

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

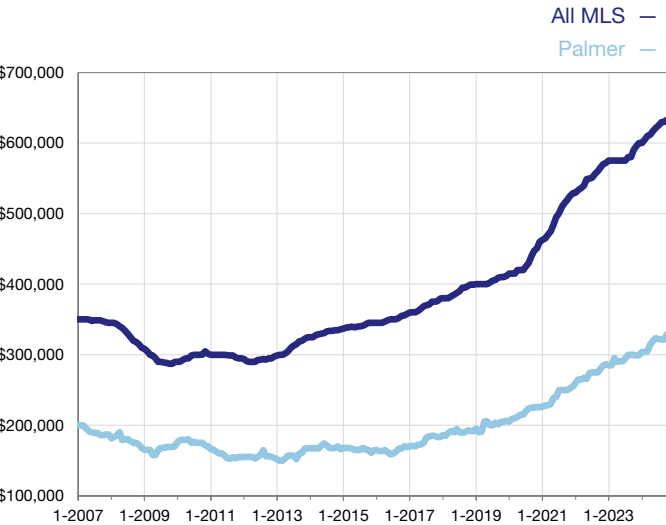
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	82	99	+ 20.7%
Closed Sales	6	13	+ 116.7%	86	97	+ 12.8%
Median Sales Price*	\$307,950	\$360,000	+ 16.9%	\$299,450	\$330,000	+ 10.2%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	18	32	+ 77.8%	27	26	- 3.7%
Percent of Original List Price Received*	105.3%	102.5%	- 2.7%	102.6%	101.1%	- 1.5%
New Listings	11	15	+ 36.4%	96	119	+ 24.0%

* 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	2	0	- 100.0%	9	11	+ 22.2%
Closed Sales	1	0	- 100.0%	7	11	+ 57.1%
Median Sales Price*	\$174,900	\$0	- 100.0%	\$190,000	\$208,000	+ 9.5%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	33	20	- 39.4%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	99.7%	100.5%	+ 0.8%
New Listings	2	1	- 50.0%	14	15	+ 7.1%

* 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

