

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	10	+ 900.0%	32	40	+ 25.0%
Closed Sales	1	4	+ 300.0%	31	31	0.0%
Median Sales Price*	\$415,000	\$763,250	+ 83.9%	\$440,000	\$515,000	+ 17.0%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	21	64	+ 204.8%	62	47	- 24.2%
Percent of Original List Price Received*	103.8%	93.1%	- 10.3%	100.8%	100.0%	- 0.8%
New Listings	6	11	+ 83.3%	37	45	+ 21.6%

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

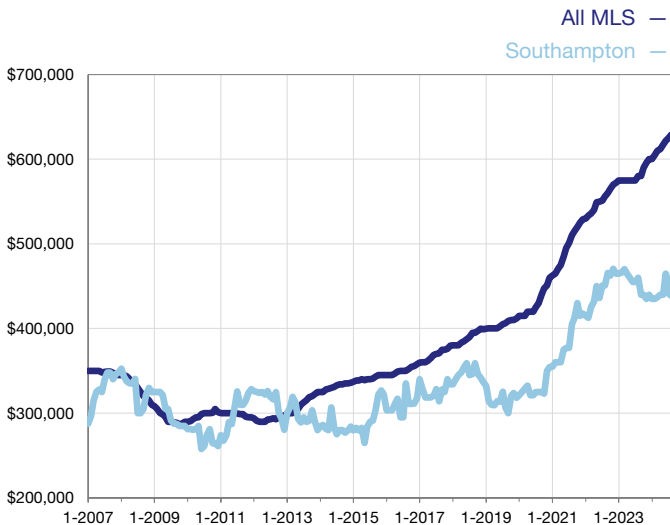
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$235,000	\$0	- 100.0%	\$165,000	\$201,000	+ 21.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	25	47	+ 88.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.3%	96.2%	- 5.0%
New Listings	0	1	--	3	2	- 33.3%

* 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

