

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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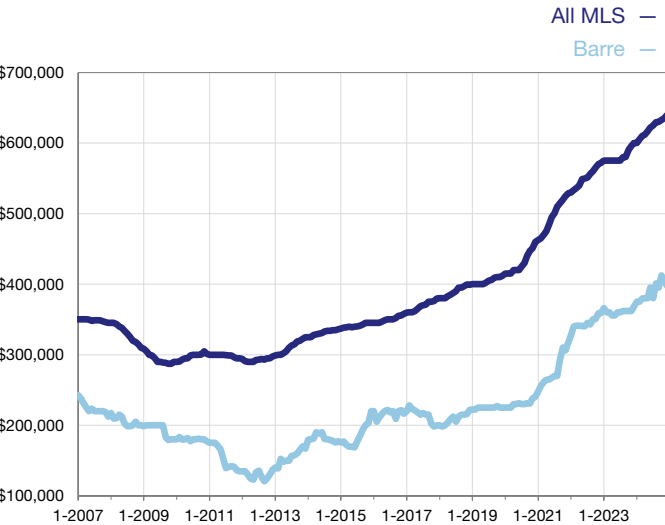
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	45	49	+ 8.9%
Closed Sales	6	6	0.0%	44	50	+ 13.6%
Median Sales Price*	\$417,400	\$339,950	- 18.6%	\$368,500	\$398,000	+ 8.0%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	24	93	+ 287.5%	31	51	+ 64.5%
Percent of Original List Price Received*	98.8%	92.9%	- 6.0%	99.9%	97.2%	- 2.7%
New Listings	1	1	0.0%	53	57	+ 7.5%

* 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	0	1	--	0	3	--
Closed Sales	0	2	--	0	3	--
Median Sales Price*	\$0	\$327,450	--	\$0	\$178,000	--
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	78	--	0	86	--
Percent of Original List Price Received*	0.0%	93.8%	--	0.0%	90.8%	--
New Listings	0	0	--	1	4	+ 300.0%

* 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

