

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shelburne

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	6	8	+ 33.3%
Closed Sales	0	0	--	8	8	0.0%
Median Sales Price*	\$0	\$0	--	\$470,413	\$483,250	+ 2.7%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	3.3	0.6	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	84	46	- 45.2%
Percent of Original List Price Received*	0.0%	0.0%	--	95.9%	102.6%	+ 7.0%
New Listings	3	1	- 66.7%	10	8	- 20.0%

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

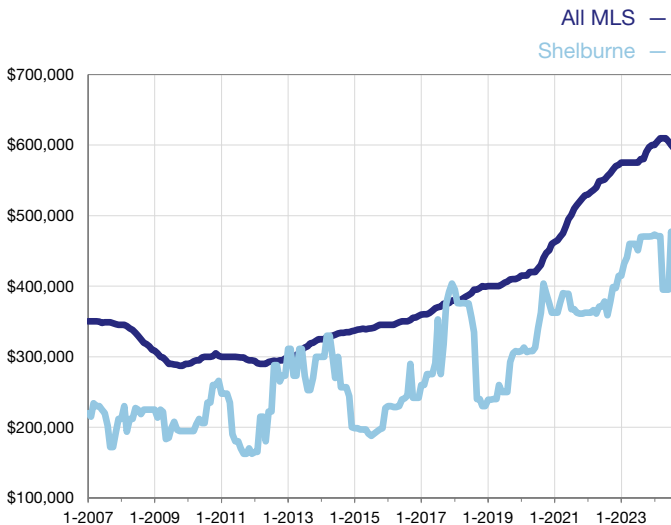
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$480,000	\$441,250	- 8.1%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	4.0	+ 700.0%	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	45	22	- 51.1%
Percent of Original List Price Received*	99.0%	0.0%	- 100.0%	99.0%	102.0%	+ 3.0%
New Listings	1	0	- 100.0%	3	4	+ 33.3%

* 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

