

# Local Market Update – September 2024

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## Bernardston

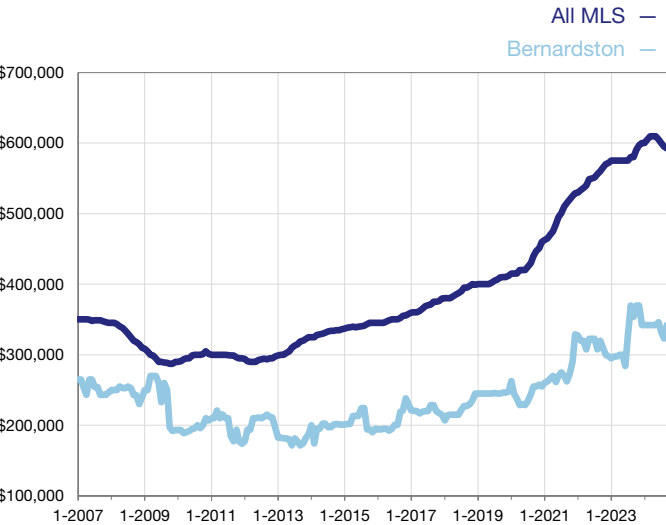
| Single-Family Properties                 |  |  |  | September |           |          | Year to Date |           |         |
|------------------------------------------|--|--|--|-----------|-----------|----------|--------------|-----------|---------|
| Key Metrics                              |  |  |  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Pending Sales                            |  |  |  | 0         | 2         | --       | 10           | 10        | 0.0%    |
| Closed Sales                             |  |  |  | 2         | 1         | - 50.0%  | 10           | 7         | - 30.0% |
| Median Sales Price*                      |  |  |  | \$302,000 | \$408,000 | + 35.1%  | \$346,500    | \$408,000 | + 17.7% |
| Inventory of Homes for Sale              |  |  |  | 3         | 5         | + 66.7%  | --           | --        | --      |
| Months Supply of Inventory               |  |  |  | 1.9       | 3.6       | + 89.5%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     |  |  |  | 25        | 67        | + 168.0% | 64           | 49        | - 23.4% |
| Percent of Original List Price Received* |  |  |  | 110.9%    | 81.8%     | - 26.2%  | 103.0%       | 91.7%     | - 11.0% |
| New Listings                             |  |  |  | 1         | 2         | + 100.0% | 10           | 11        | + 10.0% |

\* 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 |      |       |
|------------------------------------------|--|--|--|-----------|------|-------|--------------|------|-------|
| Key Metrics                              |  |  |  | 2023      | 2024 | + / - | 2023         | 2024 | + / - |
| Pending Sales                            |  |  |  | 0         | 0    | --    | 0            | 0    | --    |
| Closed Sales                             |  |  |  | 0         | 0    | --    | 0            | 0    | --    |
| Median Sales Price*                      |  |  |  | \$0       | \$0  | --    | \$0          | \$0  | --    |
| Inventory of Homes for Sale              |  |  |  | 0         | 0    | --    | --           | --   | --    |
| Months Supply of Inventory               |  |  |  | 0.0       | 0.0  | --    | --           | --   | --    |
| Cumulative Days on Market Until Sale     |  |  |  | 0         | 0    | --    | 0            | 0    | --    |
| Percent of Original List Price Received* |  |  |  | 0.0%      | 0.0% | --    | 0.0%         | 0.0% | --    |
| New Listings                             |  |  |  | 0         | 0    | --    | 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

