

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 262       | <b>387</b>       | + 47.7% | 2,605        | <b>2,874</b>     | + 10.3% |
| Closed Sales                             | 302       | <b>328</b>       | + 8.6%  | 2,532        | <b>2,656</b>     | + 4.9%  |
| Median Sales Price*                      | \$785,000 | <b>\$799,950</b> | + 1.9%  | \$710,000    | <b>\$750,000</b> | + 5.6%  |
| Inventory of Homes for Sale              | 775       | <b>860</b>       | + 11.0% | --           | --               | --      |
| Months Supply of Inventory               | 3.0       | <b>3.2</b>       | + 6.7%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 37        | <b>51</b>        | + 37.8% | 42           | <b>49</b>        | + 16.7% |
| Percent of Original List Price Received* | 97.4%     | <b>96.2%</b>     | - 1.2%  | 97.7%        | <b>97.1%</b>     | - 0.6%  |
| New Listings                             | 367       | <b>401</b>       | + 9.3%  | 3,247        | <b>3,742</b>     | + 15.2% |

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

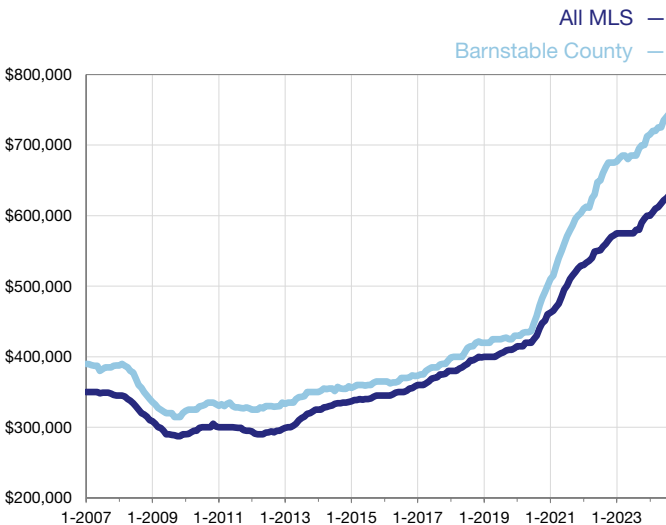
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 88        | <b>100</b>       | + 13.6% | 798          | <b>760</b>       | - 4.8%  |
| Closed Sales                             | 89        | <b>78</b>        | - 12.4% | 748          | <b>700</b>       | - 6.4%  |
| Median Sales Price*                      | \$495,000 | <b>\$605,050</b> | + 22.2% | \$452,500    | <b>\$517,500</b> | + 14.4% |
| Inventory of Homes for Sale              | 215       | <b>255</b>       | + 18.6% | --           | --               | --      |
| Months Supply of Inventory               | 2.9       | <b>3.5</b>       | + 20.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 44        | <b>57</b>        | + 29.5% | 41           | <b>51</b>        | + 24.4% |
| Percent of Original List Price Received* | 99.4%     | <b>94.7%</b>     | - 4.7%  | 98.4%        | <b>97.4%</b>     | - 1.0%  |
| New Listings                             | 118       | <b>120</b>       | + 1.7%  | 946          | <b>1,033</b>     | + 9.2%  |

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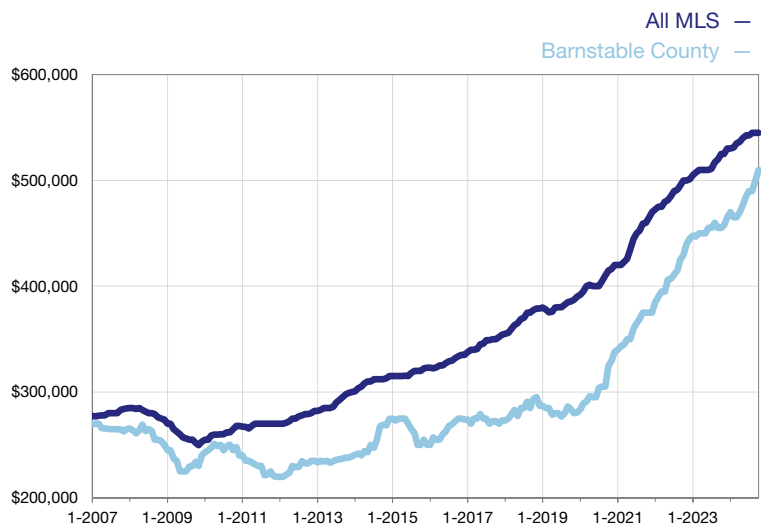
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

