

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Shelburne

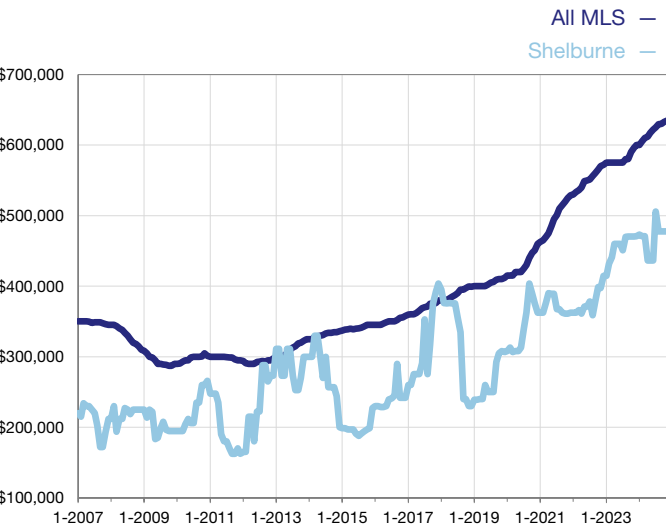
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	11	9	- 18.2%
Closed Sales	2	3	+ 50.0%	12	11	- 8.3%
Median Sales Price*	\$416,250	\$610,000	+ 46.5%	\$470,413	\$506,000	+ 7.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	67	42	- 37.3%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	98.4%	101.8%	+ 3.5%
New Listings	1	2	+ 100.0%	13	12	- 7.7%

\* 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	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$480,000	\$441,250	- 8.1%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	4.0	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	45	22	- 51.1%
Percent of Original List Price Received*	0.0%	0.0%	--	99.0%	102.0%	+ 3.0%
New Listings	0	0	--	4	4	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

