

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

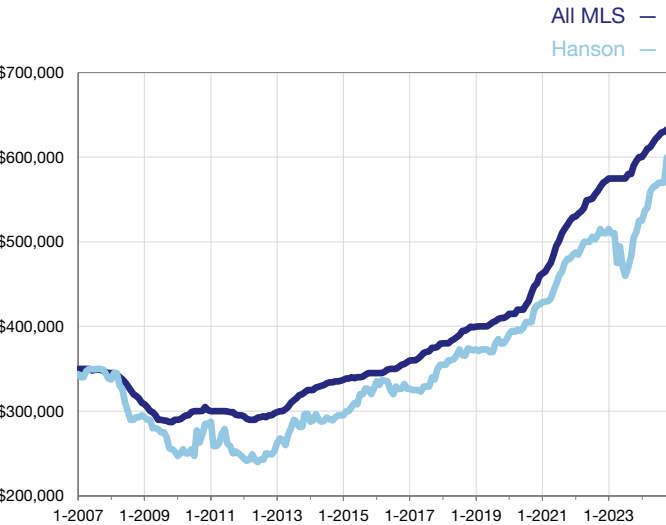
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	63	69	+ 9.5%
Closed Sales	8	3	- 62.5%	61	62	+ 1.6%
Median Sales Price*	\$537,500	\$799,000	+ 48.7%	\$525,000	\$610,000	+ 16.2%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	31	36	+ 16.1%
Percent of Original List Price Received*	100.6%	102.2%	+ 1.6%	101.0%	99.3%	- 1.7%
New Listings	10	11	+ 10.0%	73	71	- 2.7%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	11	21	+ 90.9%
Closed Sales	0	1	--	11	15	+ 36.4%
Median Sales Price*	\$0	\$633,445	--	\$420,000	\$600,000	+ 42.9%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	1.9	5.0	+ 163.2%	--	--	--
Cumulative Days on Market Until Sale	0	187	--	25	59	+ 136.0%
Percent of Original List Price Received*	0.0%	111.1%	--	100.9%	102.1%	+ 1.2%
New Listings	1	3	+ 200.0%	14	30	+ 114.3%

* 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

