

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

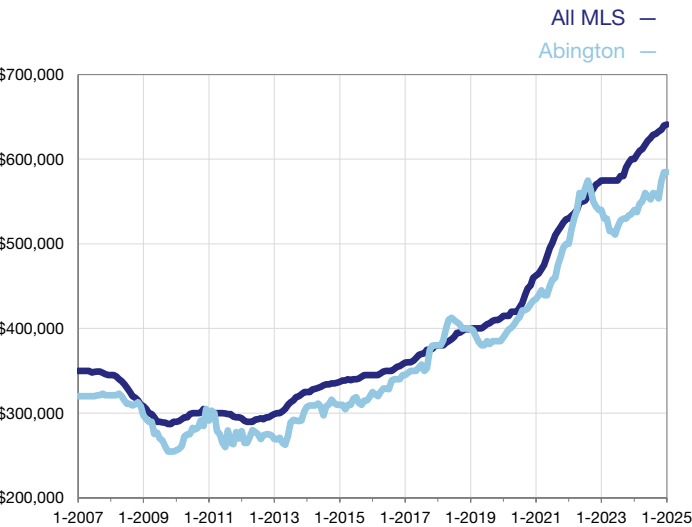
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$615,000	\$595,000	- 3.3%	\$615,000	\$595,000	- 3.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	26	48	+ 84.6%	26	48	+ 84.6%
Percent of Original List Price Received*	100.8%	97.4%	- 3.4%	100.8%	97.4%	- 3.4%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$298,500	\$457,450	+ 53.2%	\$298,500	\$457,450	+ 53.2%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	34	86	+ 152.9%	34	86	+ 152.9%
Percent of Original List Price Received*	99.6%	95.5%	- 4.1%	99.6%	95.5%	- 4.1%
New Listings	2	3	+ 50.0%	2	3	+ 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

