

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

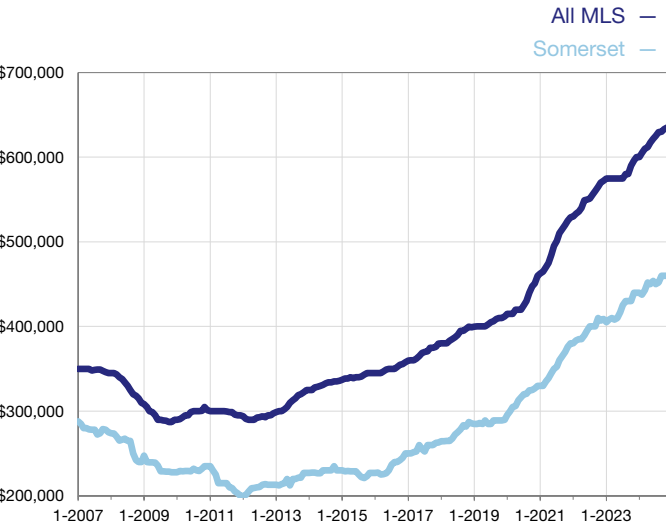
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	15	+ 66.7%	148	154	+ 4.1%
Closed Sales	11	18	+ 63.6%	145	146	+ 0.7%
Median Sales Price*	\$460,000	\$499,000	+ 8.5%	\$440,000	\$472,500	+ 7.4%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	38	- 20.8%	34	33	- 2.9%
Percent of Original List Price Received*	100.4%	96.6%	- 3.8%	101.3%	100.0%	- 1.3%
New Listings	12	12	0.0%	170	172	+ 1.2%

* 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	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$395,000	\$0	- 100.0%	\$395,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	49	0	- 100.0%	49	0	- 100.0%
Percent of Original List Price Received*	90.8%	0.0%	- 100.0%	90.8%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

* 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

