

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	298	348	+ 16.8%	2,343	2,530	+ 8.0%
Closed Sales	258	272	+ 5.4%	2,230	2,322	+ 4.1%
Median Sales Price*	\$775,500	\$792,000	+ 2.1%	\$700,000	\$749,950	+ 7.1%
Inventory of Homes for Sale	731	897	+ 22.7%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	34	46	+ 35.3%	42	49	+ 16.7%
Percent of Original List Price Received*	98.4%	96.3%	- 2.1%	97.8%	97.2%	- 0.6%
New Listings	383	438	+ 14.4%	2,879	3,345	+ 16.2%

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

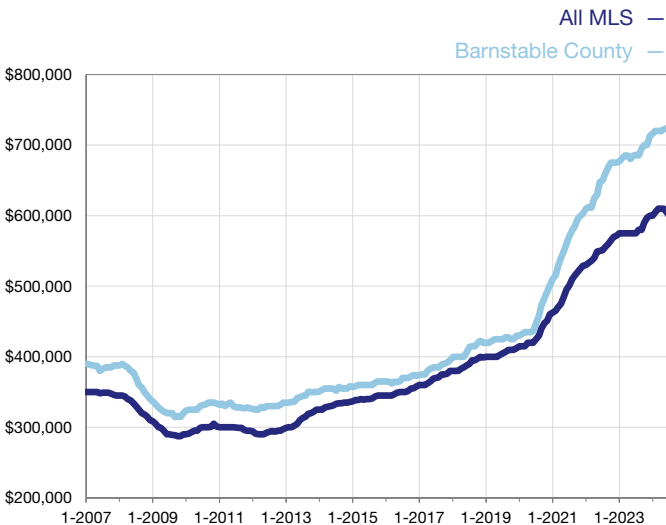
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	80	88	+ 10.0%	710	665	- 6.3%
Closed Sales	87	78	- 10.3%	659	623	- 5.5%
Median Sales Price*	\$469,900	\$517,000	+ 10.0%	\$450,000	\$500,000	+ 11.1%
Inventory of Homes for Sale	202	270	+ 33.7%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--
Cumulative Days on Market Until Sale	30	66	+ 120.0%	41	51	+ 24.4%
Percent of Original List Price Received*	98.5%	95.6%	- 2.9%	98.3%	97.7%	- 0.6%
New Listings	112	113	+ 0.9%	828	912	+ 10.1%

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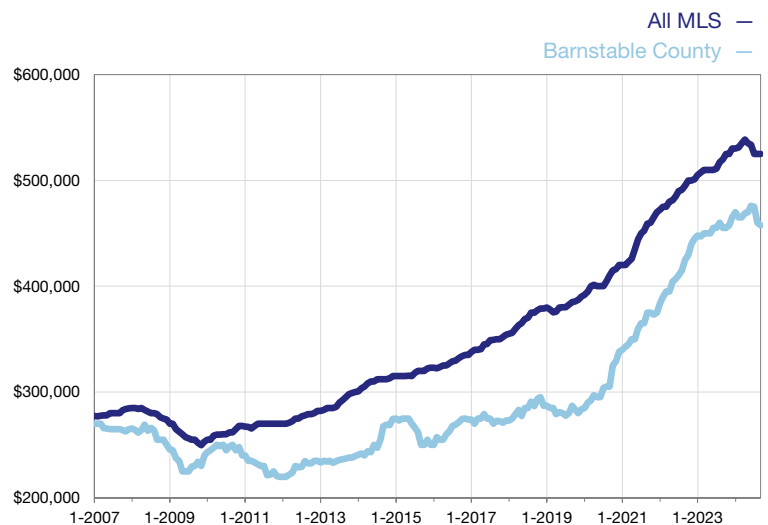
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	101	122	+ 20.8%	900	876	- 2.7%
Closed Sales	128	85	- 33.6%	840	806	- 4.0%
Median Sales Price*	\$351,250	\$314,500	- 10.5%	\$320,500	\$335,000	+ 4.5%
Inventory of Homes for Sale	345	408	+ 18.3%	--	--	--
Months Supply of Inventory	3.6	4.3	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	73	76	+ 4.1%	87	89	+ 2.3%
Percent of Original List Price Received*	98.7%	98.0%	- 0.7%	97.5%	96.2%	- 1.3%
New Listings	109	189	+ 73.4%	1,172	1,220	+ 4.1%

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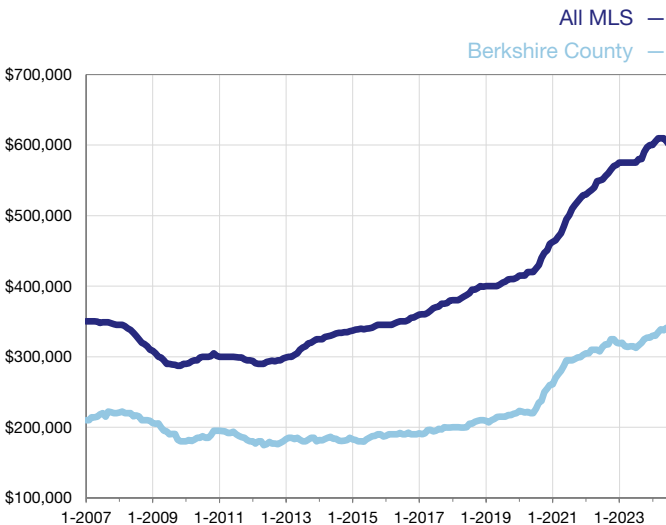
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	14	+ 40.0%	114	107	- 6.1%
Closed Sales	15	13	- 13.3%	107	104	- 2.8%
Median Sales Price*	\$349,500	\$310,000	- 11.3%	\$346,500	\$334,250	- 3.5%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	97	74	- 23.7%	97	86	- 11.3%
Percent of Original List Price Received*	100.2%	97.6%	- 2.6%	98.8%	98.1%	- 0.7%
New Listings	11	15	+ 36.4%	136	149	+ 9.6%

