

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hubbardston

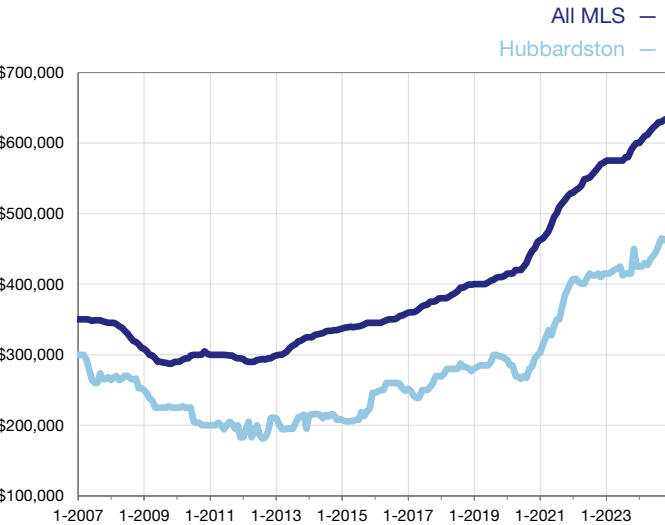
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	31	42	+ 35.5%
Closed Sales	3	2	- 33.3%	31	40	+ 29.0%
Median Sales Price*	\$450,000	\$607,500	+ 35.0%	\$450,000	\$477,500	+ 6.1%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	31	9	- 71.0%	38	35	- 7.9%
Percent of Original List Price Received*	92.6%	107.0%	+ 15.6%	97.9%	100.0%	+ 2.1%
New Listings	3	3	0.0%	39	51	+ 30.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	5	5	0.0%
Closed Sales	2	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$317,000	\$0	- 100.0%	\$327,500	\$390,000	+ 19.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	30	17	- 43.3%
Percent of Original List Price Received*	101.2%	0.0%	- 100.0%	100.2%	102.7%	+ 2.5%
New Listings	0	0	--	5	6	+ 20.0%

* 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

