

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plainville

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	8	+ 166.7%	32	42	+ 31.3%
Closed Sales	3	5	+ 66.7%	32	40	+ 25.0%
Median Sales Price*	\$479,000	\$587,500	+ 22.7%	\$518,500	\$614,250	+ 18.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	14	18	+ 28.6%	23	28	+ 21.7%
Percent of Original List Price Received*	105.7%	101.2%	- 4.3%	102.9%	101.5%	- 1.4%
New Listings	8	6	- 25.0%	40	46	+ 15.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

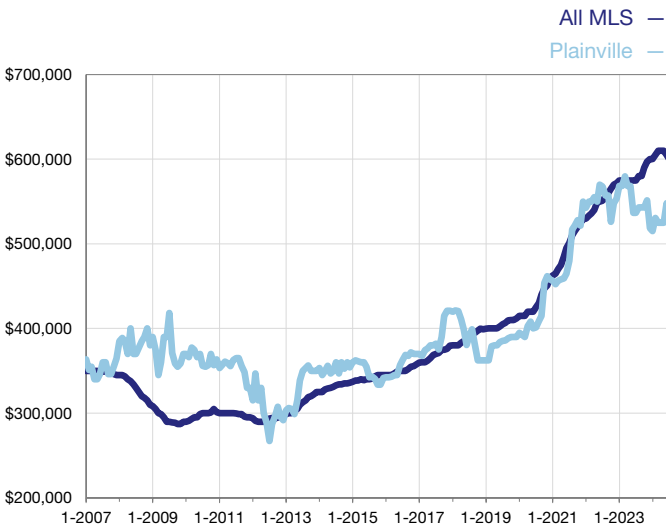
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	2	+ 100.0%	16	12	- 25.0%
Closed Sales	5	1	- 80.0%	16	11	- 31.3%
Median Sales Price*	\$505,000	\$435,000	- 13.9%	\$481,250	\$475,000	- 1.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	11	23	+ 109.1%	19	23	+ 21.1%
Percent of Original List Price Received*	106.3%	111.6%	+ 5.0%	105.7%	102.3%	- 3.2%
New Listings	2	3	+ 50.0%	19	16	- 15.8%

* 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