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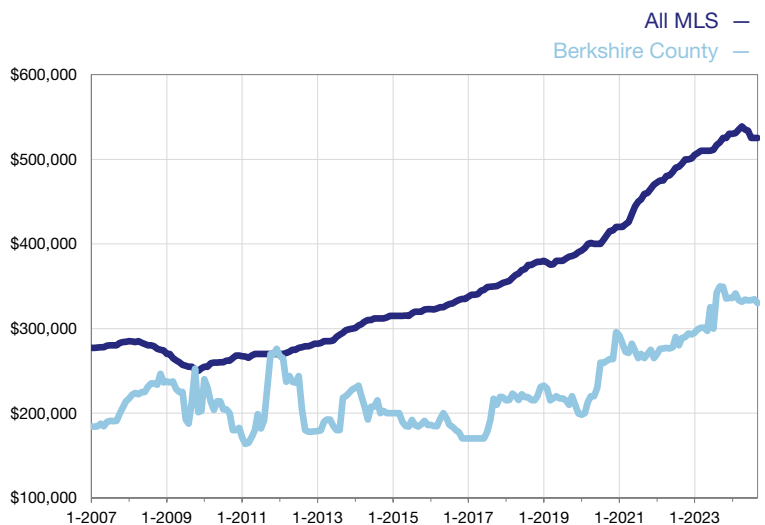
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	233	312	+ 33.9%	2,384	2,413	+ 1.2%
Closed Sales	281	266	- 5.3%	2,357	2,241	- 4.9%
Median Sales Price*	\$472,000	\$512,500	+ 8.6%	\$475,000	\$520,000	+ 9.5%
Inventory of Homes for Sale	561	516	- 8.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	33	30	- 9.1%	38	36	- 5.3%
Percent of Original List Price Received*	100.3%	99.7%	- 0.6%	100.2%	100.6%	+ 0.4%
New Listings	324	364	+ 12.3%	2,834	2,924	+ 3.2%

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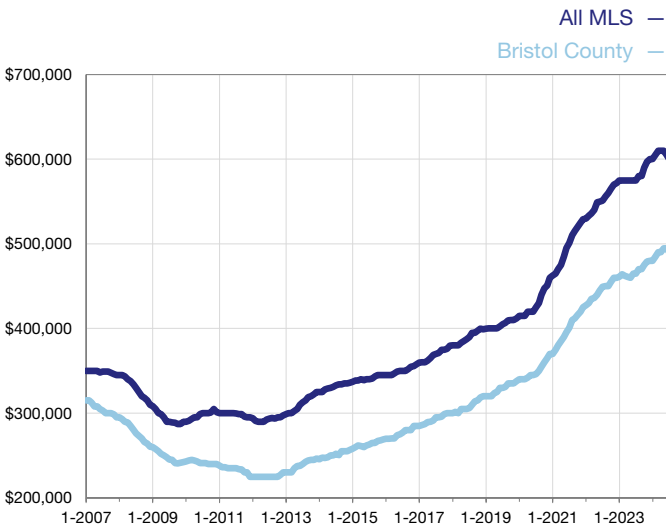
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	64	64	0.0%	501	487	- 2.8%
Closed Sales	52	43	- 17.3%	472	434	- 8.1%
Median Sales Price*	\$377,450	\$375,000	- 0.6%	\$358,000	\$353,000	- 1.4%
Inventory of Homes for Sale	82	92	+ 12.2%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 8.3%	30	28	- 6.7%
Percent of Original List Price Received*	102.1%	101.2%	- 0.9%	101.8%	101.0%	- 0.8%
New Listings	71	74	+ 4.2%	561	597	+ 6.4%

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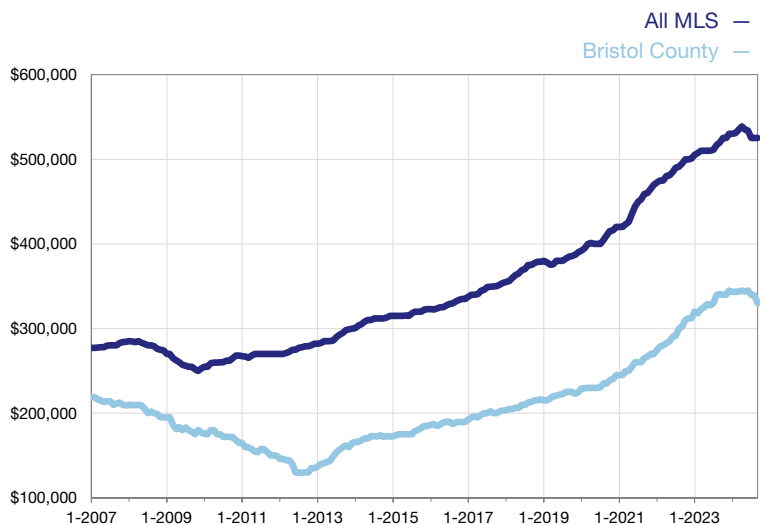
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	12	+ 71.4%	43	57	+ 32.6%
Closed Sales	8	4	- 50.0%	44	40	- 9.1%
Median Sales Price*	\$2,800,000	\$1,360,000	- 51.4%	\$1,327,500	\$1,375,000	+ 3.6%
Inventory of Homes for Sale	57	64	+ 12.3%	--	--	--
Months Supply of Inventory	11.6	11.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	86	156	+ 81.4%	101	122	+ 20.8%
Percent of Original List Price Received*	94.8%	83.5%	- 11.9%	93.8%	90.6%	- 3.4%
New Listings	15	8	- 46.7%	89	113	+ 27.0%

