

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sunderland

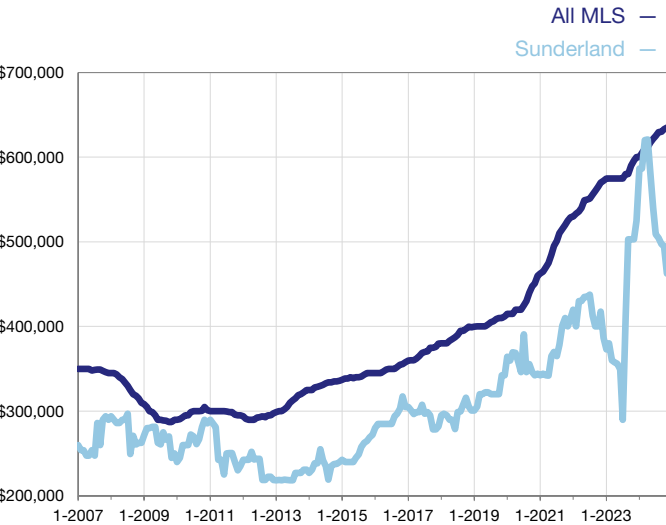
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	14	15	+ 7.1%
Closed Sales	2	1	- 50.0%	13	15	+ 15.4%
Median Sales Price*	\$522,500	\$305,000	- 41.6%	\$505,000	\$450,000	- 10.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	96	24	- 75.0%	66	49	- 25.8%
Percent of Original List Price Received*	92.3%	122.0%	+ 32.2%	95.8%	98.8%	+ 3.1%
New Listings	0	0	--	16	15	- 6.3%

* 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	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$385,000	\$570,000	+ 48.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	22	18	- 18.2%
Percent of Original List Price Received*	102.5%	0.0%	- 100.0%	101.3%	108.6%	+ 7.2%
New Listings	0	0	--	2	1	- 50.0%

* 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

