

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Templeton

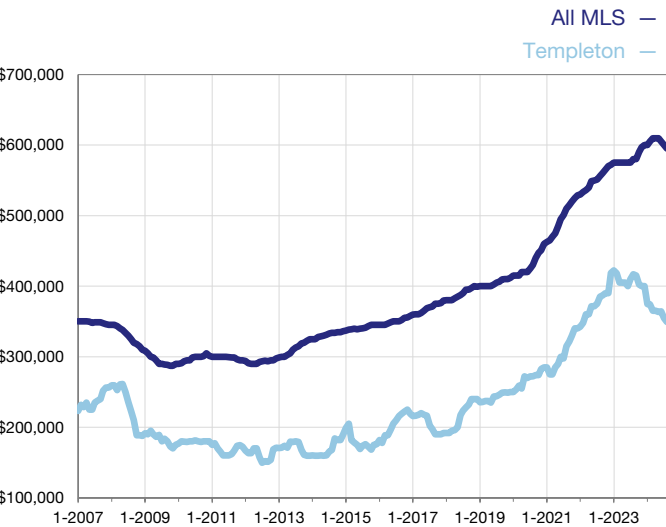
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	67	60	- 10.4%
Closed Sales	6	8	+ 33.3%	56	57	+ 1.8%
Median Sales Price*	\$576,296	\$437,450	- 24.1%	\$415,000	\$365,000	- 12.0%
Inventory of Homes for Sale	19	10	- 47.4%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	35	42	+ 20.0%
Percent of Original List Price Received*	100.1%	98.7%	- 1.4%	100.1%	100.1%	0.0%
New Listings	11	7	- 36.4%	93	72	- 22.6%

\* 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	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$306,000	\$0	- 100.0%	\$287,500	\$322,750	+ 12.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	44	33	- 25.0%
Percent of Original List Price Received*	111.3%	0.0%	- 100.0%	102.8%	100.4%	- 2.3%
New Listings	2	0	- 100.0%	2	2	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

