

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Whitman

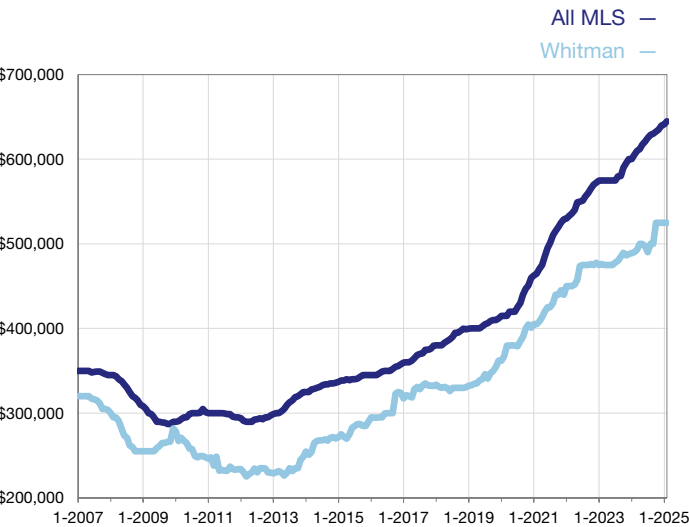
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	9	12	+ 33.3%
Closed Sales	5	6	+ 20.0%	13	11	- 15.4%
Median Sales Price*	\$525,000	\$497,500	- 5.2%	\$525,000	\$490,000	- 6.7%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	65	+ 85.7%	29	45	+ 55.2%
Percent of Original List Price Received*	92.0%	98.4%	+ 7.0%	98.4%	100.7%	+ 2.3%
New Listings	6	7	+ 16.7%	13	14	+ 7.7%

* 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	1	4	+ 300.0%	2	6	+ 200.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$480,000	\$442,500	- 7.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	61	26	- 57.4%
Percent of Original List Price Received*	0.0%	0.0%	--	98.0%	100.2%	+ 2.2%
New Listings	3	1	- 66.7%	4	5	+ 25.0%

* 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

