

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Whitman

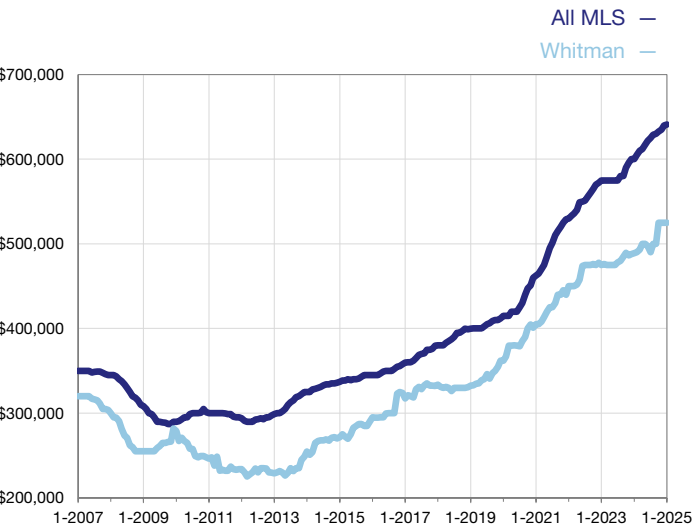
| Single-Family Properties                 | January   |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2024      | 2025      | + / -    | 2024         | 2025      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 2         | 5         | + 150.0% | 2            | 5         | + 150.0% |
| Closed Sales                             | 8         | 5         | - 37.5%  | 8            | 5         | - 37.5%  |
| Median Sales Price*                      | \$505,000 | \$460,000 | - 8.9%   | \$505,000    | \$460,000 | - 8.9%   |
| Inventory of Homes for Sale              | 11        | 9         | - 18.2%  | --           | --        | --       |
| Months Supply of Inventory               | 1.4       | 1.0       | - 28.6%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 26        | 21        | - 19.2%  | 26           | 21        | - 19.2%  |
| Percent of Original List Price Received* | 102.4%    | 103.5%    | + 1.1%   | 102.4%       | 103.5%    | + 1.1%   |
| New Listings                             | 7         | 7         | 0.0%     | 7            | 7         | 0.0%     |

\* 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         | 2         | + 100.0% | 1            | 2         | + 100.0% |
| Closed Sales                             | 1         | 3         | + 200.0% | 1            | 3         | + 200.0% |
| Median Sales Price*                      | \$480,000 | \$442,500 | - 7.8%   | \$480,000    | \$442,500 | - 7.8%   |
| Inventory of Homes for Sale              | 1         | 5         | + 400.0% | --           | --        | --       |
| Months Supply of Inventory               | 0.2       | 1.5       | + 650.0% | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 61        | 26        | - 57.4%  | 61           | 26        | - 57.4%  |
| Percent of Original List Price Received* | 98.0%     | 100.2%    | + 2.2%   | 98.0%        | 100.2%    | + 2.2%   |
| 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

