

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

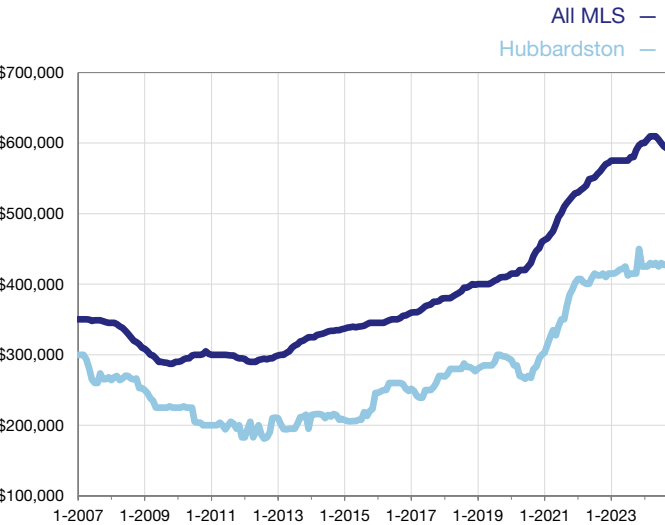
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	24	37	+ 54.2%
Closed Sales	2	3	+ 50.0%	24	33	+ 37.5%
Median Sales Price*	\$496,000	\$485,000	- 2.2%	\$444,950	\$480,000	+ 7.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	21	- 41.7%	36	37	+ 2.8%
Percent of Original List Price Received*	100.6%	101.1%	+ 0.5%	98.5%	99.3%	+ 0.8%
New Listings	5	2	- 60.0%	32	42	+ 31.3%

* 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	1	1	0.0%	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$314,500	\$395,000	+ 25.6%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	60	5	- 91.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.9%	105.3%	+ 7.6%
New Listings	2	1	- 50.0%	3	3	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

