

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

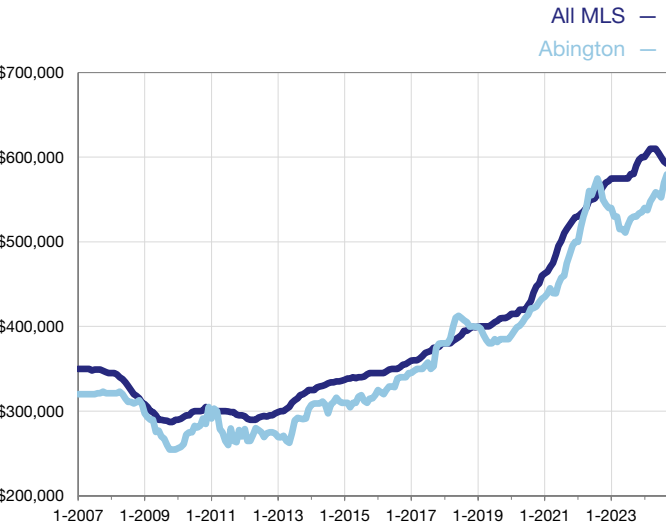
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	94	78	- 17.0%
Closed Sales	6	8	+ 33.3%	92	73	- 20.7%
Median Sales Price*	\$495,000	\$523,500	+ 5.8%	\$535,000	\$575,000	+ 7.5%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 7.7%	25	26	+ 4.0%
Percent of Original List Price Received*	100.8%	100.6%	- 0.2%	101.1%	100.2%	- 0.9%
New Listings	6	16	+ 166.7%	94	90	- 4.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	23	35	+ 52.2%
Closed Sales	2	4	+ 100.0%	21	35	+ 66.7%
Median Sales Price*	\$512,000	\$382,500	- 25.3%	\$423,000	\$435,000	+ 2.8%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	46	15	- 67.4%	31	21	- 32.3%
Percent of Original List Price Received*	104.6%	102.1%	- 2.4%	102.6%	101.8%	- 0.8%
New Listings	3	10	+ 233.3%	24	42	+ 75.0%

* 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

