

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southampton

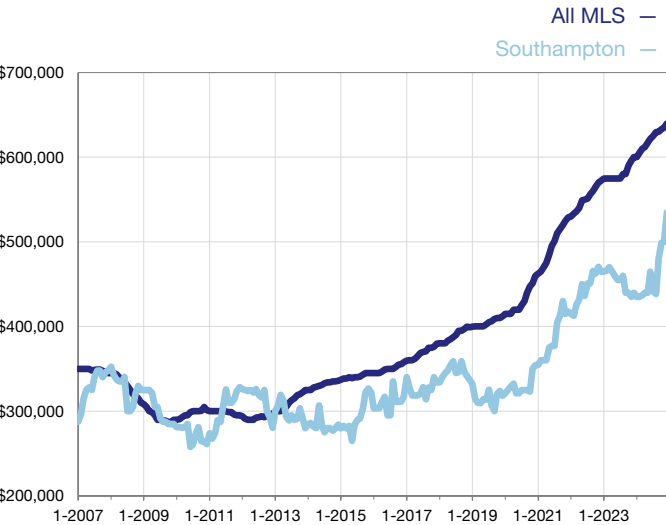
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	38	48	+ 26.3%
Closed Sales	4	6	+ 50.0%	38	42	+ 10.5%
Median Sales Price*	\$434,000	\$655,000	+ 50.9%	\$440,000	\$535,000	+ 21.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--
Cumulative Days on Market Until Sale	36	24	- 33.3%	56	40	- 28.6%
Percent of Original List Price Received*	90.4%	102.6%	+ 13.5%	100.3%	100.6%	+ 0.3%
New Listings	3	4	+ 33.3%	42	53	+ 26.2%

* 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	--	4	2	- 50.0%
Closed Sales	0	1	--	5	2	- 60.0%
Median Sales Price*	\$0	\$264,900	--	\$165,000	\$232,950	+ 41.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	28	--	25	38	+ 52.0%
Percent of Original List Price Received*	0.0%	100.0%	--	101.3%	98.1%	- 3.2%
New Listings	0	0	--	3	2	- 33.3%

* 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

