

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

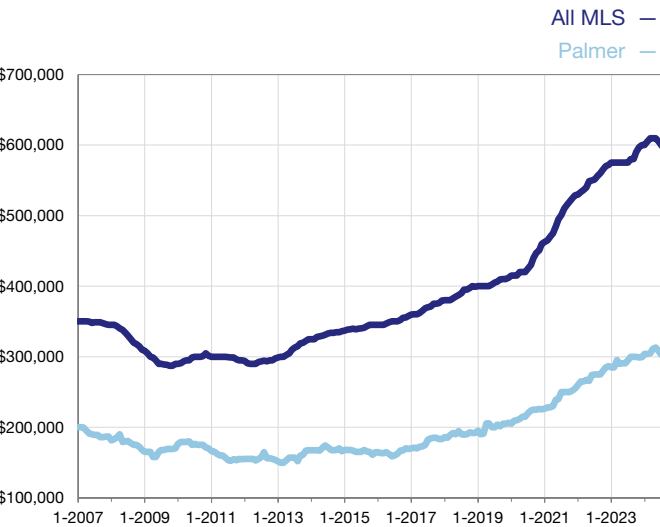
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	17	+ 240.0%	75	88	+ 17.3%
Closed Sales	13	11	- 15.4%	80	83	+ 3.8%
Median Sales Price*	\$311,000	\$295,000	- 5.1%	\$297,000	\$325,000	+ 9.4%
Inventory of Homes for Sale	13	19	+ 46.2%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	24	29	+ 20.8%	28	25	- 10.7%
Percent of Original List Price Received*	105.4%	95.2%	- 9.7%	102.4%	101.0%	- 1.4%
New Listings	7	15	+ 114.3%	85	104	+ 22.4%

* 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	3	+ 200.0%	7	12	+ 71.4%
Closed Sales	1	1	0.0%	6	11	+ 83.3%
Median Sales Price*	\$190,000	\$235,000	+ 23.7%	\$202,000	\$208,000	+ 3.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	20	3	- 85.0%	34	20	- 41.2%
Percent of Original List Price Received*	100.0%	113.0%	+ 13.0%	100.1%	100.5%	+ 0.4%
New Listings	2	5	+ 150.0%	12	14	+ 16.7%

* 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

