

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Abington

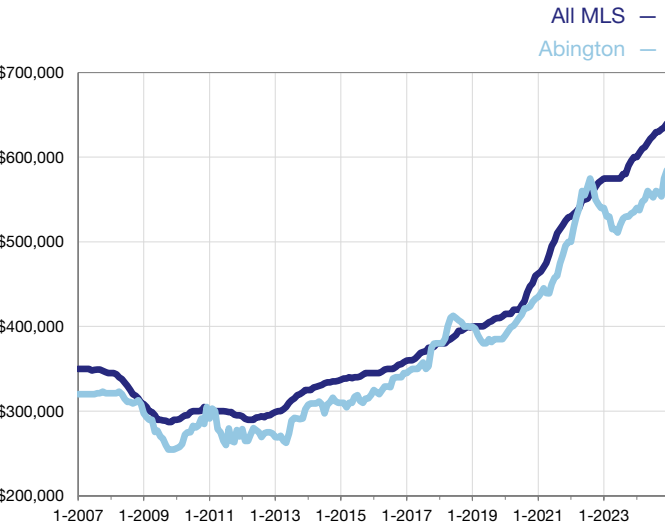
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	114	98	- 14.0%
Closed Sales	7	6	- 14.3%	108	100	- 7.4%
Median Sales Price*	\$560,000	\$635,000	+ 13.4%	\$535,000	\$585,000	+ 9.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	29	50	+ 72.4%	26	28	+ 7.7%
Percent of Original List Price Received*	101.4%	98.5%	- 2.9%	101.1%	99.5%	- 1.6%
New Listings	4	4	0.0%	120	109	- 9.2%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	31	46	+ 48.4%
Closed Sales	3	3	0.0%	29	47	+ 62.1%
Median Sales Price*	\$440,000	\$440,000	0.0%	\$429,000	\$442,000	+ 3.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	19	38	+ 100.0%	28	21	- 25.0%
Percent of Original List Price Received*	102.2%	96.1%	- 6.0%	102.0%	101.5%	- 0.5%
New Listings	2	2	0.0%	34	50	+ 47.1%

* 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

