

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Paxton

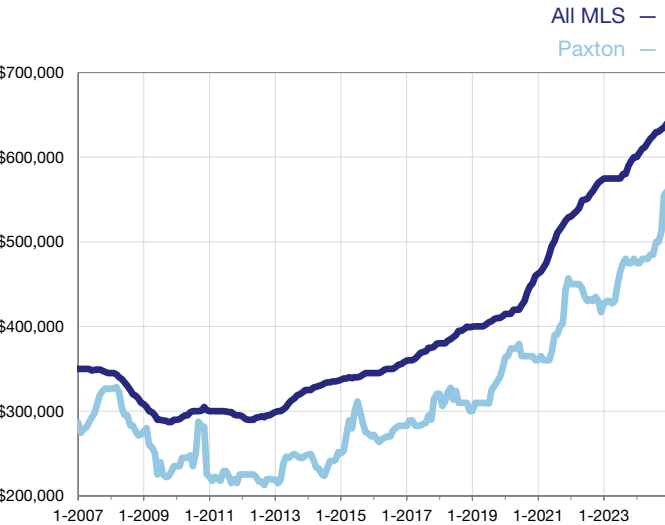
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	40	48	+ 20.0%
Closed Sales	6	2	- 66.7%	41	47	+ 14.6%
Median Sales Price*	\$417,500	\$513,625	+ 23.0%	\$480,000	\$560,000	+ 16.7%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	1.7	0.3	- 82.4%	--	--	--
Cumulative Days on Market Until Sale	56	45	- 19.6%	32	28	- 12.5%
Percent of Original List Price Received*	94.6%	94.8%	+ 0.2%	101.5%	99.8%	- 1.7%
New Listings	3	1	- 66.7%	50	47	- 6.0%

* 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	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	18	16	- 11.1%
Percent of Original List Price Received*	0.0%	0.0%	--	100.1%	100.5%	+ 0.4%
New Listings	0	0	--	2	1	- 50.0%

* 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

