

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Webster

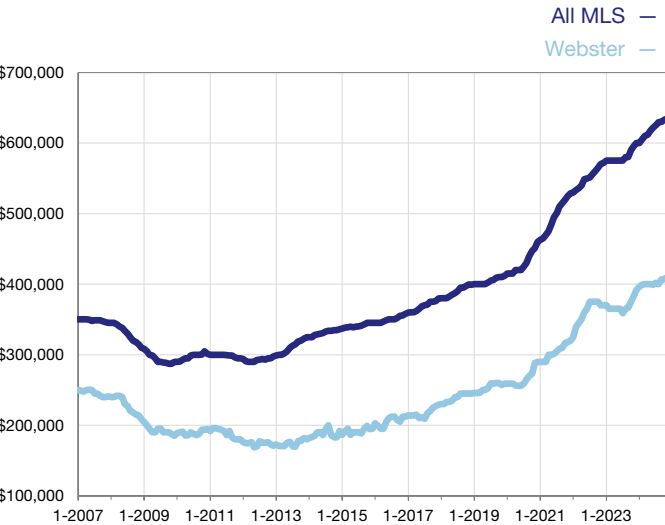
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	108	119	+ 10.2%
Closed Sales	7	8	+ 14.3%	109	115	+ 5.5%
Median Sales Price*	\$403,500	\$445,000	+ 10.3%	\$389,000	\$411,000	+ 5.7%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.1%	31	37	+ 19.4%
Percent of Original List Price Received*	93.6%	101.8%	+ 8.8%	101.9%	100.9%	- 1.0%
New Listings	19	7	- 63.2%	141	137	- 2.8%

* 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	1	--	10	21	+ 110.0%
Closed Sales	1	1	0.0%	10	17	+ 70.0%
Median Sales Price*	\$560,000	\$340,000	- 39.3%	\$369,250	\$355,000	- 3.9%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	21	44	+ 109.5%
Percent of Original List Price Received*	103.9%	113.4%	+ 9.1%	100.3%	100.3%	0.0%
New Listings	1	1	0.0%	13	23	+ 76.9%

* 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

