

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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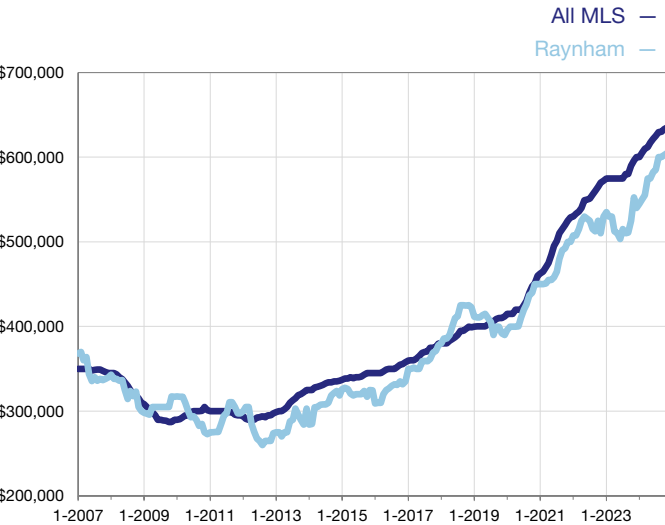
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	90	110	+ 22.2%
Closed Sales	11	11	0.0%	94	108	+ 14.9%
Median Sales Price*	\$600,000	\$587,000	- 2.2%	\$540,000	\$607,000	+ 12.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	18	31	+ 72.2%	36	30	- 16.7%
Percent of Original List Price Received*	100.9%	101.1%	+ 0.2%	100.9%	100.3%	- 0.6%
New Listings	6	4	- 33.3%	100	128	+ 28.0%

* 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	4	2	- 50.0%	17	22	+ 29.4%
Closed Sales	6	3	- 50.0%	15	21	+ 40.0%
Median Sales Price*	\$508,500	\$639,000	+ 25.7%	\$450,000	\$605,000	+ 34.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	4.7	2.9	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	30	129	+ 330.0%	27	45	+ 66.7%
Percent of Original List Price Received*	100.8%	103.1%	+ 2.3%	100.4%	100.6%	+ 0.2%
New Listings	3	3	0.0%	28	33	+ 17.9%

* 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

