

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Abington

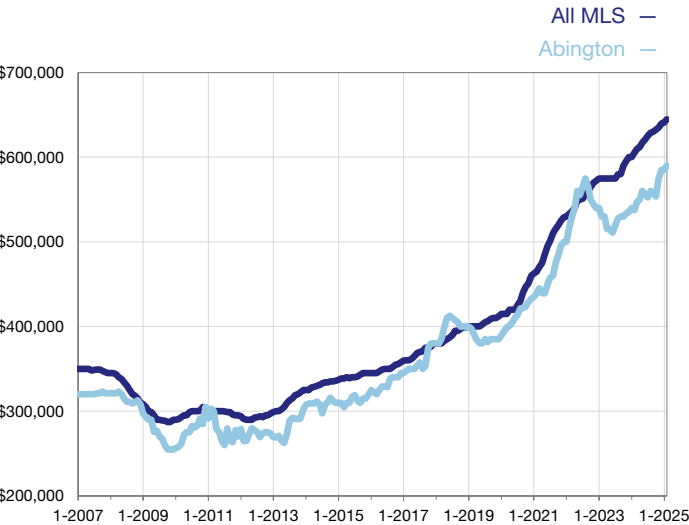
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	13	20	+ 53.8%
Closed Sales	6	3	- 50.0%	15	12	- 20.0%
Median Sales Price*	\$551,750	\$570,000	+ 3.3%	\$580,000	\$582,500	+ 0.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	52	49	- 5.8%	36	49	+ 36.1%
Percent of Original List Price Received*	94.9%	102.4%	+ 7.9%	98.4%	98.7%	+ 0.3%
New Listings	7	13	+ 85.7%	12	20	+ 66.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	6	5	- 16.7%
Closed Sales	4	3	- 25.0%	6	5	- 16.7%
Median Sales Price*	\$454,400	\$485,000	+ 6.7%	\$429,400	\$459,900	+ 7.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	15	- 64.3%	39	43	+ 10.3%
Percent of Original List Price Received*	98.6%	101.8%	+ 3.2%	98.9%	99.3%	+ 0.4%
New Listings	4	2	- 50.0%	6	5	- 16.7%

\* 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

