

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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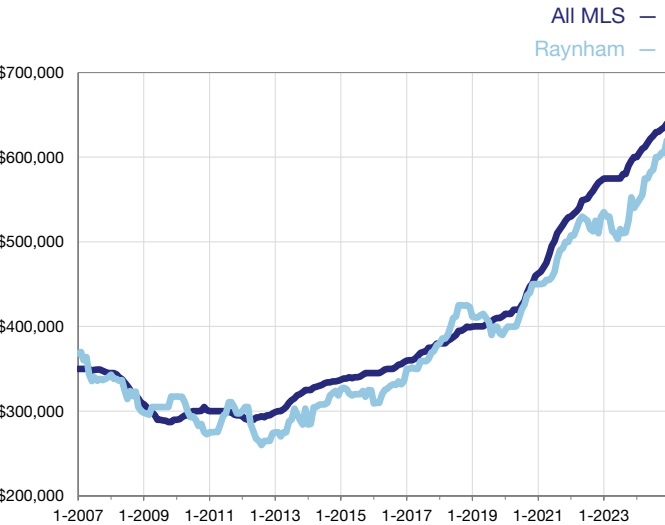
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	4	- 42.9%	97	114	+ 17.5%
Closed Sales	7	5	- 28.6%	101	113	+ 11.9%
Median Sales Price*	\$550,000	\$775,000	+ 40.9%	\$540,000	\$620,000	+ 14.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	88	36	- 59.1%	40	30	- 25.0%
Percent of Original List Price Received*	97.6%	99.2%	+ 1.6%	100.7%	100.2%	- 0.5%
New Listings	5	0	- 100.0%	105	128	+ 21.9%

* 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	3	+ 200.0%	18	25	+ 38.9%
Closed Sales	1	1	0.0%	16	22	+ 37.5%
Median Sales Price*	\$565,000	\$550,000	- 2.7%	\$505,000	\$603,359	+ 19.5%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	4.5	3.1	- 31.1%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	27	45	+ 66.7%
Percent of Original List Price Received*	98.3%	98.2%	- 0.1%	100.3%	100.4%	+ 0.1%
New Listings	0	4	--	28	37	+ 32.1%

* 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

