

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

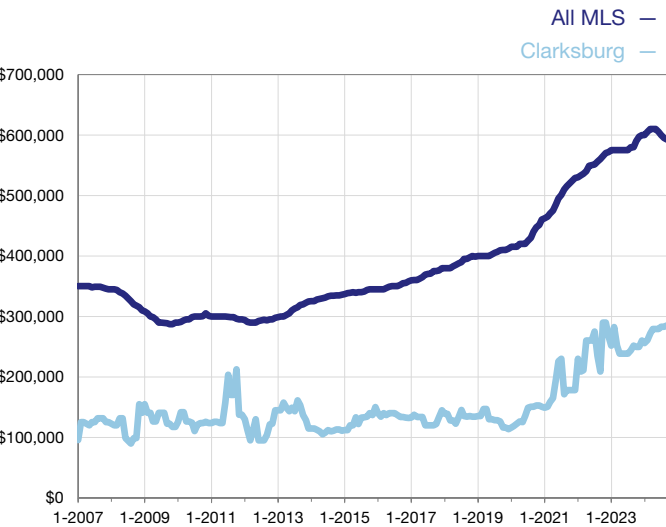
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	10	20	+ 100.0%
Closed Sales	3	2	- 33.3%	13	16	+ 23.1%
Median Sales Price*	\$265,000	\$222,000	- 16.2%	\$260,000	\$222,000	- 14.6%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	92	44	- 52.2%	125	57	- 54.4%
Percent of Original List Price Received*	92.5%	97.6%	+ 5.5%	91.6%	98.0%	+ 7.0%
New Listings	2	3	+ 50.0%	10	25	+ 150.0%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	5	+ 400.0%
Closed Sales	0	1	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$122,500	--	\$127,000	\$116,000	- 8.7%
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	0	75	--	57	57	0.0%
Percent of Original List Price Received*	0.0%	94.3%	--	98.4%	93.9%	- 4.6%
New Listings	0	0	--	2	5	+ 150.0%

* 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

