

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Templeton

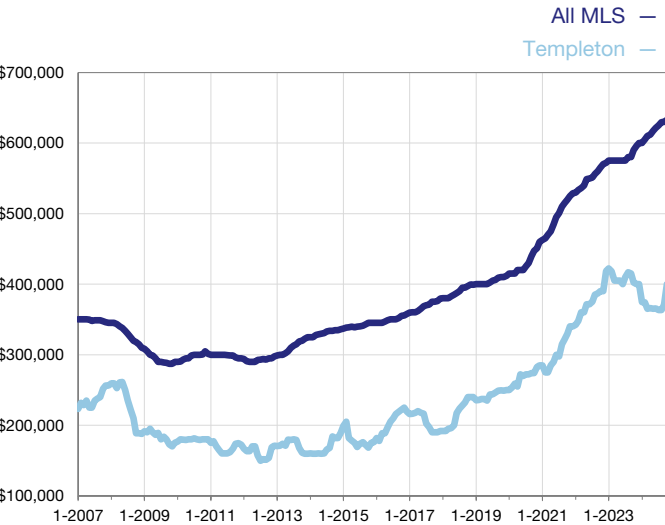
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	81	75	- 7.4%
Closed Sales	13	8	- 38.5%	79	73	- 7.6%
Median Sales Price*	\$352,000	\$387,500	+ 10.1%	\$400,000	\$400,000	0.0%
Inventory of Homes for Sale	22	5	- 77.3%	--	--	--
Months Supply of Inventory	2.8	0.7	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	15	52	+ 246.7%	30	43	+ 43.3%
Percent of Original List Price Received*	102.8%	100.8%	- 1.9%	100.5%	99.8%	- 0.7%
New Listings	9	8	- 11.1%	115	84	- 27.0%

* 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	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$328,500	--	\$287,500	\$323,000	+ 12.3%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	44	28	- 36.4%
Percent of Original List Price Received*	0.0%	102.7%	--	102.8%	101.2%	- 1.6%
New Listings	2	2	0.0%	4	5	+ 25.0%

* 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

