

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	28	39	+ 39.3%
Closed Sales	4	5	+ 25.0%	28	38	+ 35.7%
Median Sales Price*	\$432,500	\$400,000	- 7.5%	\$444,950	\$472,500	+ 6.2%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	56	34	- 39.3%	39	36	- 7.7%
Percent of Original List Price Received*	97.9%	101.6%	+ 3.8%	98.4%	99.6%	+ 1.2%
New Listings	4	5	+ 25.0%	36	47	+ 30.6%

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

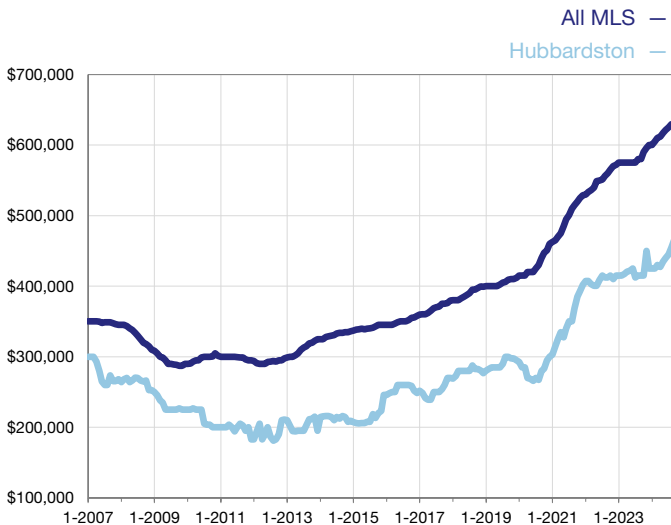
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	1	- 50.0%	4	3	- 25.0%
Closed Sales	2	1	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$342,500	\$385,000	+ 12.4%	\$327,500	\$390,000	+ 19.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	3.0	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	12	29	+ 141.7%	36	17	- 52.8%
Percent of Original List Price Received*	101.6%	100.0%	- 1.6%	99.7%	102.7%	+ 3.0%
New Listings	2	3	+ 50.0%	5	6	+ 20.0%

* 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

