

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

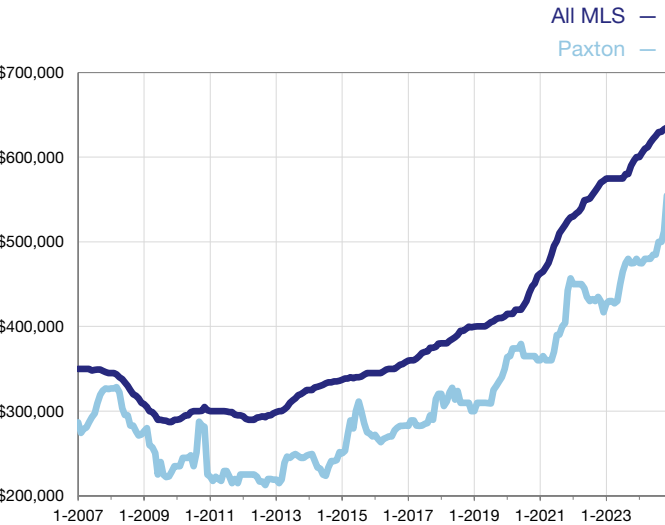
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	36	47	+ 30.6%
Closed Sales	4	1	- 75.0%	35	45	+ 28.6%
Median Sales Price*	\$385,000	\$564,900	+ 46.7%	\$480,000	\$560,000	+ 16.7%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	2.0	0.2	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	28	27	- 3.6%
Percent of Original List Price Received*	108.0%	95.0%	- 12.0%	102.7%	100.1%	- 2.5%
New Listings	5	2	- 60.0%	47	46	- 2.1%

* 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	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	16	- 11.1%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.5%	+ 0.4%
New Listings	0	0	--	2	1	- 50.0%

* 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

