

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Clarksburg

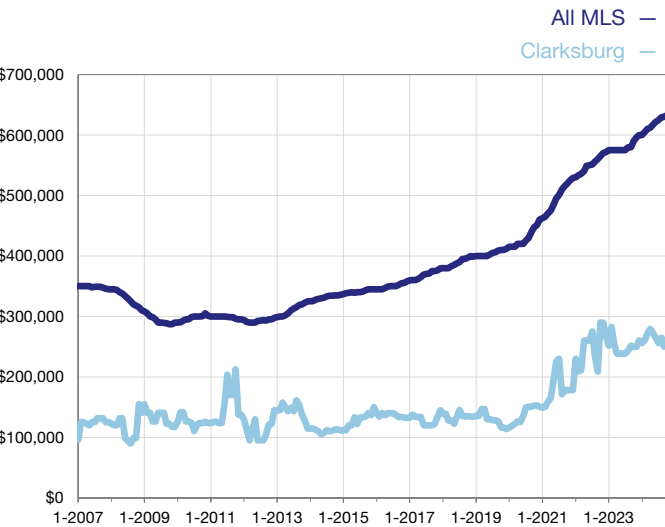
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	11	22	+ 100.0%
Closed Sales	1	3	+ 200.0%	14	19	+ 35.7%
Median Sales Price*	\$256,000	\$284,000	+ 10.9%	\$258,000	\$244,000	- 5.4%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	71	68	- 4.2%	121	59	- 51.2%
Percent of Original List Price Received*	108.9%	83.3%	- 23.5%	92.8%	95.6%	+ 3.0%
New Listings	0	2	--	10	27	+ 170.0%

* 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	--	1	5	+ 400.0%
Closed Sales	0	0	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$0	--	\$127,000	\$116,000	- 8.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	57	57	0.0%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	93.9%	- 4.6%
New Listings	0	0	--	2	5	+ 150.0%

* 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

