

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

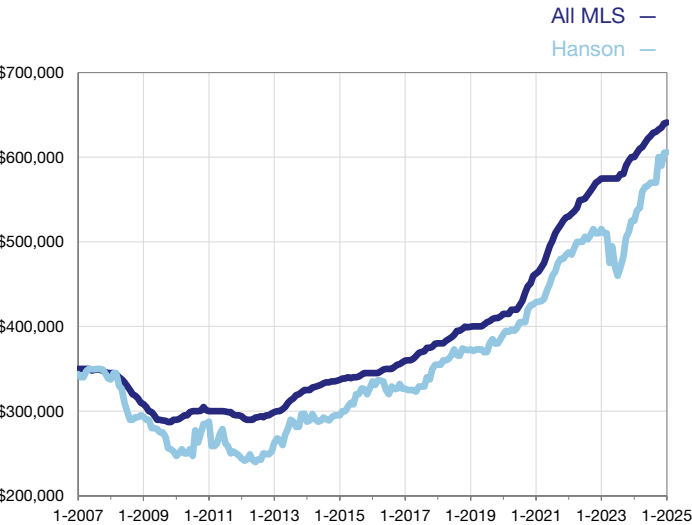
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	7	6	- 14.3%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$482,500	\$540,000	+ 11.9%	\$482,500	\$540,000	+ 11.9%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	44	27	- 38.6%	44	27	- 38.6%
Percent of Original List Price Received*	96.3%	95.6%	- 0.7%	96.3%	95.6%	- 0.7%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

* 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	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$615,000	\$443,000	- 28.0%	\$615,000	\$443,000	- 28.0%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	2.7	4.7	+ 74.1%	--	--	--
Cumulative Days on Market Until Sale	125	41	- 67.2%	125	41	- 67.2%
Percent of Original List Price Received*	90.6%	98.9%	+ 9.2%	90.6%	98.9%	+ 9.2%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

