

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

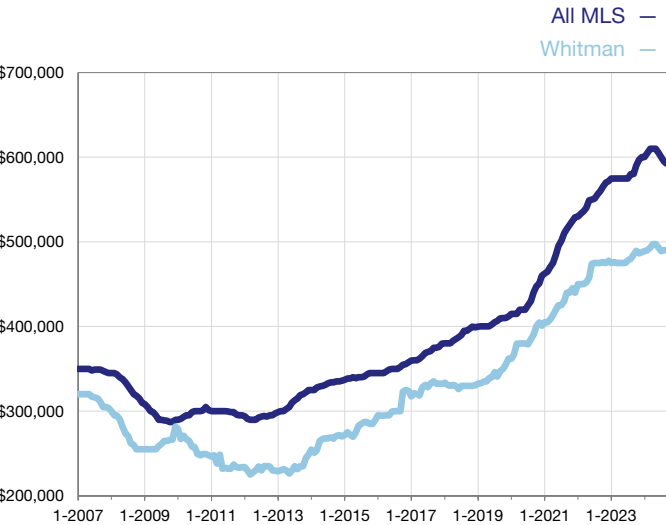
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	11	+ 120.0%	82	88	+ 7.3%
Closed Sales	15	13	- 13.3%	84	85	+ 1.2%
Median Sales Price*	\$490,000	\$525,000	+ 7.1%	\$489,725	\$525,000	+ 7.2%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	18	32	+ 77.8%	27	25	- 7.4%
Percent of Original List Price Received*	104.1%	99.6%	- 4.3%	102.0%	101.2%	- 0.8%
New Listings	6	16	+ 166.7%	83	105	+ 26.5%

* 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	0	3	--	36	24	- 33.3%
Closed Sales	3	3	0.0%	47	23	- 51.1%
Median Sales Price*	\$461,400	\$465,000	+ 0.8%	\$434,900	\$455,000	+ 4.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	18	13	- 27.8%	41	19	- 53.7%
Percent of Original List Price Received*	103.9%	105.3%	+ 1.3%	101.8%	102.1%	+ 0.3%
New Listings	3	3	0.0%	35	25	- 28.6%

* 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

