

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Stoughton

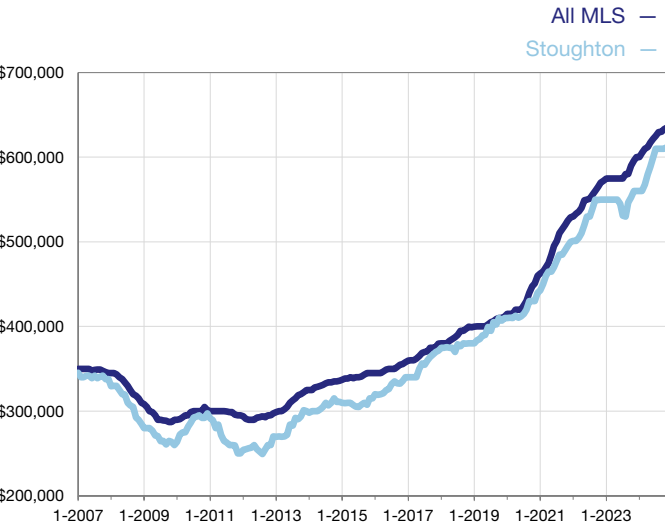
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	19	+ 111.1%	159	185	+ 16.4%
Closed Sales	14	15	+ 7.1%	155	177	+ 14.2%
Median Sales Price*	\$567,500	\$650,000	+ 14.5%	\$560,000	\$610,000	+ 8.9%
Inventory of Homes for Sale	25	21	- 16.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	33	28	- 15.2%
Percent of Original List Price Received*	102.0%	99.2%	- 2.7%	100.2%	103.3%	+ 3.1%
New Listings	13	14	+ 7.7%	180	211	+ 17.2%

\* 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	8	3	- 62.5%	72	74	+ 2.8%
Closed Sales	4	6	+ 50.0%	70	73	+ 4.3%
Median Sales Price*	\$309,500	\$387,500	+ 25.2%	\$383,500	\$397,000	+ 3.5%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	14	25	+ 78.6%	27	29	+ 7.4%
Percent of Original List Price Received*	104.7%	100.2%	- 4.3%	101.0%	100.4%	- 0.6%
New Listings	6	4	- 33.3%	84	87	+ 3.6%

\* 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