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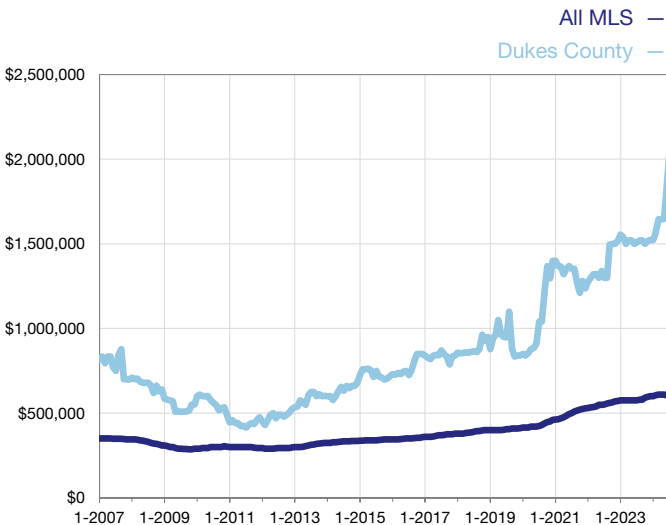
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$1,610,000	\$1,100,000	- 31.7%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	4.7	7.2	+ 53.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	43	312	+ 625.6%
Percent of Original List Price Received*	0.0%	0.0%	--	95.4%	97.2%	+ 1.9%
New Listings	0	1	--	6	10	+ 66.7%

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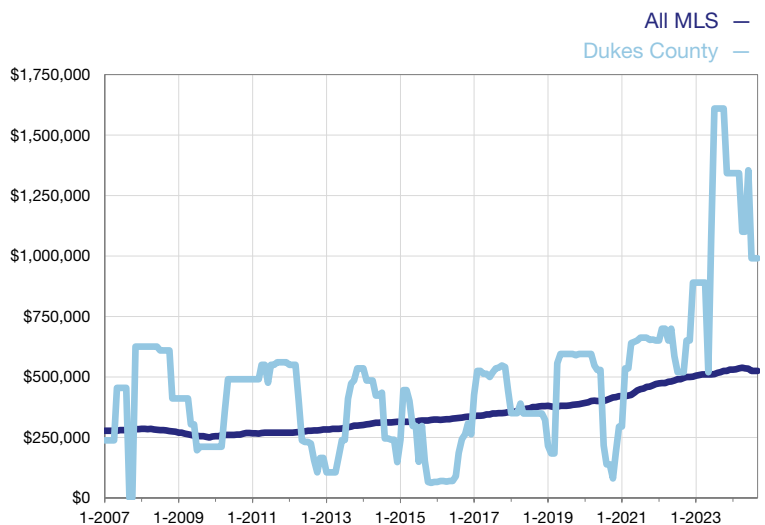
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	322	435	+ 35.1%	2,968	3,290	+ 10.8%
Closed Sales	336	366	+ 8.9%	2,844	3,035	+ 6.7%
Median Sales Price*	\$692,500	\$710,000	+ 2.5%	\$679,155	\$720,000	+ 6.0%
Inventory of Homes for Sale	615	632	+ 2.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	30	30	0.0%
Percent of Original List Price Received*	102.5%	101.1%	- 1.4%	102.4%	102.2%	- 0.2%
New Listings	473	592	+ 25.2%	3,569	3,990	+ 11.8%

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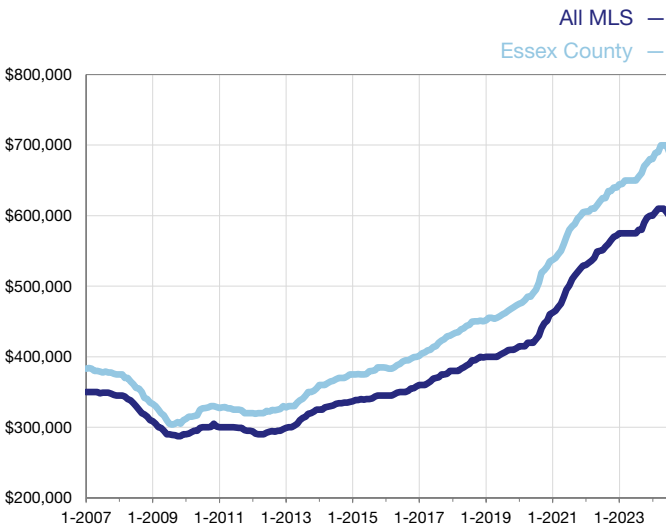
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	162	231	+ 42.6%	1,521	1,592	+ 4.7%
Closed Sales	181	148	- 18.2%	1,481	1,474	- 0.5%
Median Sales Price*	\$465,000	\$460,000	- 1.1%	\$450,000	\$460,000	+ 2.2%
Inventory of Homes for Sale	266	279	+ 4.9%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	35	+ 52.2%	33	31	- 6.1%
Percent of Original List Price Received*	102.9%	99.4%	- 3.4%	102.1%	100.9%	- 1.2%
New Listings	250	270	+ 8.0%	1,755	1,918	+ 9.3%

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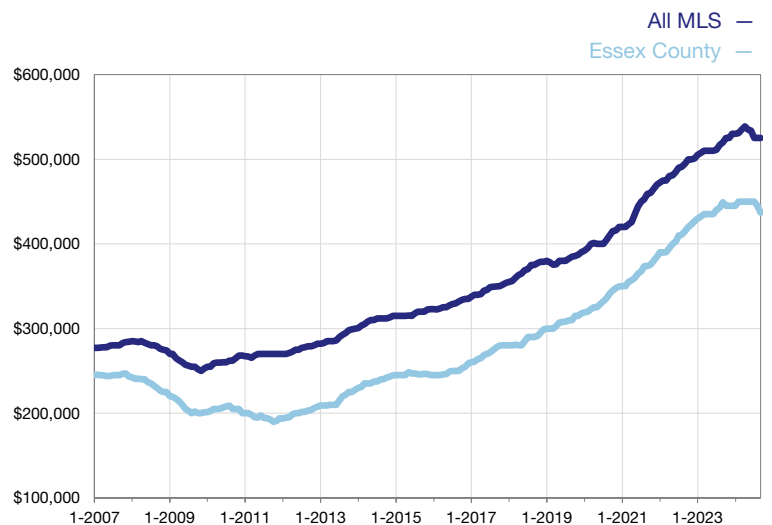
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	51	+ 24.4%	363	381	+ 5.0%
Closed Sales	50	41	- 18.0%	365	356	- 2.5%
Median Sales Price*	\$332,500	\$349,000	+ 5.0%	\$320,000	\$356,950	+ 11.5%
Inventory of Homes for Sale	101	92	- 8.9%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	33	47	+ 42.4%	47	43	- 8.5%
Percent of Original List Price Received*	102.7%	97.4%	- 5.2%	99.7%	98.9%	- 0.8%
New Listings	46	65	+ 41.3%	420	440	+ 4.8%

