

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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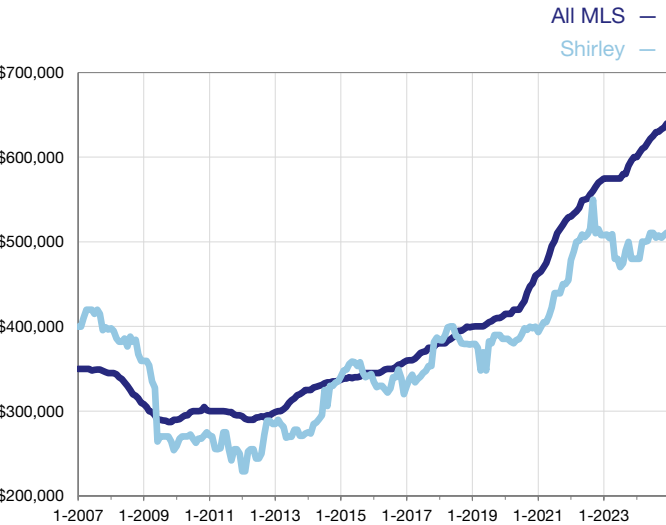
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	55	49	- 10.9%
Closed Sales	6	3	- 50.0%	57	49	- 14.0%
Median Sales Price*	\$379,500	\$500,000	+ 31.8%	\$480,000	\$511,000	+ 6.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	47	15	- 68.1%	25	31	+ 24.0%
Percent of Original List Price Received*	97.7%	102.7%	+ 5.1%	102.4%	103.7%	+ 1.3%
New Listings	2	1	- 50.0%	65	53	- 18.5%

* 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	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	1	1	0.0%	11	9	- 18.2%
Median Sales Price*	\$275,000	\$270,000	- 1.8%	\$410,000	\$365,000	- 11.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--
Cumulative Days on Market Until Sale	18	9	- 50.0%	31	35	+ 12.9%
Percent of Original List Price Received*	110.0%	96.4%	- 12.4%	101.0%	98.6%	- 2.4%
New Listings	1	1	0.0%	15	12	- 20.0%

* 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

