

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

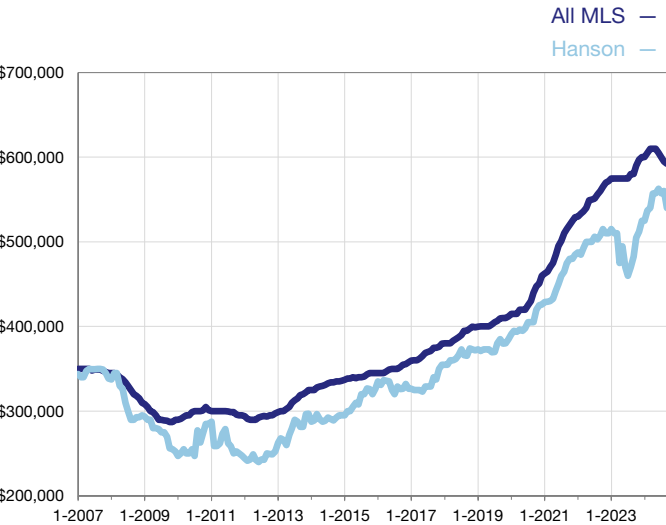
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	57	63	+ 10.5%
Closed Sales	8	11	+ 37.5%	53	59	+ 11.3%
Median Sales Price*	\$685,000	\$645,000	- 5.8%	\$525,000	\$610,000	+ 16.2%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	41	51	+ 24.4%	32	37	+ 15.6%
Percent of Original List Price Received*	99.8%	96.6%	- 3.2%	101.1%	99.2%	- 1.9%
New Listings	5	10	+ 100.0%	63	60	- 4.8%

* 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	1	--	10	19	+ 90.0%
Closed Sales	1	0	- 100.0%	11	14	+ 27.3%
Median Sales Price*	\$425,000	\$0	- 100.0%	\$420,000	\$591,053	+ 40.7%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.8	4.8	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	25	50	+ 100.0%
Percent of Original List Price Received*	106.3%	0.0%	- 100.0%	100.9%	101.4%	+ 0.5%
New Listings	2	6	+ 200.0%	13	27	+ 107.7%

* 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