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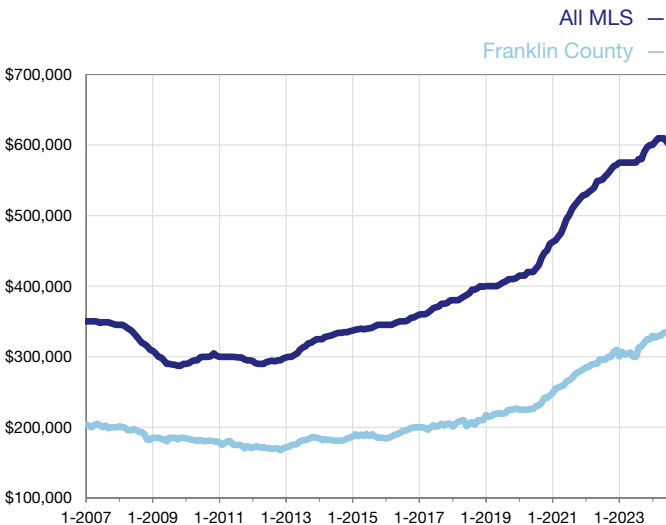
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	8	+ 166.7%	23	35	+ 52.2%
Closed Sales	6	5	- 16.7%	20	29	+ 45.0%
Median Sales Price*	\$280,000	\$315,000	+ 12.5%	\$272,500	\$310,000	+ 13.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	19	79	+ 315.8%	18	40	+ 122.2%
Percent of Original List Price Received*	103.2%	99.2%	- 3.9%	103.6%	101.4%	- 2.1%
New Listings	3	7	+ 133.3%	26	37	+ 42.3%

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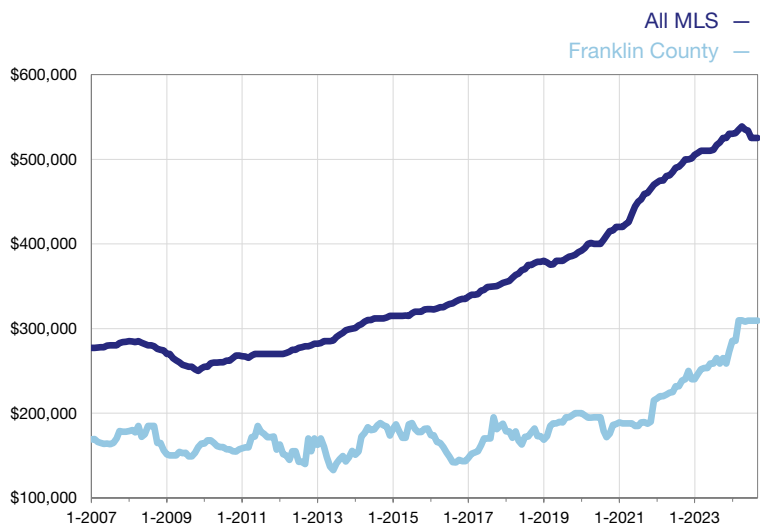
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	262	341	+ 30.2%	2,336	2,410	+ 3.2%
Closed Sales	291	261	- 10.3%	2,259	2,257	- 0.1%
Median Sales Price*	\$313,000	\$330,000	+ 5.4%	\$305,000	\$327,500	+ 7.4%
Inventory of Homes for Sale	496	426	- 14.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 3.8%	36	33	- 8.3%
Percent of Original List Price Received*	102.4%	102.1%	- 0.3%	101.1%	101.8%	+ 0.7%
New Listings	312	385	+ 23.4%	2,744	2,799	+ 2.0%

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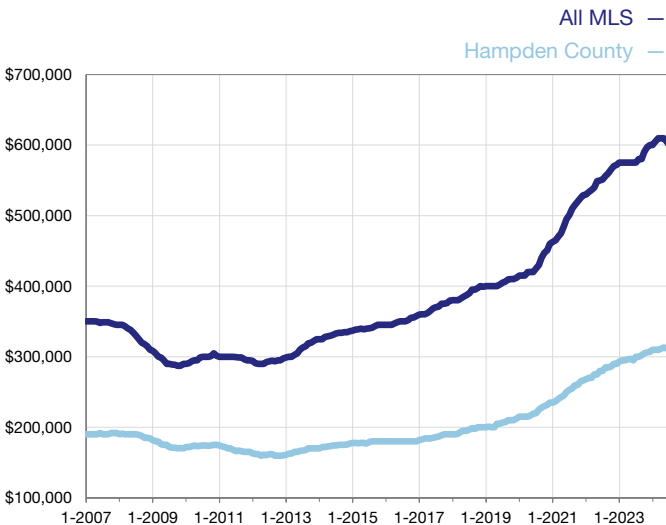
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	55	+ 120.0%	317	350	+ 10.4%
Closed Sales	38	41	+ 7.9%	326	308	- 5.5%
Median Sales Price*	\$205,000	\$235,000	+ 14.6%	\$216,500	\$230,000	+ 6.2%
Inventory of Homes for Sale	53	84	+ 58.5%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	36	29	- 19.4%
Percent of Original List Price Received*	103.8%	103.1%	- 0.7%	101.5%	101.3%	- 0.2%
New Listings	39	58	+ 48.7%	345	420	+ 21.7%

