

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Stoughton

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	22	+ 4.8%	150	172	+ 14.7%
Closed Sales	16	21	+ 31.3%	141	161	+ 14.2%
Median Sales Price*	\$576,000	\$580,000	+ 0.7%	\$560,000	\$610,000	+ 8.9%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	31	27	- 12.9%	34	27	- 20.6%
Percent of Original List Price Received*	101.0%	103.9%	+ 2.9%	100.1%	103.6%	+ 3.5%
New Listings	15	22	+ 46.7%	167	197	+ 18.0%

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

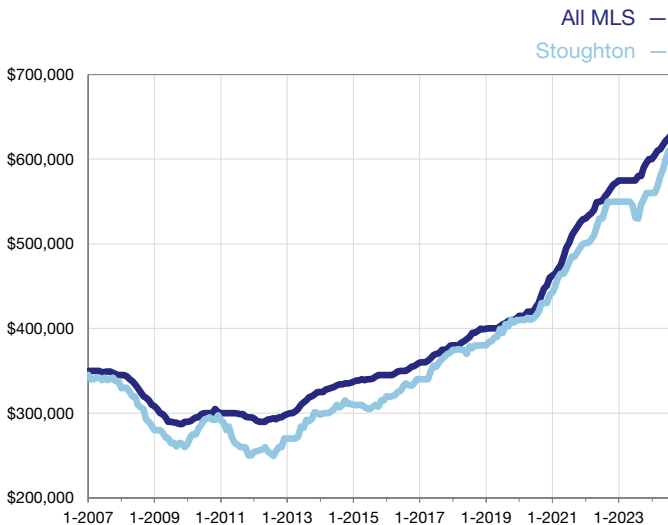
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	11	+ 83.3%	64	73	+ 14.1%
Closed Sales	6	7	+ 16.7%	66	67	+ 1.5%
Median Sales Price*	\$394,500	\$390,000	- 1.1%	\$385,000	\$397,000	+ 3.1%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	45	23	- 48.9%	28	30	+ 7.1%
Percent of Original List Price Received*	100.6%	101.6%	+ 1.0%	100.7%	100.4%	- 0.3%
New Listings	8	10	+ 25.0%	78	83	+ 6.4%

* 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

