

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Palmer

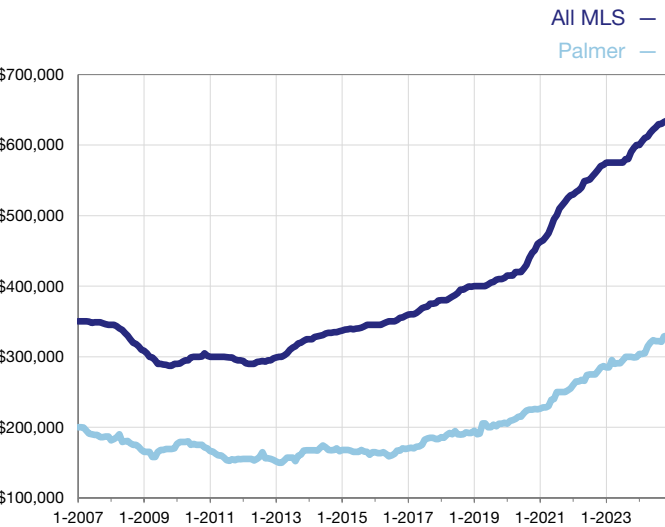
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	11	- 21.4%	96	107	+ 11.5%
Closed Sales	6	8	+ 33.3%	92	105	+ 14.1%
Median Sales Price*	\$288,750	\$308,000	+ 6.7%	\$297,000	\$325,000	+ 9.4%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	28	26	- 7.1%
Percent of Original List Price Received*	104.2%	98.9%	- 5.1%	102.7%	101.0%	- 1.7%
New Listings	11	8	- 27.3%	107	127	+ 18.7%

* 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	2	2	0.0%	11	13	+ 18.2%
Closed Sales	2	2	0.0%	9	13	+ 44.4%
Median Sales Price*	\$282,500	\$263,500	- 6.7%	\$214,000	\$212,000	- 0.9%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	46	36	- 21.7%	36	23	- 36.1%
Percent of Original List Price Received*	106.5%	94.3%	- 11.5%	101.2%	99.5%	- 1.7%
New Listings	1	0	- 100.0%	15	15	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