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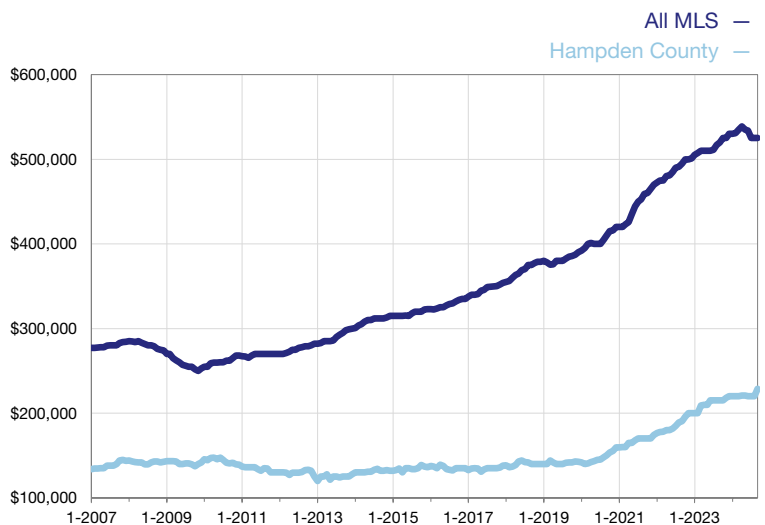
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Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Hampshire County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	65	90	+ 38.5%	701	681	- 2.9%
Closed Sales	85	73	- 14.1%	694	655	- 5.6%
Median Sales Price*	\$421,323	\$479,900	+ 13.9%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	165	159	- 3.6%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	30	37	+ 23.3%	37	38	+ 2.7%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	102.5%	101.7%	- 0.8%
New Listings	102	109	+ 6.9%	825	829	+ 0.5%

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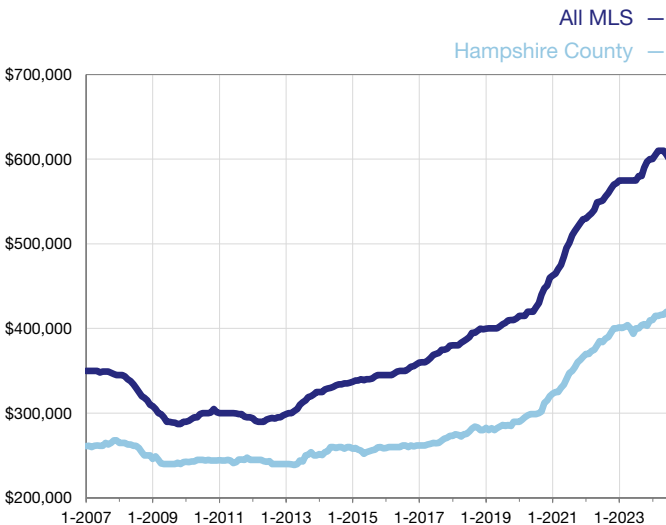
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	24	+ 50.0%	194	178	- 8.2%
Closed Sales	20	19	- 5.0%	185	165	- 10.8%
Median Sales Price*	\$265,000	\$269,000	+ 1.5%	\$320,000	\$327,000	+ 2.2%
Inventory of Homes for Sale	43	38	- 11.6%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	49	27	- 44.9%	50	41	- 18.0%
Percent of Original List Price Received*	106.1%	99.0%	- 6.7%	104.0%	101.0%	- 2.9%
New Listings	27	25	- 7.4%	206	209	+ 1.5%

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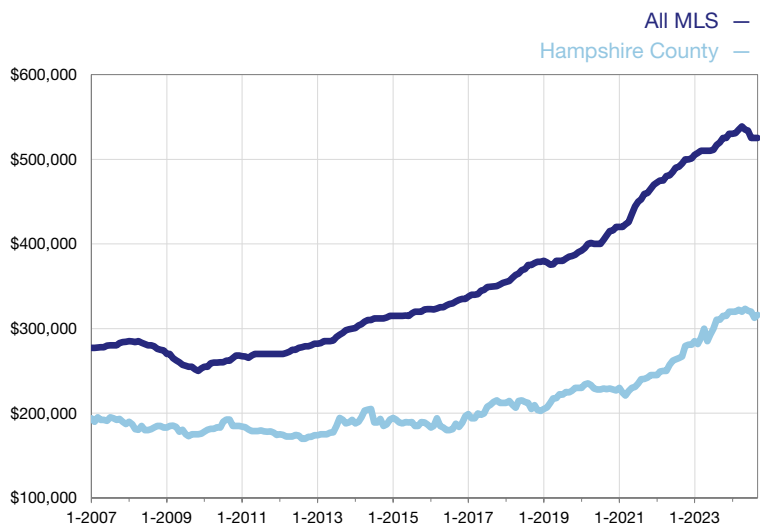
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

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Middlesex County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	603	822	+ 36.3%	5,970	6,510	+ 9.0%
Closed Sales	612	612	0.0%	5,832	6,068	+ 4.0%
Median Sales Price*	\$801,000	\$767,500	- 4.2%	\$815,250	\$850,000	+ 4.3%
Inventory of Homes for Sale	1,135	1,130	- 0.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	31	29	- 6.5%
Percent of Original List Price Received*	102.2%	100.3%	- 1.9%	102.7%	102.7%	0.0%
New Listings	928	1,134	+ 22.2%	7,062	7,897	+ 11.8%

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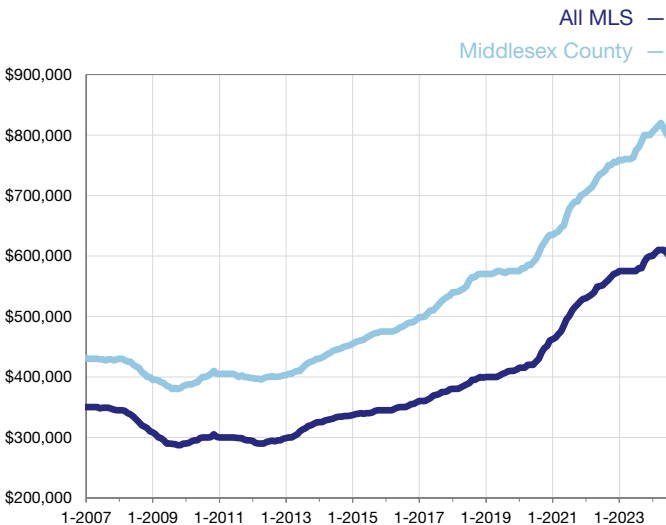
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	371	448	+ 20.8%	3,649	3,601	- 1.3%
Closed Sales	376	350	- 6.9%	3,465	3,437	- 0.8%
Median Sales Price*	\$648,950	\$611,000	- 5.8%	\$639,900	\$655,000	+ 2.4%
Inventory of Homes for Sale	729	700	- 4.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	32	- 3.0%	36	33	- 8.3%
Percent of Original List Price Received*	101.4%	100.0%	- 1.4%	101.4%	101.4%	0.0%
New Listings	581	678	+ 16.7%	4,449	4,517	+ 1.5%

