

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

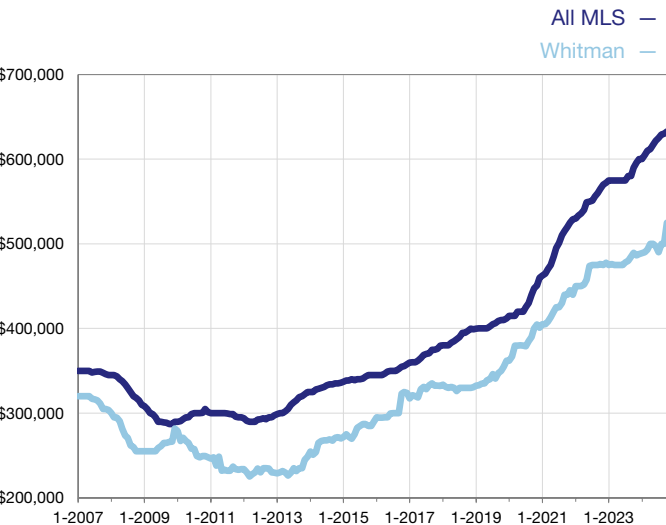
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	13	+ 333.3%	85	98	+ 15.3%
Closed Sales				6	12	+ 100.0%	90	97	+ 7.8%
Median Sales Price*				\$489,000	\$545,000	+ 11.5%	\$489,725	\$525,000	+ 7.2%
Inventory of Homes for Sale				8	8	0.0%	--	--	--
Months Supply of Inventory				1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale				29	22	- 24.1%	27	24	- 11.1%
Percent of Original List Price Received*				100.5%	100.8%	+ 0.3%	101.9%	101.1%	- 0.8%
New Listings				4	7	+ 75.0%	87	112	+ 28.7%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	4	+ 33.3%	39	28	- 28.2%
Closed Sales				2	3	+ 50.0%	49	26	- 46.9%
Median Sales Price*				\$454,900	\$475,000	+ 4.4%	\$434,900	\$457,500	+ 5.2%
Inventory of Homes for Sale				3	5	+ 66.7%	--	--	--
Months Supply of Inventory				0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale				18	16	- 11.1%	40	18	- 55.0%
Percent of Original List Price Received*				100.0%	94.6%	- 5.4%	101.7%	101.2%	- 0.5%
New Listings				3	8	+ 166.7%	38	34	- 10.5%

* 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