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## Berkshire County

### Single-Family Properties

| Key Metrics                              | October   |           |         | Year to Date |           |        |
|--|-----------|-----------|---------|--------------|-----------|--------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -  |
| Pending Sales                            | 98        | 129       | + 31.6% | 998          | 1,002     | + 0.4% |
| Closed Sales                             | 111       | 122       | + 9.9%  | 951          | 931       | - 2.1% |
| Median Sales Price*                      | \$400,000 | \$333,500 | - 16.6% | \$330,000    | \$335,000 | + 1.5% |
| Inventory of Homes for Sale              | 358       | 396       | + 10.6% | --           | --        | --     |
| Months Supply of Inventory               | 3.7       | 4.1       | + 10.8% | --           | --        | --     |
| Cumulative Days on Market Until Sale     | 76        | 84        | + 10.5% | 86           | 88        | + 2.3% |
| Percent of Original List Price Received* | 98.4%     | 94.7%     | - 3.8%  | 97.6%        | 96.0%     | - 1.6% |
| New Listings                             | 145       | 151       | + 4.1%  | 1,318        | 1,370     | + 3.9% |

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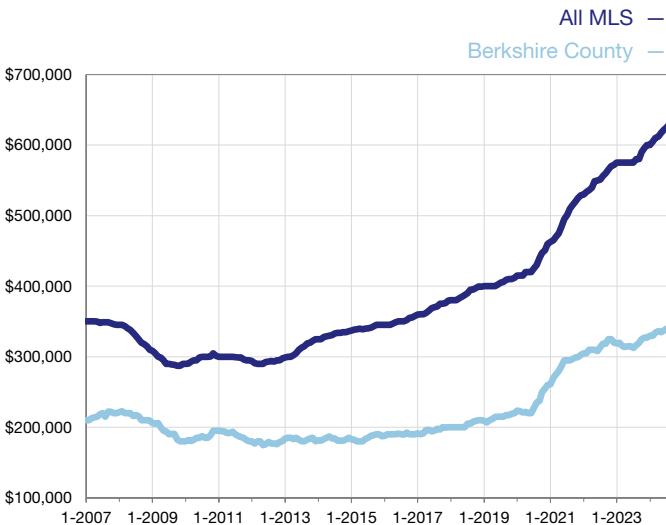
### Condominium Properties

| Key Metrics                              | October   |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Pending Sales                            | 6         | 11        | + 83.3%  | 120          | 122       | + 1.7%  |
| Closed Sales                             | 17        | 19        | + 11.8%  | 124          | 123       | - 0.8%  |
| Median Sales Price*                      | \$350,000 | \$449,000 | + 28.3%  | \$348,000    | \$375,000 | + 7.8%  |
| Inventory of Homes for Sale              | 36        | 51        | + 41.7%  | --           | --        | --      |
| Months Supply of Inventory               | 3.1       | 4.3       | + 38.7%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 119       | 81        | - 31.9%  | 100          | 85        | - 15.0% |
| Percent of Original List Price Received* | 95.2%     | 95.7%     | + 0.5%   | 98.3%        | 97.8%     | - 0.5%  |
| New Listings                             | 6         | 21        | + 250.0% | 141          | 172       | + 22.0% |

