

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

New Salem

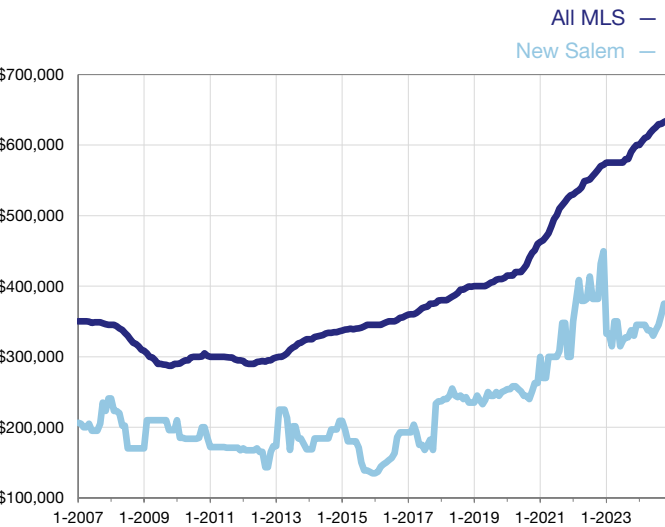
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	8	6	- 25.0%
Closed Sales	0	1	--	7	6	- 14.3%
Median Sales Price*	\$0	\$325,000	--	\$330,000	\$327,500	- 0.8%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.7	4.3	+ 59.3%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	66	16	- 75.8%
Percent of Original List Price Received*	0.0%	102.6%	--	95.2%	102.7%	+ 7.9%
New Listings	1	1	0.0%	10	11	+ 10.0%

* 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	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	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

