

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oakham

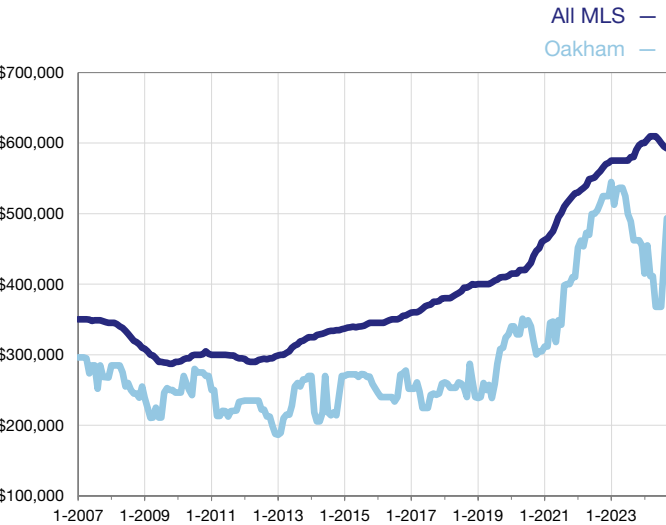
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	8	14	+ 75.0%
Closed Sales	1	4	+ 300.0%	8	10	+ 25.0%
Median Sales Price*	\$360,000	\$456,000	+ 26.7%	\$415,000	\$456,000	+ 9.9%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.6	2.7	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	16	40	+ 150.0%	58	44	- 24.1%
Percent of Original List Price Received*	111.1%	97.8%	- 12.0%	97.1%	99.0%	+ 2.0%
New Listings	4	5	+ 25.0%	12	20	+ 66.7%

\* 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

