

# Local Market Update – October 2024

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## East Bridgewater

### Single-Family Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 4         | 11               | + 175.0% | 96           | 77               | - 19.8% |
| Closed Sales                             | 9         | 10               | + 11.1%  | 99           | 67               | - 32.3% |
| Median Sales Price*                      | \$549,900 | <b>\$582,450</b> | + 5.9%   | \$520,000    | <b>\$534,900</b> | + 2.9%  |
| Inventory of Homes for Sale              | 16        | 7                | - 56.3%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>0.9</b>       | - 43.8%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 41        | <b>38</b>        | - 7.3%   | 33           | <b>40</b>        | + 21.2% |
| Percent of Original List Price Received* | 100.8%    | <b>101.3%</b>    | + 0.5%   | 101.7%       | <b>101.0%</b>    | - 0.7%  |
| New Listings                             | 12        | <b>6</b>         | - 50.0%  | 109          | <b>82</b>        | - 24.8% |

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

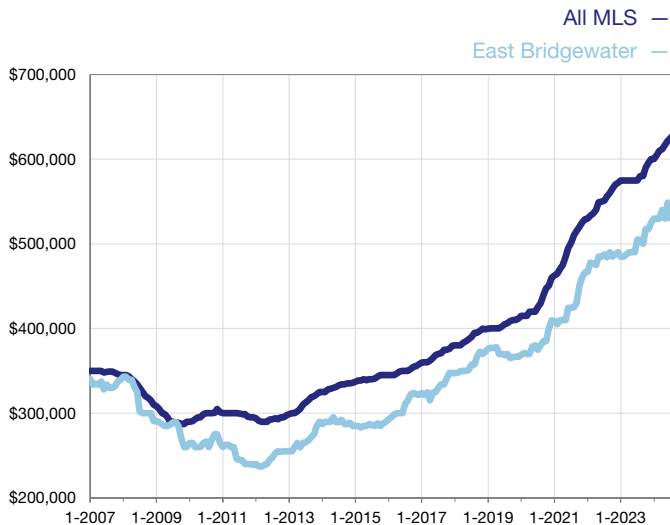
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 4         | 2                | - 50.0% | 19           | 22               | + 15.8% |
| Closed Sales                             | 2         | 2                | 0.0%    | 16           | 20               | + 25.0% |
| Median Sales Price*                      | \$420,000 | <b>\$361,000</b> | - 14.0% | \$367,875    | <b>\$382,250</b> | + 3.9%  |
| Inventory of Homes for Sale              | 4         | 1                | - 75.0% | --           | --               | --      |
| Months Supply of Inventory               | 1.5       | <b>0.4</b>       | - 73.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 27        | <b>31</b>        | + 14.8% | 21           | <b>25</b>        | + 19.0% |
| Percent of Original List Price Received* | 97.6%     | <b>100.4%</b>    | + 2.9%  | 101.8%       | <b>101.9%</b>    | + 0.1%  |
| New Listings                             | 3         | 2                | - 33.3% | 24           | <b>24</b>        | 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

