

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	23	+ 76.9%	129	152	+ 17.8%
Closed Sales	17	16	- 5.9%	125	140	+ 12.0%
Median Sales Price*	\$610,000	\$703,500	+ 15.3%	\$550,000	\$614,500	+ 11.7%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	45	34	- 24.4%	34	27	- 20.6%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	99.9%	103.5%	+ 3.6%
New Listings	25	23	- 8.0%	152	175	+ 15.1%

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

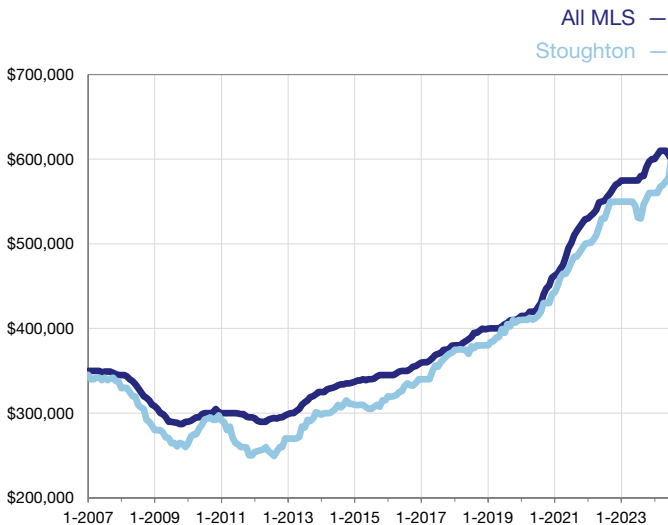
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	9	+ 200.0%	58	65	+ 12.1%
Closed Sales	9	7	- 22.2%	60	59	- 1.7%
Median Sales Price*	\$415,000	\$460,000	+ 10.8%	\$385,000	\$399,900	+ 3.9%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	27	30	+ 11.1%
Percent of Original List Price Received*	104.1%	100.9%	- 3.1%	100.8%	100.3%	- 0.5%
New Listings	6	5	- 16.7%	70	73	+ 4.3%

* 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

