

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Shelburne

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	2	0.0%	8	9	+ 12.5%
Closed Sales	2	0	- 100.0%	10	8	- 20.0%
Median Sales Price*	\$507,750	\$0	- 100.0%	\$470,413	\$483,250	+ 2.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.2	1.2	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	75	46	- 38.7%
Percent of Original List Price Received*	107.7%	0.0%	- 100.0%	98.3%	102.6%	+ 4.4%
New Listings	2	2	0.0%	12	10	- 16.7%

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

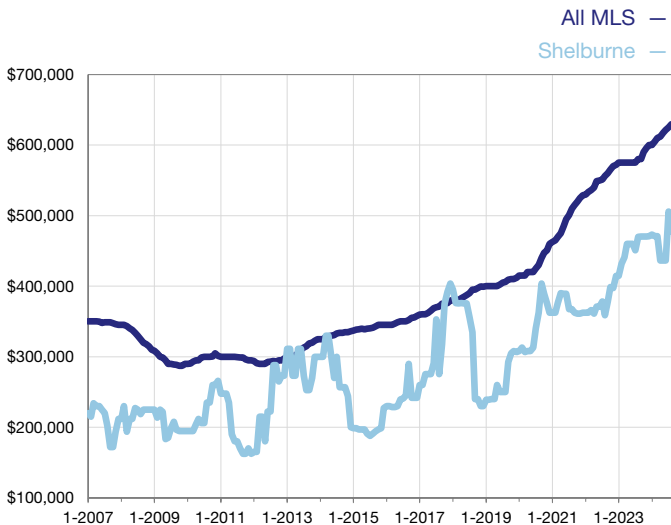
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$480,000	\$441,250	- 8.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	4.0	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	45	22	- 51.1%
Percent of Original List Price Received*	0.0%	0.0%	--	99.0%	102.0%	+ 3.0%
New Listings	1	0	- 100.0%	4	4	0.0%

* 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

