

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dalton

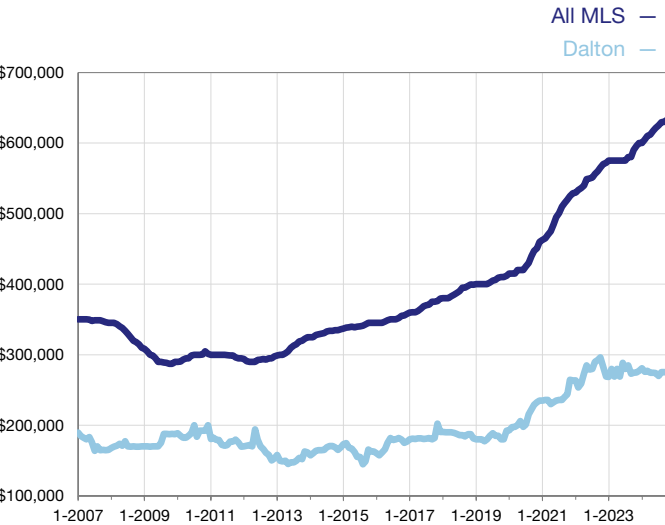
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	44	45	+ 2.3%
Closed Sales	6	5	- 16.7%	40	44	+ 10.0%
Median Sales Price*	\$307,061	\$275,000	- 10.4%	\$276,000	\$275,000	- 0.4%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	54	50	- 7.4%	70	78	+ 11.4%
Percent of Original List Price Received*	101.2%	96.4%	- 4.7%	98.2%	97.3%	- 0.9%
New Listings	5	7	+ 40.0%	49	56	+ 14.3%

* 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	0	- 100.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	2	8	+ 300.0%
Median Sales Price*	\$175,000	\$875,000	+ 400.0%	\$487,500	\$722,500	+ 48.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	30	127	+ 323.3%	43	135	+ 214.0%
Percent of Original List Price Received*	93.3%	92.1%	- 1.3%	91.4%	97.0%	+ 6.1%
New Listings	0	0	--	6	5	- 16.7%

* 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

