

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Warren

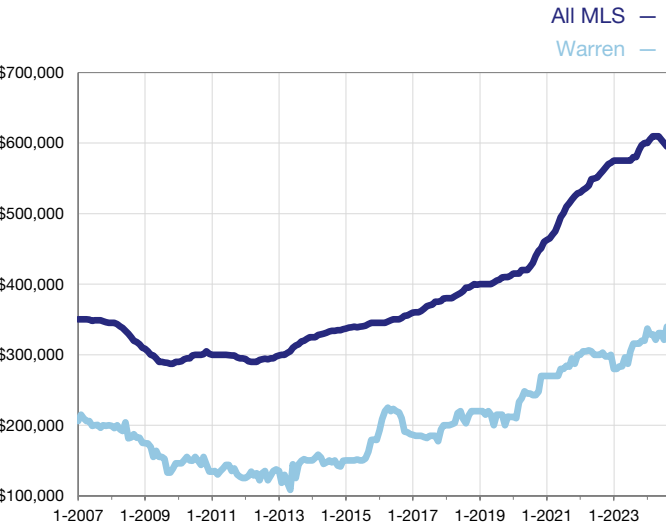
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	25	20	- 20.0%
Closed Sales	9	4	- 55.6%	27	20	- 25.9%
Median Sales Price*	\$321,000	\$412,450	+ 28.5%	\$320,000	\$412,450	+ 28.9%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.2	3.7	+ 68.2%	--	--	--
Cumulative Days on Market Until Sale	29	26	- 10.3%	48	33	- 31.3%
Percent of Original List Price Received*	101.5%	97.1%	- 4.3%	97.8%	98.5%	+ 0.7%
New Listings	5	9	+ 80.0%	29	34	+ 17.2%

* 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	1	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$289,900	\$0	- 100.0%	\$289,900	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	80	0	- 100.0%	80	0	- 100.0%
Percent of Original List Price Received*	96.7%	0.0%	- 100.0%	96.7%	0.0%	- 100.0%
New Listings	0	1	--	1	3	+ 200.0%

* 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