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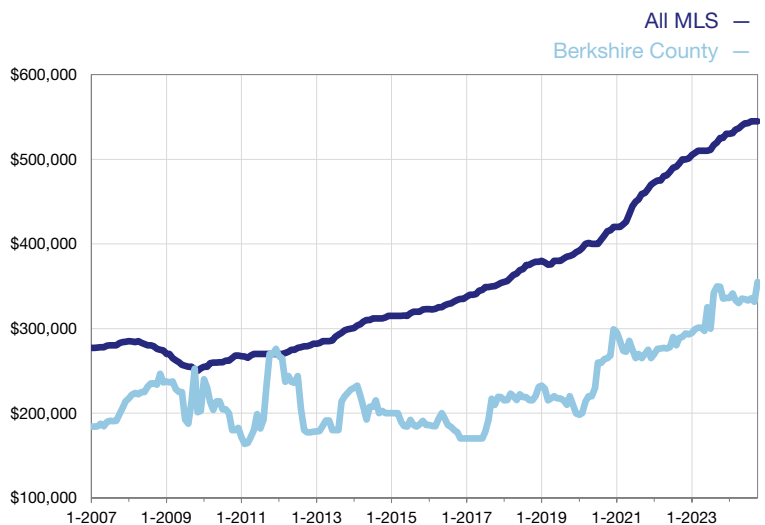
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bristol County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 267       | <b>357</b>       | + 33.7% | 2,650        | <b>2,725</b>     | + 2.8% |
| Closed Sales                             | 254       | <b>246</b>       | - 3.1%  | 2,611        | <b>2,498</b>     | - 4.3% |
| Median Sales Price*                      | \$504,950 | <b>\$503,450</b> | - 0.3%  | \$479,900    | <b>\$520,000</b> | + 8.4% |
| Inventory of Homes for Sale              | 585       | <b>525</b>       | - 10.3% | --           | --               | --     |
| Months Supply of Inventory               | 2.2       | <b>2.0</b>       | - 9.1%  | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 28        | <b>36</b>        | + 28.6% | 37           | <b>36</b>        | - 2.7% |
| Percent of Original List Price Received* | 100.5%    | <b>98.6%</b>     | - 1.9%  | 100.2%       | <b>100.4%</b>    | + 0.2% |
| New Listings                             | 339       | <b>397</b>       | + 17.1% | 3,173        | <b>3,305</b>     | + 4.2% |

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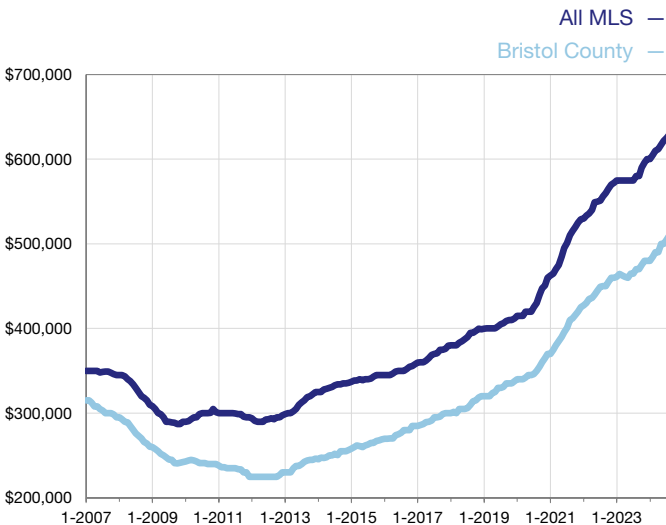
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 49        | <b>60</b>        | + 22.4% | 550          | <b>533</b>       | - 3.1% |
| Closed Sales                             | 59        | <b>59</b>        | 0.0%    | 531          | <b>492</b>       | - 7.3% |
| Median Sales Price*                      | \$310,000 | <b>\$396,000</b> | + 27.7% | \$350,000    | <b>\$357,500</b> | + 2.1% |
| Inventory of Homes for Sale              | 77        | <b>96</b>        | + 24.7% | --           | --               | --     |
| Months Supply of Inventory               | 1.4       | <b>1.9</b>       | + 35.7% | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 29        | <b>25</b>        | - 13.8% | 30           | <b>28</b>        | - 6.7% |
| Percent of Original List Price Received* | 101.6%    | <b>101.8%</b>    | + 0.2%  | 101.8%       | <b>101.1%</b>    | - 0.7% |
| New Listings                             | 48        | <b>72</b>        | + 50.0% | 609          | <b>668</b>       | + 9.7% |

