

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

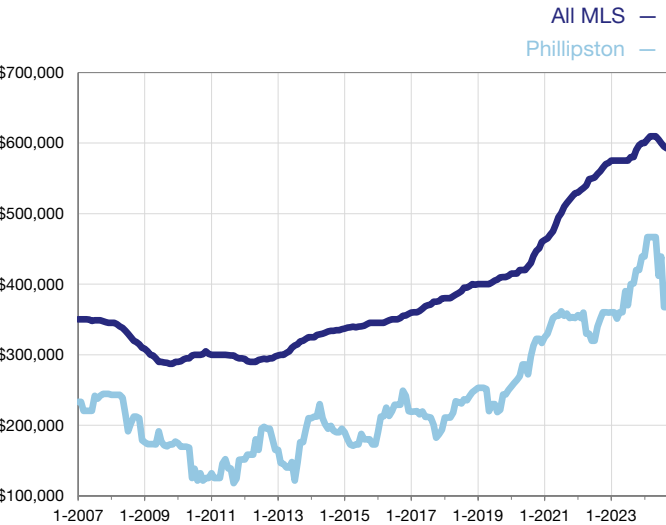
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	5	--	10	20	+ 100.0%
Closed Sales	2	3	+ 50.0%	10	17	+ 70.0%
Median Sales Price*	\$394,500	\$559,000	+ 41.7%	\$466,950	\$460,000	- 1.5%
Inventory of Homes for Sale	3	13	+ 333.3%	--	--	--
Months Supply of Inventory	1.6	5.0	+ 212.5%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	21	37	+ 76.2%
Percent of Original List Price Received*	111.0%	99.2%	- 10.6%	104.5%	96.8%	- 7.4%
New Listings	1	4	+ 300.0%	13	43	+ 230.8%

* 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

