

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Salem

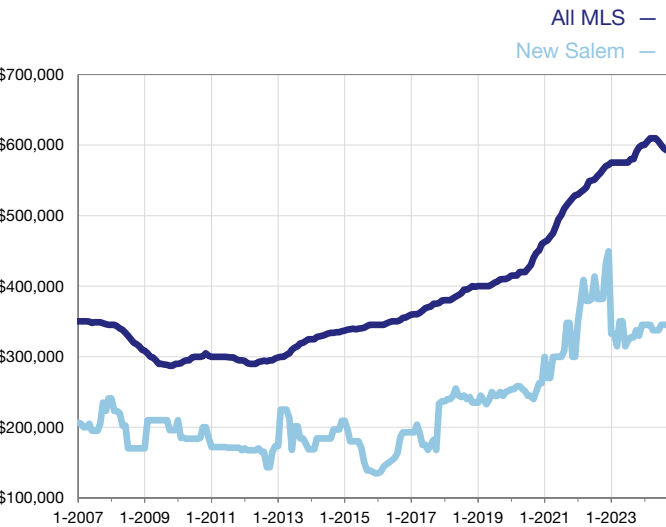
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$545,000	--	\$327,500	\$330,000	+ 0.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	2.6	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	74	16	- 78.4%
Percent of Original List Price Received*	0.0%	100.0%	--	95.0%	102.7%	+ 8.1%
New Listings	2	0	- 100.0%	7	6	- 14.3%

* 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	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

