

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

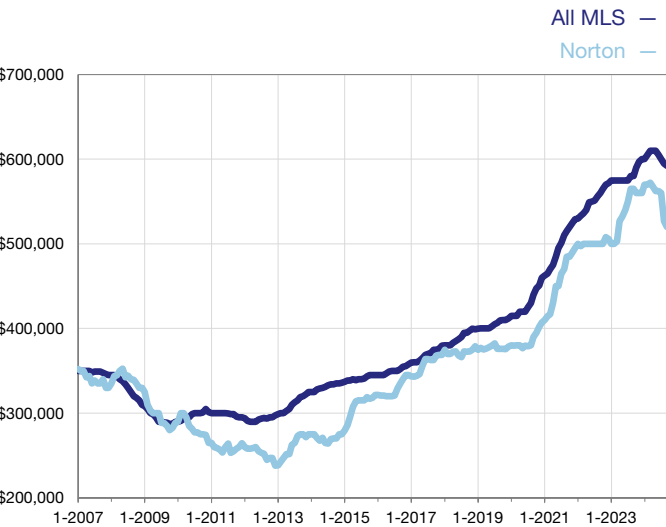
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	10	- 23.1%	97	104	+ 7.2%
Closed Sales	8	12	+ 50.0%	85	95	+ 11.8%
Median Sales Price*	\$543,500	\$502,500	- 7.5%	\$615,000	\$625,000	+ 1.6%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	8	23	+ 187.5%	27	29	+ 7.4%
Percent of Original List Price Received*	104.6%	101.5%	- 3.0%	100.6%	101.6%	+ 1.0%
New Listings	14	16	+ 14.3%	109	127	+ 16.5%

* 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	8	3	- 62.5%	43	40	- 7.0%
Closed Sales	4	4	0.0%	40	37	- 7.5%
Median Sales Price*	\$357,500	\$471,263	+ 31.8%	\$378,200	\$422,525	+ 11.7%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	14	11	- 21.4%	20	21	+ 5.0%
Percent of Original List Price Received*	102.2%	105.0%	+ 2.7%	102.6%	102.3%	- 0.3%
New Listings	7	7	0.0%	44	45	+ 2.3%

* 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

