

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Paxton

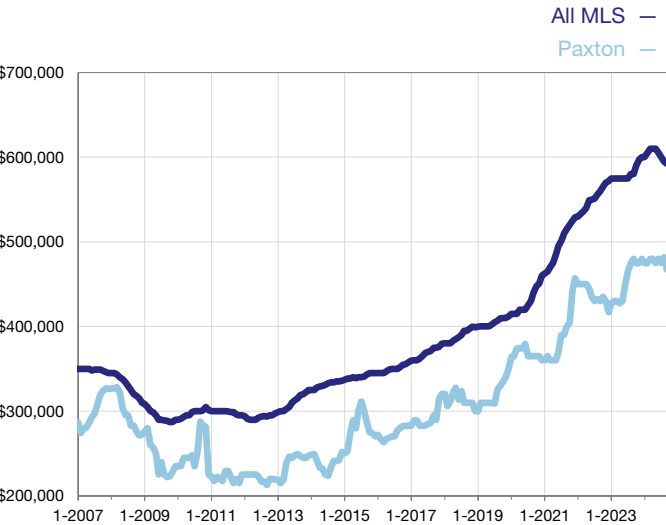
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	26	41	+ 57.7%
Closed Sales	2	4	+ 100.0%	26	40	+ 53.8%
Median Sales Price*	\$587,500	\$557,500	- 5.1%	\$489,200	\$540,500	+ 10.5%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	83	21	- 74.7%	31	26	- 16.1%
Percent of Original List Price Received*	92.9%	100.5%	+ 8.2%	101.5%	100.7%	- 0.8%
New Listings	7	3	- 57.1%	35	41	+ 17.1%

\* 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	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	16	- 11.1%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.5%	+ 0.4%
New Listings	0	0	--	2	1	- 50.0%

\* 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

