

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hanson

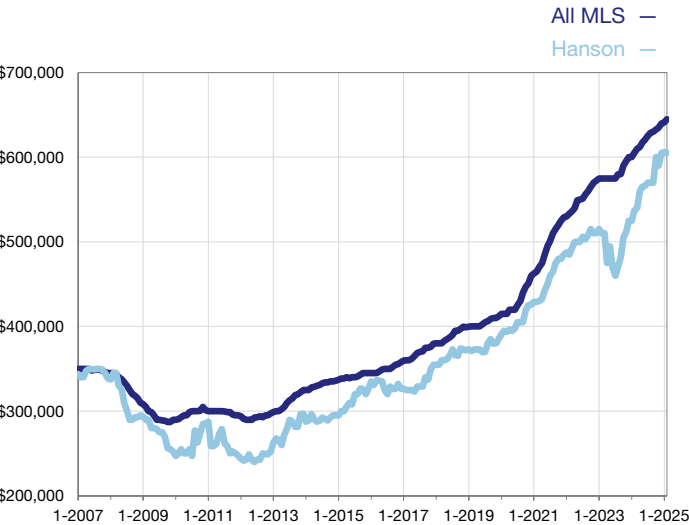
Single-Family Properties	February			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	4	0.0%	11	8	- 27.3%
Closed Sales	6	5	- 16.7%	12	8	- 33.3%
Median Sales Price*	\$610,450	\$519,400	- 14.9%	\$579,900	\$529,700	- 8.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	66	48	- 27.3%	55	40	- 27.3%
Percent of Original List Price Received*	97.6%	100.3%	+ 2.8%	97.0%	98.5%	+ 1.5%
New Listings	3	3	0.0%	8	9	+ 12.5%

* 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		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	3	9	+ 200.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$702,160	--	\$615,000	\$560,740	- 8.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.9	2.4	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	0	143	--	125	67	- 46.4%
Percent of Original List Price Received*	0.0%	105.0%	--	90.6%	100.4%	+ 10.8%
New Listings	5	3	- 40.0%	6	7	+ 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

