

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

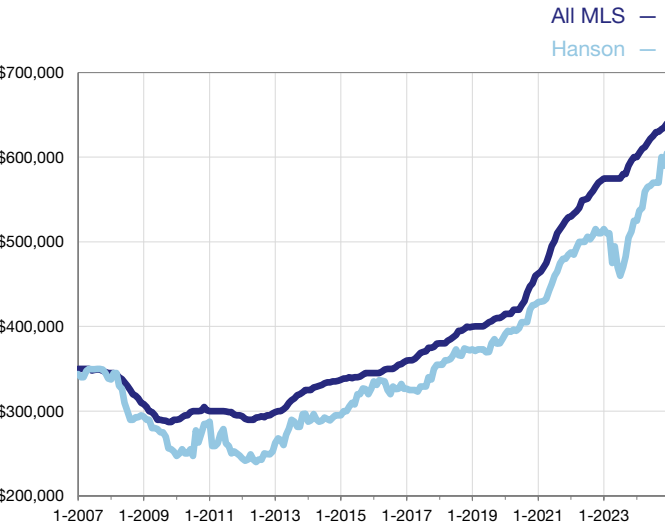
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	77	76	- 1.3%
Closed Sales	8	4	- 50.0%	74	79	+ 6.8%
Median Sales Price*	\$522,500	\$470,500	- 10.0%	\$525,000	\$605,000	+ 15.2%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.2	0.8	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	32	34	+ 6.3%
Percent of Original List Price Received*	101.0%	100.1%	- 0.9%	100.7%	99.2%	- 1.5%
New Listings	8	3	- 62.5%	87	75	- 13.8%

* 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	1	6	+ 500.0%	12	31	+ 158.3%
Closed Sales	0	8	--	12	26	+ 116.7%
Median Sales Price*	\$0	\$651,620	--	\$420,000	\$620,000	+ 47.6%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	70	--	25	60	+ 140.0%
Percent of Original List Price Received*	0.0%	100.3%	--	100.8%	100.8%	0.0%
New Listings	0	6	--	15	39	+ 160.0%

* 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

