

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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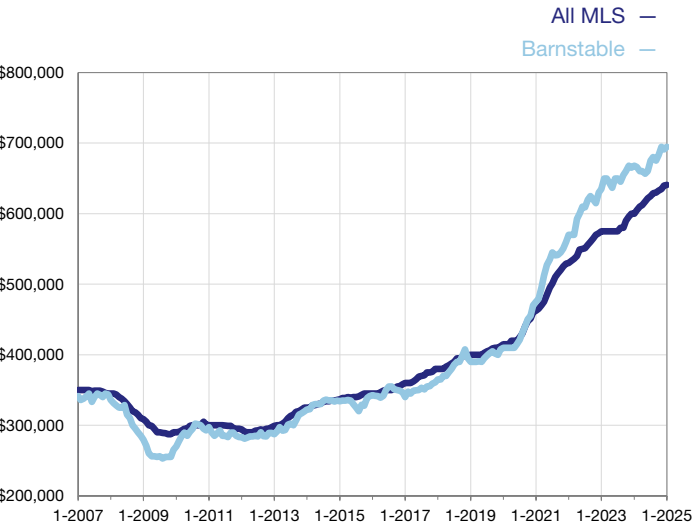
| Single-Family Properties | January | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 34 | 48 | + 41.2% | 34 | 48 | + 41.2% |
| Closed Sales | 41 | 38 | - 7.3% | 41 | 38 | - 7.3% |
| Median Sales Price* | \$725,000 | \$740,000 | + 2.1% | \$725,000 | \$740,000 | + 2.1% |
| Inventory of Homes for Sale | 103 | 57 | - 44.7% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 1.4 | - 53.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 51 | 63 | + 23.5% | 51 | 63 | + 23.5% |
| Percent of Original List Price Received* | 93.7% | 93.4% | - 0.3% | 93.7% | 93.4% | - 0.3% |
| New Listings | 24 | 30 | + 25.0% | 24 | 30 | + 25.0% |

* 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 | 3 | 2 | - 33.3% | 3 | 2 | - 33.3% |
| Median Sales Price* | \$349,999 | \$347,750 | - 0.6% | \$349,999 | \$347,750 | - 0.6% |
| Inventory of Homes for Sale | 7 | 9 | + 28.6% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 3.7 | + 42.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 69 | 35 | - 49.3% | 69 | 35 | - 49.3% |
| Percent of Original List Price Received* | 99.5% | 97.0% | - 2.5% | 99.5% | 97.0% | - 2.5% |
| New Listings | 3 | 7 | + 133.3% | 3 | 7 | + 133.3% |

* 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