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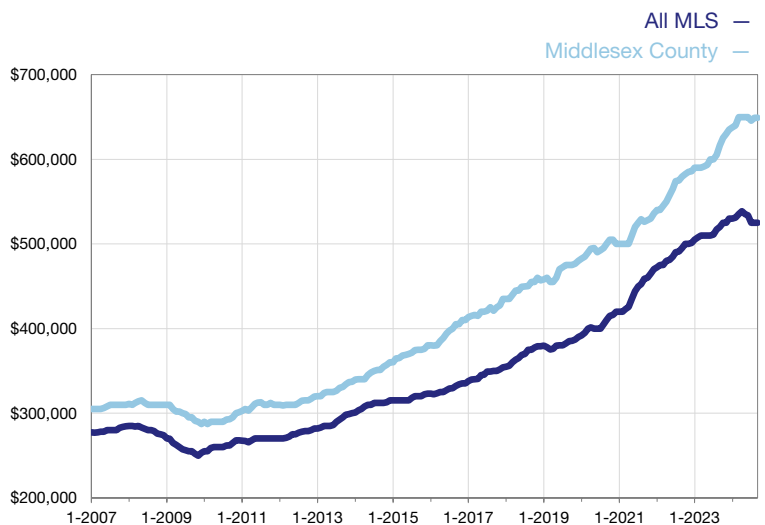
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	22	24	+ 9.1%
Closed Sales	4	5	+ 25.0%	15	22	+ 46.7%
Median Sales Price*	\$2,925,000	\$3,400,000	+ 16.2%	\$3,250,000	\$2,587,000	- 20.4%
Inventory of Homes for Sale	29	24	- 17.2%	--	--	--
Months Supply of Inventory	11.6	7.1	- 38.8%	--	--	--
Cumulative Days on Market Until Sale	61	104	+ 70.5%	92	116	+ 26.1%
Percent of Original List Price Received*	99.3%	90.8%	- 8.6%	94.2%	91.9%	- 2.4%
New Listings	8	4	- 50.0%	45	55	+ 22.2%

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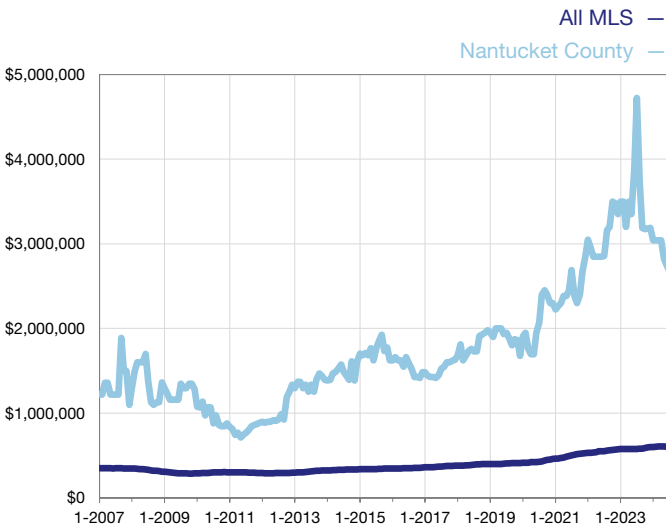
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$660,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	9	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	90.5%	--
New Listings	0	0	--	0	1	--

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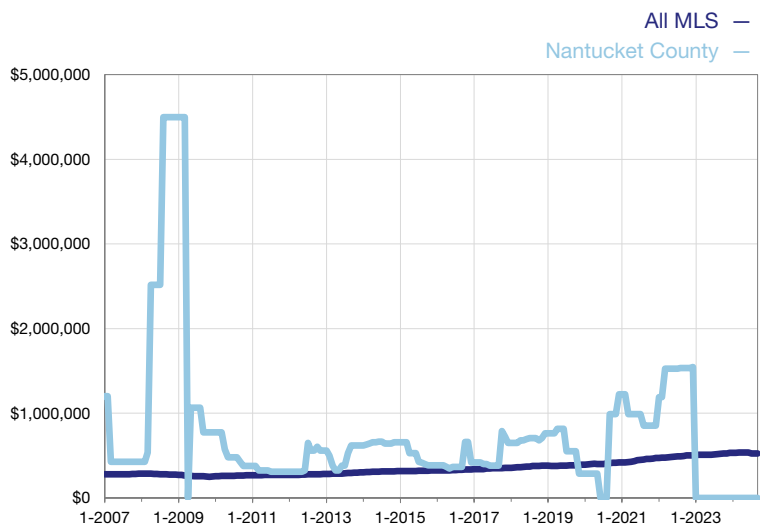
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	319	432	+ 35.4%	3,206	3,423	+ 6.8%
Closed Sales	324	319	- 1.5%	3,118	3,189	+ 2.3%
Median Sales Price*	\$720,000	\$775,000	+ 7.6%	\$734,500	\$775,000	+ 5.5%
Inventory of Homes for Sale	617	613	- 0.6%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	32	29	- 9.4%
Percent of Original List Price Received*	100.6%	99.6%	- 1.0%	101.7%	101.8%	+ 0.1%
New Listings	459	556	+ 21.1%	3,778	4,162	+ 10.2%

