

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Phillipston

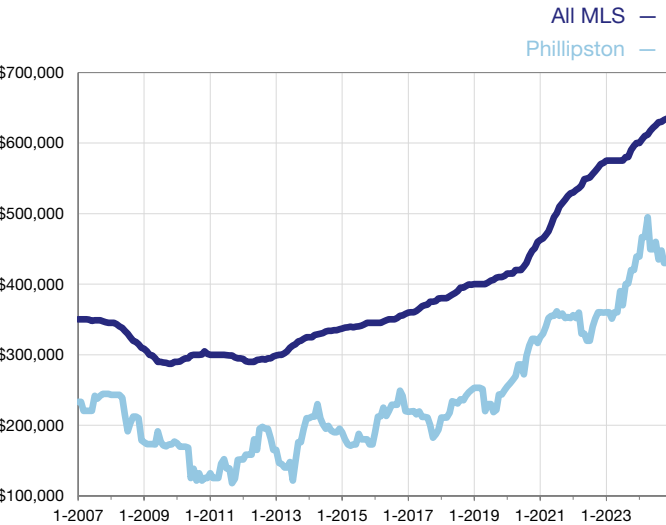
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	14	23	+ 64.3%
Closed Sales	1	3	+ 200.0%	12	23	+ 91.7%
Median Sales Price*	\$210,000	\$350,000	+ 66.7%	\$466,950	\$430,000	- 7.9%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 11.9%	23	37	+ 60.9%
Percent of Original List Price Received*	87.5%	100.0%	+ 14.3%	102.7%	97.4%	- 5.2%
New Listings	3	2	- 33.3%	19	46	+ 142.1%

* 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	--	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

