

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mendon

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	10	+ 150.0%	48	52	+ 8.3%
Closed Sales	5	9	+ 80.0%	51	43	- 15.7%
Median Sales Price*	\$750,000	\$775,000	+ 3.3%	\$720,000	\$800,000	+ 11.1%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	32	32	0.0%	36	32	- 11.1%
Percent of Original List Price Received*	95.1%	100.1%	+ 5.3%	99.5%	98.9%	- 0.6%
New Listings	4	12	+ 200.0%	51	71	+ 39.2%

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

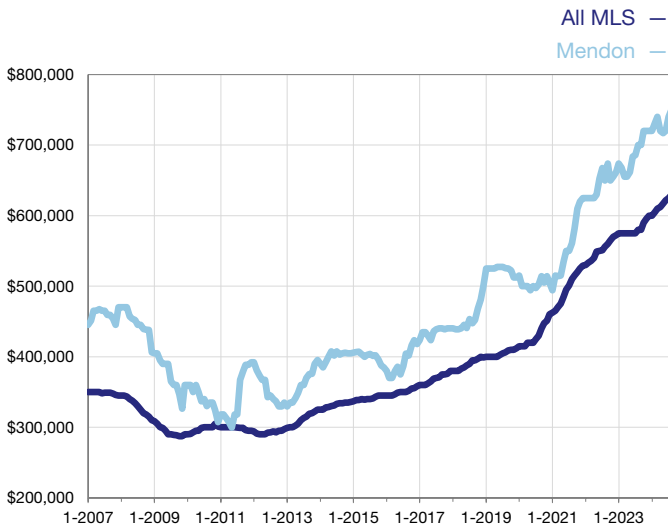
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$527,500	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.5%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	2	0	- 100.0%

* 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

