 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	19	15	- 21.1%	126	101	- 19.8%
Closed Sales	13	15	+ 15.4%	117	106	- 9.4%
Median Sales Price*	\$403,000	\$360,000	- 10.7%	\$386,500	\$353,000	- 8.7%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	26	28	+ 7.7%	31	30	- 3.2%
Percent of Original List Price Received*	106.9%	102.2%	- 4.4%	101.7%	100.8%	- 0.9%
New Listings	13	14	+ 7.7%	127	113	- 11.0%

* 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

