

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Alford

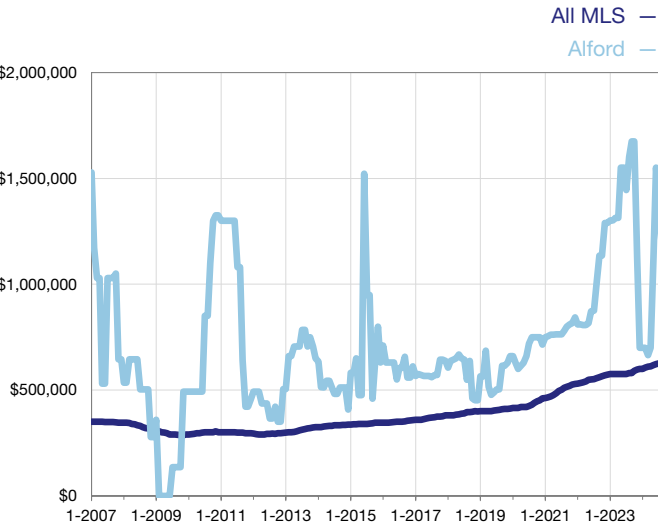
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	1	--	7	6	- 14.3%
Closed Sales				1	1	0.0%	6	5	- 16.7%
Median Sales Price*				\$400,250	\$800,000	+ 99.9%	\$1,125,000	\$1,225,000	+ 8.9%
Inventory of Homes for Sale				2	5	+ 150.0%	--	--	--
Months Supply of Inventory				1.4	3.3	+ 135.7%	--	--	--
Cumulative Days on Market Until Sale				98	130	+ 32.7%	185	92	- 50.3%
Percent of Original List Price Received*				100.1%	72.7%	- 27.4%	96.4%	95.8%	- 0.6%
New Listings				0	1	--	7	13	+ 85.7%

* 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		
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