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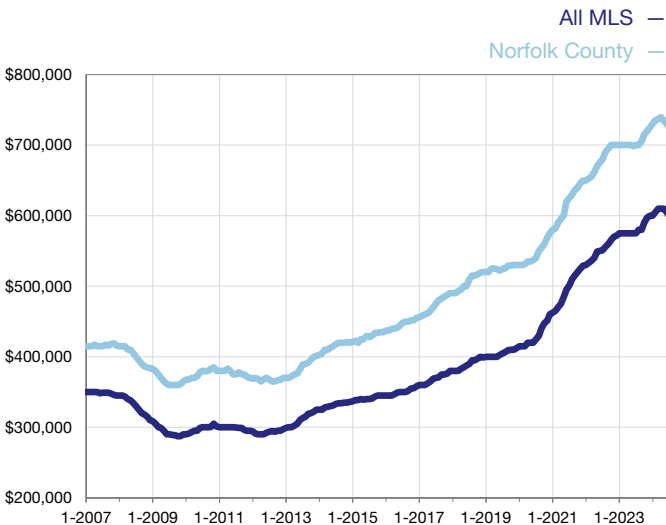
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	153	186	+ 21.6%	1,474	1,443	- 2.1%
Closed Sales	164	137	- 16.5%	1,458	1,378	- 5.5%
Median Sales Price*	\$553,915	\$545,000	- 1.6%	\$571,500	\$571,000	- 0.1%
Inventory of Homes for Sale	296	289	- 2.4%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	42	+ 20.0%	37	38	+ 2.7%
Percent of Original List Price Received*	100.5%	99.1%	- 1.4%	100.7%	100.3%	- 0.4%
New Listings	219	277	+ 26.5%	1,780	1,817	+ 2.1%

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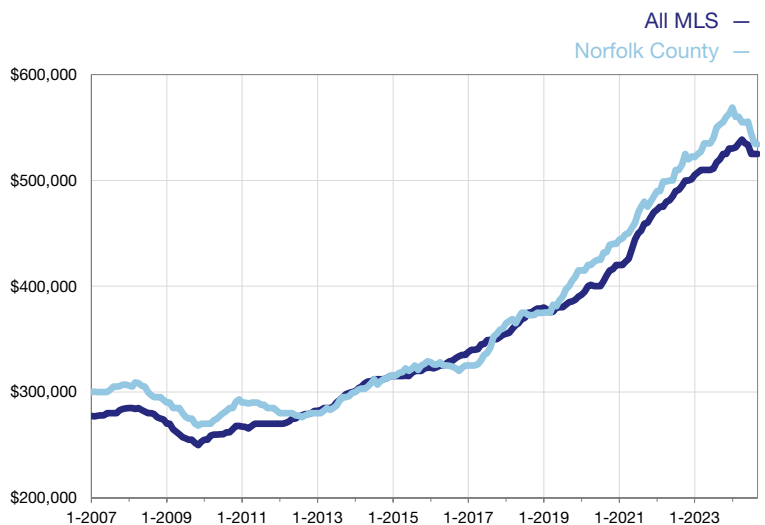
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	330	417	+ 26.4%	3,103	3,299	+ 6.3%
Closed Sales	360	412	+ 14.4%	3,041	3,078	+ 1.2%
Median Sales Price*	\$600,000	\$650,000	+ 8.3%	\$585,000	\$630,500	+ 7.8%
Inventory of Homes for Sale	668	722	+ 8.1%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.2%	39	36	- 7.7%
Percent of Original List Price Received*	100.9%	99.1%	- 1.8%	100.3%	100.0%	- 0.3%
New Listings	420	519	+ 23.6%	3,629	4,044	+ 11.4%

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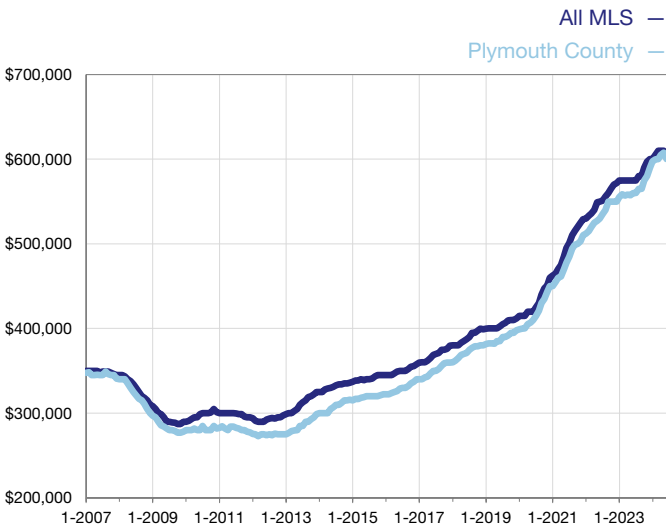
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	81	88	+ 8.6%	732	789	+ 7.8%
Closed Sales	95	84	- 11.6%	743	699	- 5.9%
Median Sales Price*	\$425,000	\$462,500	+ 8.8%	\$425,000	\$467,000	+ 9.9%
Inventory of Homes for Sale	172	167	- 2.9%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	32	40	+ 25.0%	42	42	0.0%
Percent of Original List Price Received*	101.1%	100.0%	- 1.1%	100.6%	99.8%	- 0.8%
New Listings	80	100	+ 25.0%	854	939	+ 10.0%

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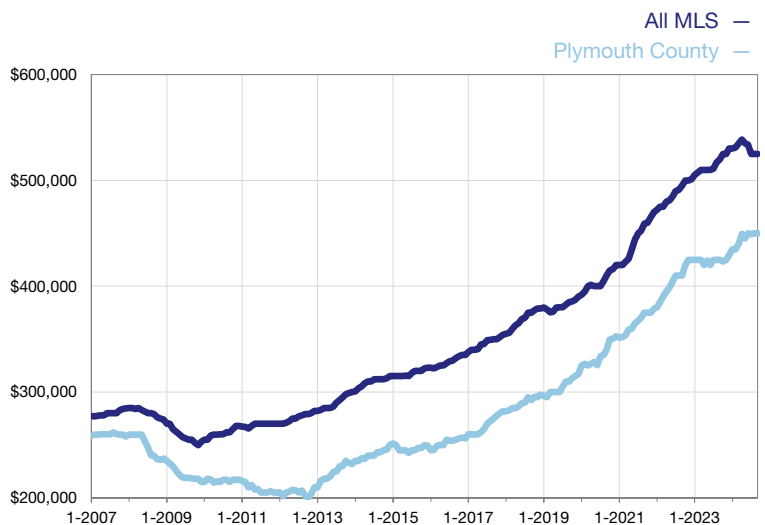
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

