

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

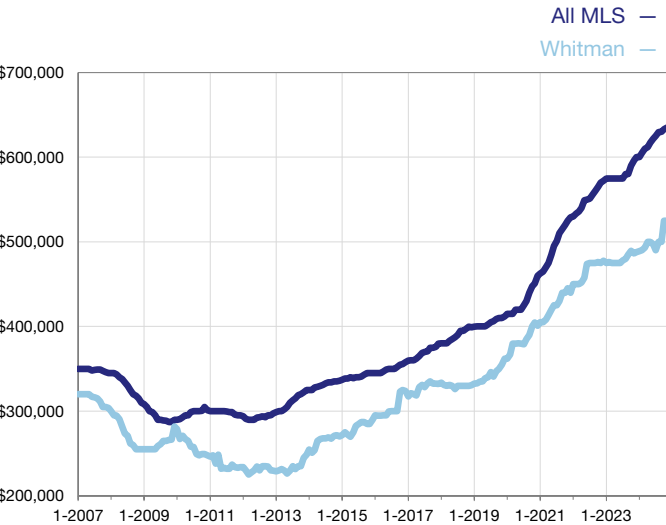
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	88	101	+ 14.8%
Closed Sales	3	4	+ 33.3%	93	101	+ 8.6%
Median Sales Price*	\$393,000	\$514,500	+ 30.9%	\$488,000	\$525,000	+ 7.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	40	18	- 55.0%	27	24	- 11.1%
Percent of Original List Price Received*	98.6%	100.7%	+ 2.1%	101.8%	101.1%	- 0.7%
New Listings	6	7	+ 16.7%	93	119	+ 28.0%

* 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	2	5	+ 150.0%	41	30	- 26.8%
Closed Sales	3	4	+ 33.3%	52	30	- 42.3%
Median Sales Price*	\$464,900	\$398,250	- 14.3%	\$436,400	\$452,500	+ 3.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	1.5	+ 650.0%	--	--	--
Cumulative Days on Market Until Sale	39	19	- 51.3%	40	19	- 52.5%
Percent of Original List Price Received*	103.3%	100.7%	- 2.5%	101.8%	101.1%	- 0.7%
New Listings	0	1	--	38	35	- 7.9%

* 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

