

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Oakham

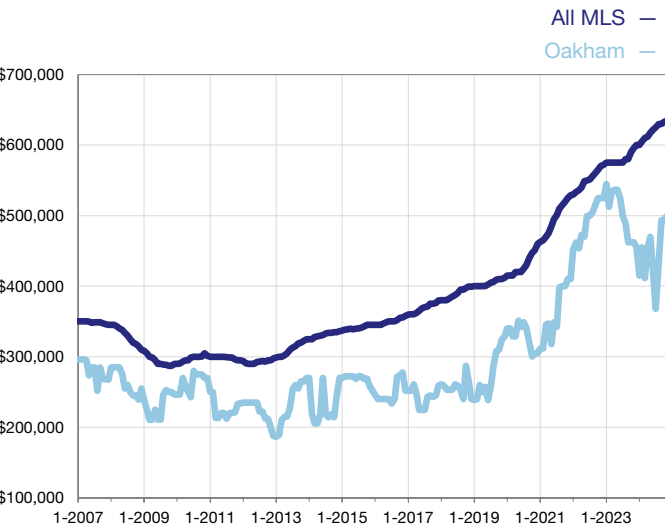
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	6	+ 200.0%	13	20	+ 53.8%
Closed Sales				2	1	- 50.0%	11	16	+ 45.5%
Median Sales Price*				\$426,800	\$465,000	+ 9.0%	\$455,000	\$487,500	+ 7.1%
Inventory of Homes for Sale				2	5	+ 150.0%	--	--	--
Months Supply of Inventory				1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale				23	43	+ 87.0%	54	40	- 25.9%
Percent of Original List Price Received*				103.9%	95.9%	- 7.7%	98.1%	97.7%	- 0.4%
New Listings				1	3	+ 200.0%	13	28	+ 115.4%

\* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
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

