

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

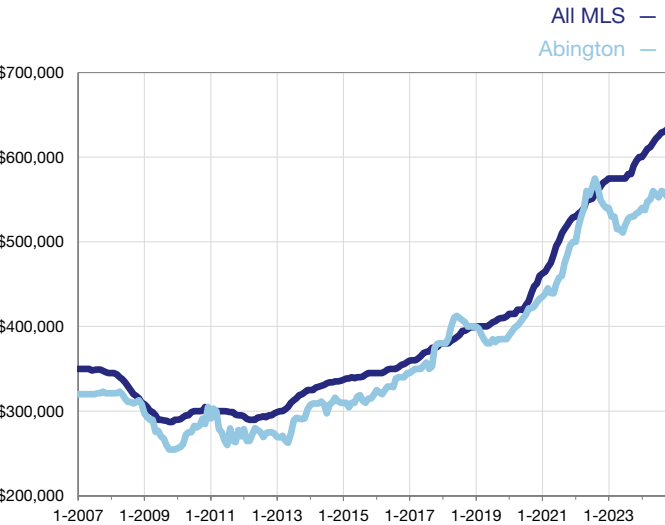
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	13	+ 160.0%	99	88	- 11.1%
Closed Sales	5	9	+ 80.0%	97	83	- 14.4%
Median Sales Price*	\$660,000	\$500,000	- 24.2%	\$535,000	\$570,000	+ 6.5%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	26	26	0.0%
Percent of Original List Price Received*	98.8%	95.1%	- 3.7%	101.0%	99.6%	- 1.4%
New Listings	12	7	- 41.7%	106	96	- 9.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	8	+ 700.0%	24	43	+ 79.2%
Closed Sales	2	4	+ 100.0%	23	39	+ 69.6%
Median Sales Price*	\$542,250	\$445,000	- 17.9%	\$429,000	\$435,000	+ 1.4%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	10	13	+ 30.0%	30	20	- 33.3%
Percent of Original List Price Received*	104.0%	105.0%	+ 1.0%	102.7%	102.1%	- 0.6%
New Listings	2	3	+ 50.0%	26	46	+ 76.9%

* 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

