

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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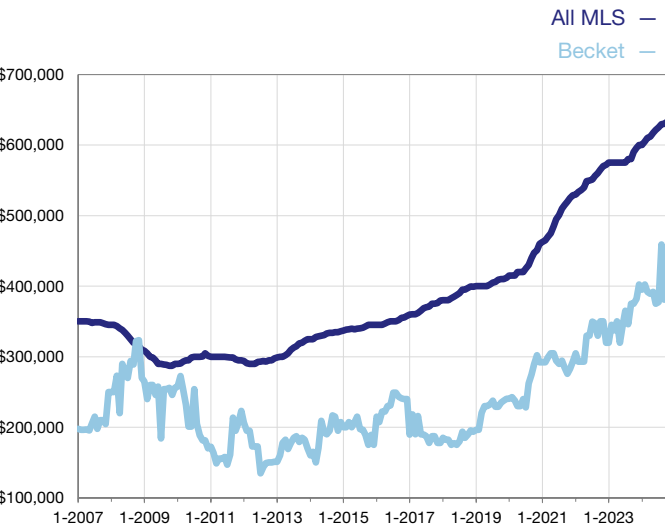
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	48	33	- 31.3%
Closed Sales	6	6	0.0%	43	33	- 23.3%
Median Sales Price*	\$418,500	\$300,000	- 28.3%	\$389,000	\$365,000	- 6.2%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	3.6	6.6	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	117	122	+ 4.3%	74	121	+ 63.5%
Percent of Original List Price Received*	94.8%	85.4%	- 9.9%	98.1%	92.5%	- 5.7%
New Listings	7	8	+ 14.3%	66	58	- 12.1%

* 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	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

