

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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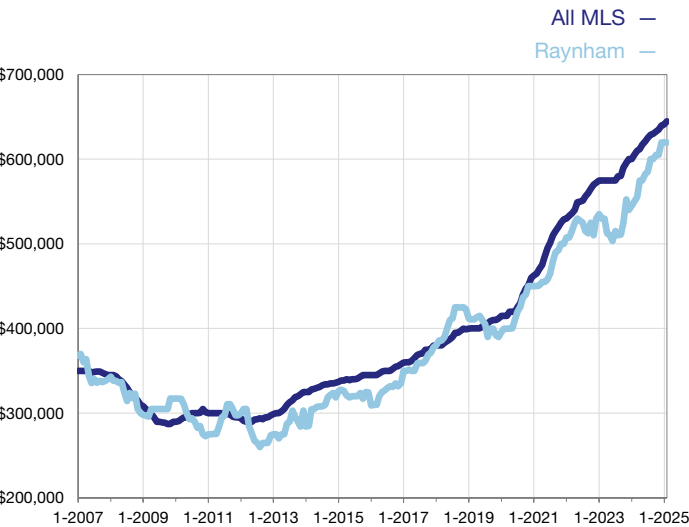
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	12	11	- 8.3%
Closed Sales	3	3	0.0%	7	8	+ 14.3%
Median Sales Price*	\$680,000	\$639,900	- 5.9%	\$625,000	\$722,050	+ 15.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	20	66	+ 230.0%	36	54	+ 50.0%
Percent of Original List Price Received*	102.4%	99.0%	- 3.3%	98.8%	98.6%	- 0.2%
New Listings	11	10	- 9.1%	21	16	- 23.8%

* 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	4	6	+ 50.0%	7	10	+ 42.9%
Closed Sales	1	5	+ 400.0%	2	5	+ 150.0%
Median Sales Price*	\$298,000	\$322,500	+ 8.2%	\$354,000	\$322,500	- 8.9%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	4.8	1.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	19	81	+ 326.3%	30	81	+ 170.0%
Percent of Original List Price Received*	99.7%	100.6%	+ 0.9%	98.1%	100.6%	+ 2.5%
New Listings	2	6	+ 200.0%	11	9	- 18.2%

* 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

