

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Russell

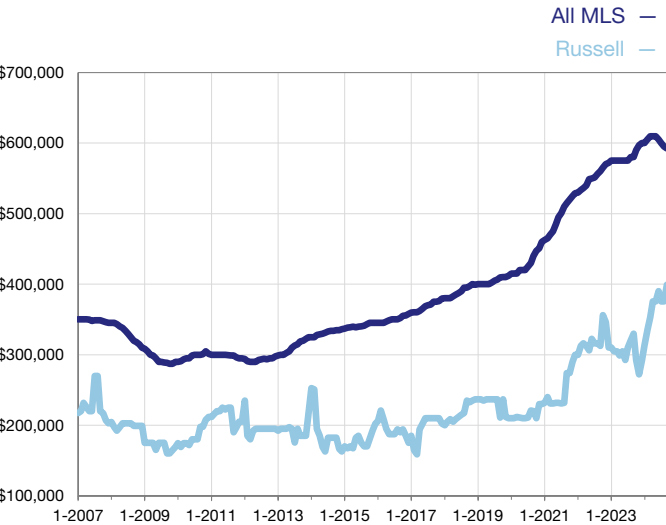
Single-Family Properties				September			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	15	13	- 13.3%
Closed Sales				4	1	- 75.0%	14	12	- 14.3%
Median Sales Price*				\$319,000	\$380,000	+ 19.1%	\$282,000	\$388,500	+ 37.8%
Inventory of Homes for Sale				4	2	- 50.0%	--	--	--
Months Supply of Inventory				2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale				51	7	- 86.3%	48	48	0.0%
Percent of Original List Price Received*				97.3%	108.6%	+ 11.6%	98.6%	100.8%	+ 2.2%
New Listings				0	3	--	18	13	- 27.8%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
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

