

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

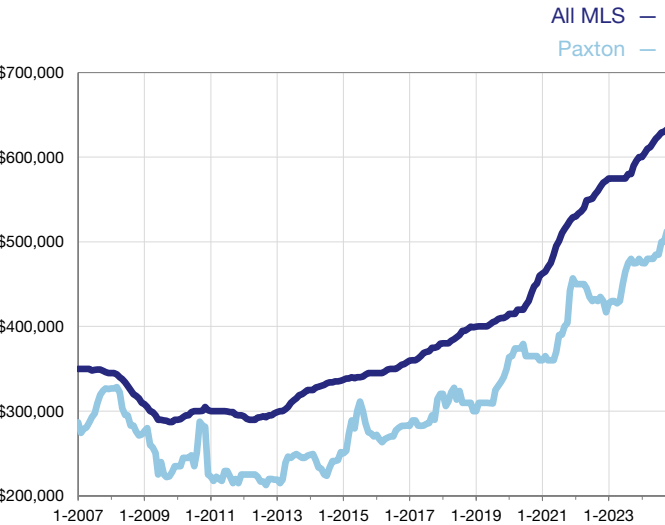
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	31	43	+ 38.7%
Closed Sales	5	4	- 20.0%	31	44	+ 41.9%
Median Sales Price*	\$460,000	\$749,950	+ 63.0%	\$485,000	\$558,000	+ 15.1%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.3	0.7	- 69.6%	--	--	--
Cumulative Days on Market Until Sale	16	38	+ 137.5%	29	27	- 6.9%
Percent of Original List Price Received*	104.5%	94.7%	- 9.4%	102.0%	100.2%	- 1.8%
New Listings	7	3	- 57.1%	42	44	+ 4.8%

* 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	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	16	- 11.1%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.5%	+ 0.4%
New Listings	0	0	--	2	1	- 50.0%

* 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

