

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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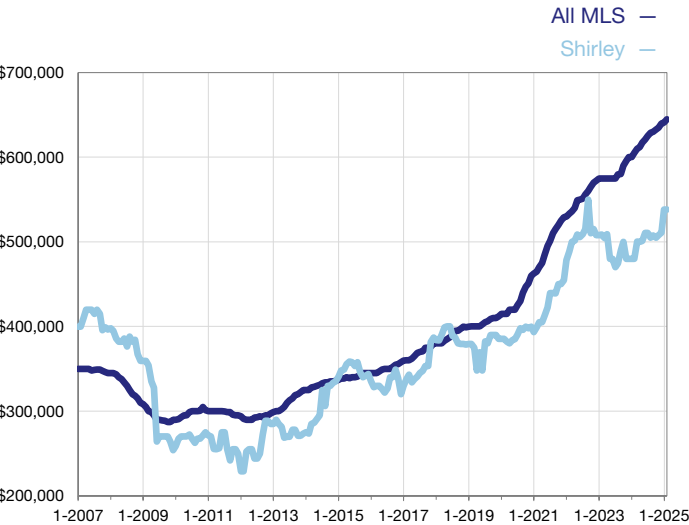
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	6	3	- 50.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$700,000	\$1,199,900	+ 71.4%	\$421,000	\$717,500	+ 70.4%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	1.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	15	300	+ 1,900.0%	22	109	+ 395.5%
Percent of Original List Price Received*	107.7%	104.3%	- 3.2%	103.2%	100.4%	- 2.7%
New Listings	1	1	0.0%	2	3	+ 50.0%

* 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	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	3	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$293,000	--	\$345,000	\$303,250	- 12.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	0	59	--	23	49	+ 113.0%
Percent of Original List Price Received*	0.0%	88.0%	--	95.6%	91.5%	- 4.3%
New Listings	0	0	--	1	1	0.0%

* 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

