

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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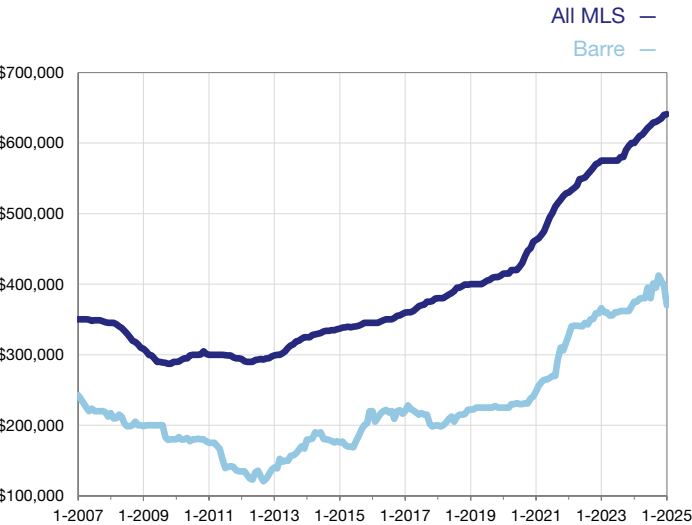
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$444,950	\$235,000	- 47.2%	\$444,950	\$235,000	- 47.2%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	59	110	+ 86.4%	59	110	+ 86.4%
Percent of Original List Price Received*	95.7%	84.0%	- 12.2%	95.7%	84.0%	- 12.2%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$178,000	\$0	- 100.0%	\$178,000	\$0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	103	0	- 100.0%	103	0	- 100.0%
Percent of Original List Price Received*	84.8%	0.0%	- 100.0%	84.8%	0.0%	- 100.0%
New Listings	0	1	--	0	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