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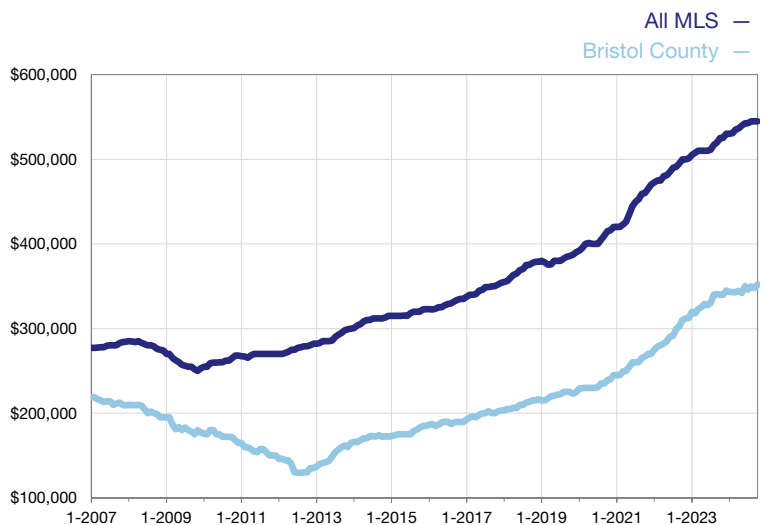
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

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## Dukes County

### Single-Family Properties

| Key Metrics                              | October     |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2023        | 2024        | + / -    | 2023         | 2024        | + / -   |
| Pending Sales                            | 3           | 16          | + 433.3% | 46           | 73          | + 58.7% |
| Closed Sales                             | 4           | 10          | + 150.0% | 48           | 52          | + 8.3%  |
| Median Sales Price*                      | \$2,124,250 | \$1,555,000 | - 26.8%  | \$1,415,000  | \$1,500,000 | + 6.0%  |
| Inventory of Homes for Sale              | 63          | 57          | - 9.5%   | --           | --          | --      |
| Months Supply of Inventory               | 13.7        | 8.7         | - 36.5%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 22          | 173         | + 686.4% | 94           | 131         | + 39.4% |
| Percent of Original List Price Received* | 97.1%       | 89.4%       | - 7.9%   | 94.1%        | 90.2%       | - 4.1%  |
| New Listings                             | 14          | 11          | - 21.4%  | 103          | 124         | + 20.4% |

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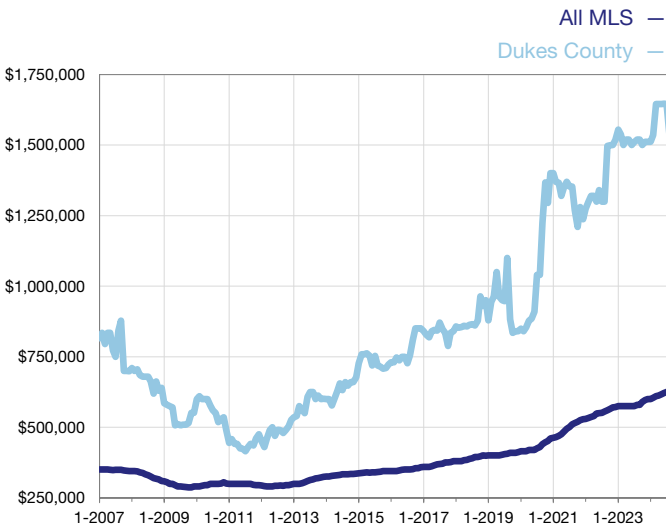
### Condominium Properties

| Key Metrics                              | October |           |         | Year to Date |             |          |
|--|---------|-----------|---------|--------------|-------------|----------|
|  | 2023    | 2024      | + / -   | 2023         | 2024        | + / -    |
| Pending Sales                            | 0       | 0         | --      | 3            | 4           | + 33.3%  |
| Closed Sales                             | 0       | 1         | --      | 3            | 4           | + 33.3%  |
| Median Sales Price*                      | \$0     | \$900,000 | --      | \$1,610,000  | \$1,000,000 | - 37.9%  |
| 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       | 175       | --      | 43           | 278         | + 546.5% |
| Percent of Original List Price Received* | 0.0%    | 80.0%     | --      | 95.4%        | 92.9%       | - 2.6%   |
| New Listings                             | 0       | 0         | --      | 6            | 10          | + 66.7%  |