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Suffolk County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	74	109	+ 47.3%	766	822	+ 7.3%
Closed Sales	78	80	+ 2.6%	743	761	+ 2.4%
Median Sales Price*	\$737,500	\$747,500	+ 1.4%	\$750,000	\$775,000	+ 3.3%
Inventory of Homes for Sale	198	193	- 2.5%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	40	37	- 7.5%	39	33	- 15.4%
Percent of Original List Price Received*	99.9%	98.2%	- 1.7%	99.7%	100.4%	+ 0.7%
New Listings	129	170	+ 31.8%	968	1,069	+ 10.4%

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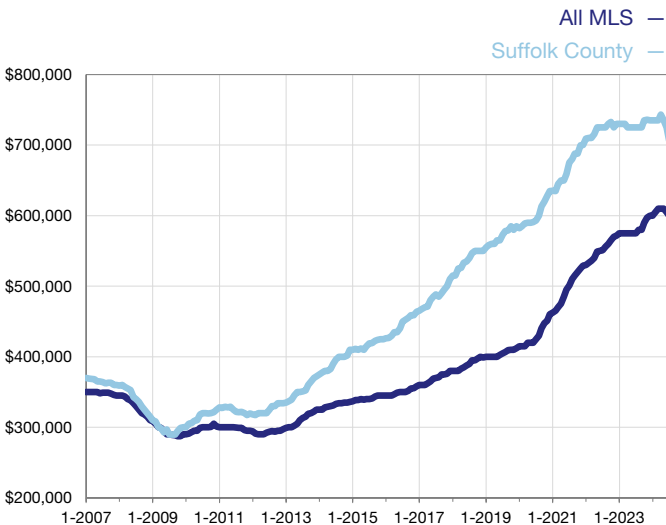
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	278	319	+ 14.7%	3,017	3,063	+ 1.5%
Closed Sales	297	276	- 7.1%	3,093	2,896	- 6.4%
Median Sales Price*	\$680,000	\$657,000	- 3.4%	\$720,000	\$730,000	+ 1.4%
Inventory of Homes for Sale	1,207	1,252	+ 3.7%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	46	47	+ 2.2%	46	49	+ 6.5%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	98.7%	98.5%	- 0.2%
New Listings	611	736	+ 20.5%	4,603	4,940	+ 7.3%

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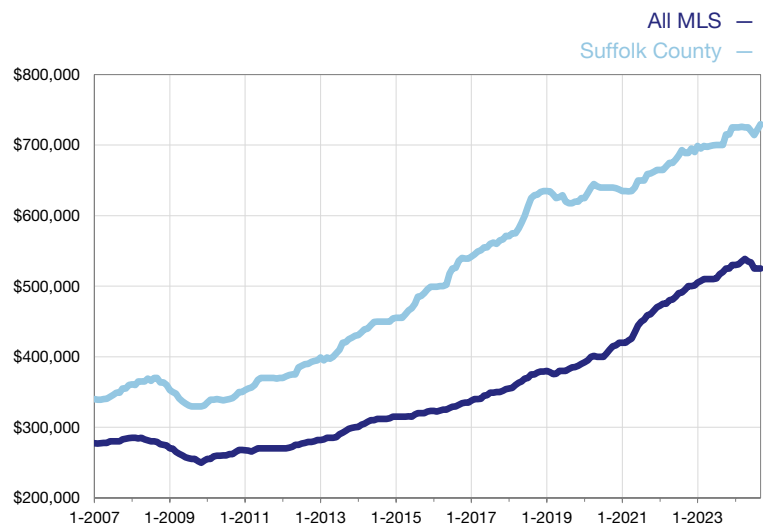
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

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Worcester County

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	517	642	+ 24.2%	4,413	4,560	+ 3.3%
Closed Sales	530	456	- 14.0%	4,248	4,211	- 0.9%
Median Sales Price*	\$470,000	\$485,000	+ 3.2%	\$450,000	\$485,000	+ 7.8%
Inventory of Homes for Sale	903	900	- 0.3%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.1%	33	32	- 3.0%
Percent of Original List Price Received*	102.6%	100.5%	- 2.0%	101.8%	101.1%	- 0.7%
New Listings	668	750	+ 12.3%	5,181	5,518	+ 6.5%

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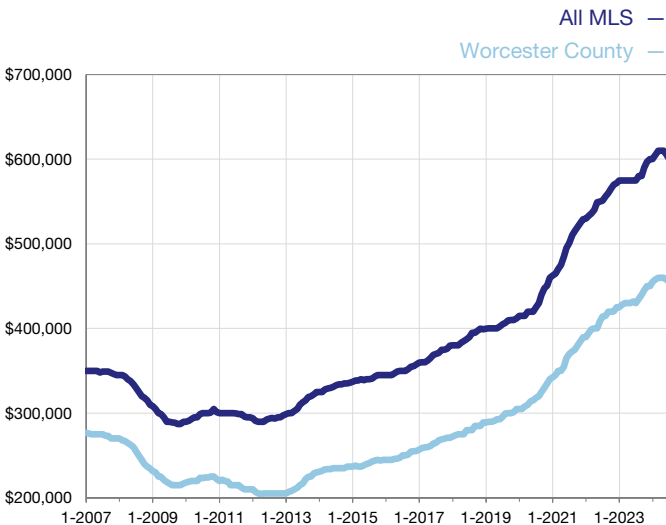
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	120	157	+ 30.8%	1,184	1,166	- 1.5%
Closed Sales	140	131	- 6.4%	1,138	1,109	- 2.5%
Median Sales Price*	\$370,000	\$355,000	- 4.1%	\$372,400	\$380,000	+ 2.0%
Inventory of Homes for Sale	219	229	+ 4.6%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	29	39	+ 34.5%	36	34	- 5.6%
Percent of Original List Price Received*	102.8%	100.3%	- 2.4%	102.3%	101.1%	- 1.2%
New Listings	156	183	+ 17.3%	1,374	1,381	+ 0.5%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

