

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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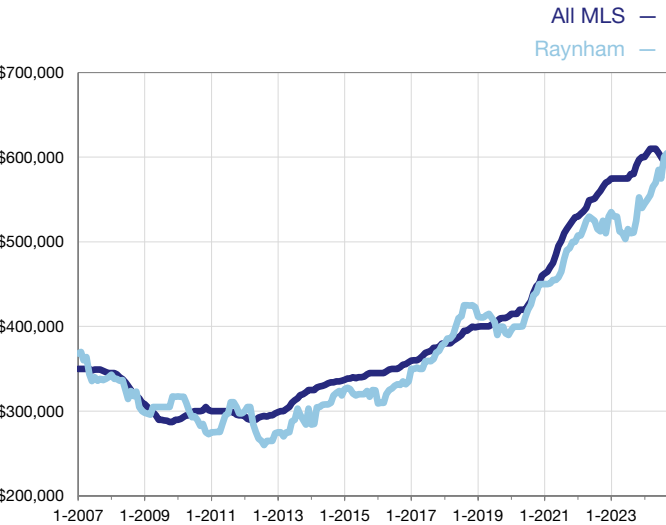
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	76	90	+ 18.4%
Closed Sales	8	9	+ 12.5%	77	88	+ 14.3%
Median Sales Price*	\$551,000	\$565,000	+ 2.5%	\$510,000	\$602,500	+ 18.1%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 46.7%	40	29	- 27.5%
Percent of Original List Price Received*	102.7%	100.9%	- 1.8%	101.3%	100.2%	- 1.1%
New Listings	6	10	+ 66.7%	82	110	+ 34.1%

* 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	2	1	- 50.0%	10	19	+ 90.0%
Closed Sales	2	2	0.0%	9	15	+ 66.7%
Median Sales Price*	\$382,450	\$636,359	+ 66.4%	\$449,900	\$574,900	+ 27.8%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.6	1.6	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	21	106	+ 404.8%	25	33	+ 32.0%
Percent of Original List Price Received*	102.5%	102.4%	- 0.1%	100.1%	99.1%	- 1.0%
New Listings	2	2	0.0%	19	28	+ 47.4%

* 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

