

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

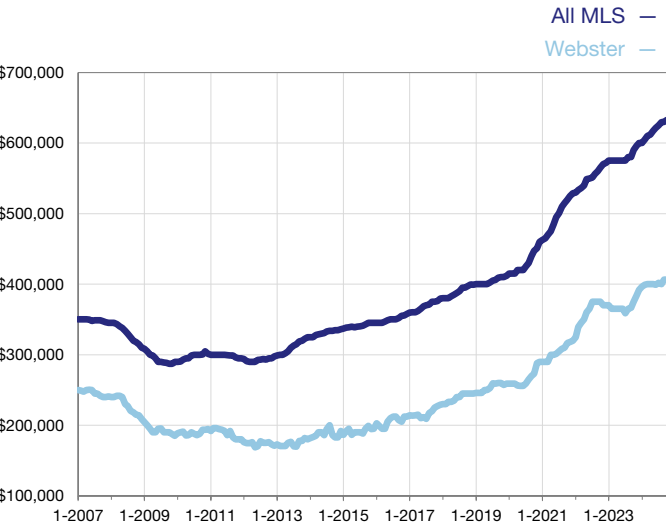
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	99	111	+ 12.1%
Closed Sales	7	11	+ 57.1%	102	106	+ 3.9%
Median Sales Price*	\$389,000	\$397,000	+ 2.1%	\$387,000	\$405,000	+ 4.7%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	31	38	+ 22.6%
Percent of Original List Price Received*	98.7%	101.9%	+ 3.2%	102.4%	100.8%	- 1.6%
New Listings	11	15	+ 36.4%	122	130	+ 6.6%

* 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	3	4	+ 33.3%	10	20	+ 100.0%
Closed Sales	1	2	+ 100.0%	9	16	+ 77.8%
Median Sales Price*	\$363,500	\$362,500	- 0.3%	\$363,500	\$359,950	- 1.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	21	46	+ 119.0%
Percent of Original List Price Received*	104.2%	112.3%	+ 7.8%	99.9%	99.5%	- 0.4%
New Listings	1	3	+ 200.0%	12	23	+ 91.7%

* 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

