

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

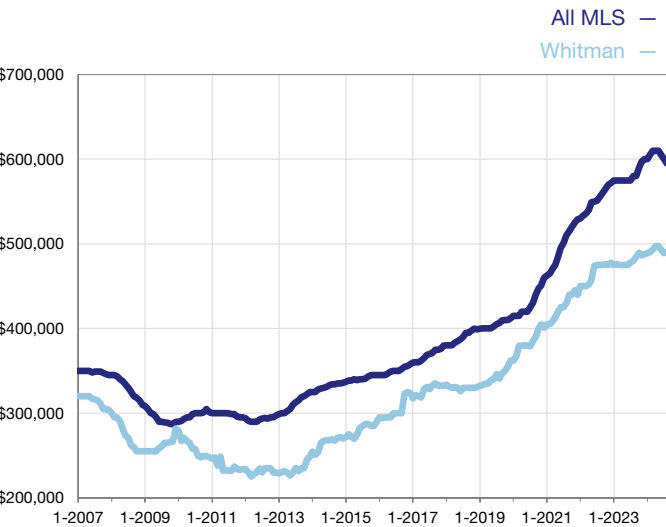
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	16	- 11.1%	77	79	+ 2.6%
Closed Sales	14	6	- 57.1%	69	72	+ 4.3%
Median Sales Price*	\$472,500	\$685,000	+ 45.0%	\$489,449	\$522,500	+ 6.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	26	+ 100.0%	29	23	- 20.7%
Percent of Original List Price Received*	104.4%	99.3%	- 4.9%	101.6%	101.5%	- 0.1%
New Listings	12	10	- 16.7%	77	89	+ 15.6%

* 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	3	+ 200.0%	36	22	- 38.9%
Closed Sales	6	8	+ 33.3%	44	20	- 54.5%
Median Sales Price*	\$452,450	\$452,500	+ 0.0%	\$426,400	\$452,500	+ 6.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	43	20	- 53.5%
Percent of Original List Price Received*	101.5%	102.2%	+ 0.7%	101.7%	101.6%	- 0.1%
New Listings	0	3	--	32	22	- 31.3%

* 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