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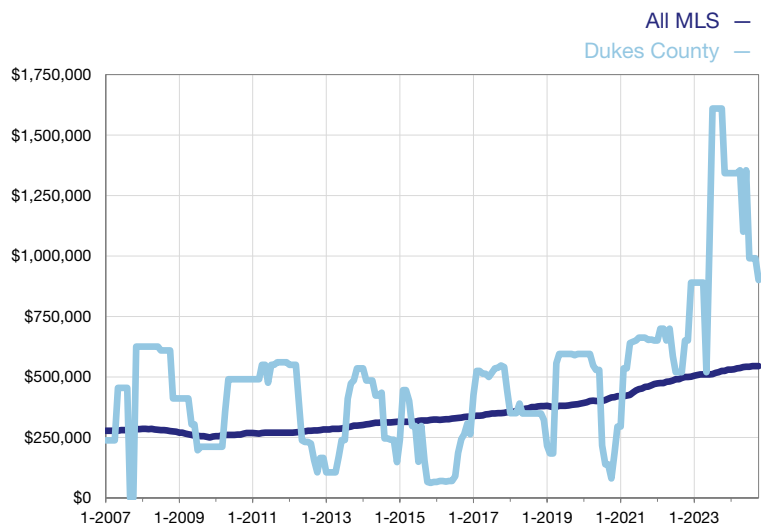
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

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## Essex County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 384       | <b>512</b>       | + 33.3% | 3,352        | <b>3,728</b>     | + 11.2% |
| Closed Sales                             | 340       | <b>422</b>       | + 24.1% | 3,184        | <b>3,465</b>     | + 8.8%  |
| Median Sales Price*                      | \$737,500 | <b>\$738,000</b> | + 0.1%  | \$680,000    | <b>\$721,000</b> | + 6.0%  |
| Inventory of Homes for Sale              | 613       | <b>597</b>       | - 2.6%  | --           | --               | --      |
| Months Supply of Inventory               | 1.9       | <b>1.7</b>       | - 10.5% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 26        | <b>30</b>        | + 15.4% | 30           | <b>30</b>        | 0.0%    |
| Percent of Original List Price Received* | 102.5%    | <b>101.1%</b>    | - 1.4%  | 102.4%       | <b>102.1%</b>    | - 0.3%  |
| New Listings                             | 431       | <b>497</b>       | + 15.3% | 4,000        | <b>4,472</b>     | + 11.8% |

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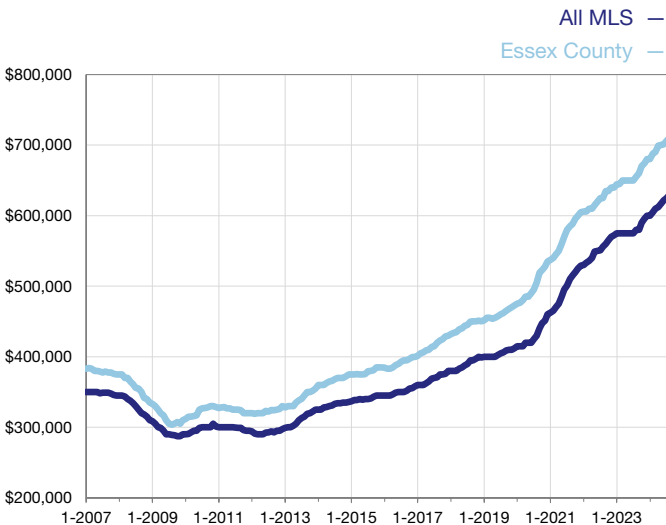
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 187       | <b>226</b>       | + 20.9% | 1,708        | <b>1,787</b>     | + 4.6% |
| Closed Sales                             | 191       | <b>200</b>       | + 4.7%  | 1,672        | <b>1,675</b>     | + 0.2% |
| Median Sales Price*                      | \$430,000 | <b>\$485,000</b> | + 12.8% | \$445,000    | <b>\$465,000</b> | + 4.5% |
| Inventory of Homes for Sale              | 270       | <b>259</b>       | - 4.1%  | --           | --               | --     |
| Months Supply of Inventory               | 1.6       | <b>1.5</b>       | - 6.3%  | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 29        | <b>35</b>        | + 20.7% | 32           | <b>32</b>        | 0.0%   |
| Percent of Original List Price Received* | 101.5%    | <b>99.7%</b>     | - 1.8%  | 102.0%       | <b>100.7%</b>    | - 1.3% |
| New Listings                             | 213       | <b>209</b>       | - 1.9%  | 1,968        | <b>2,125</b>     | + 8.0% |

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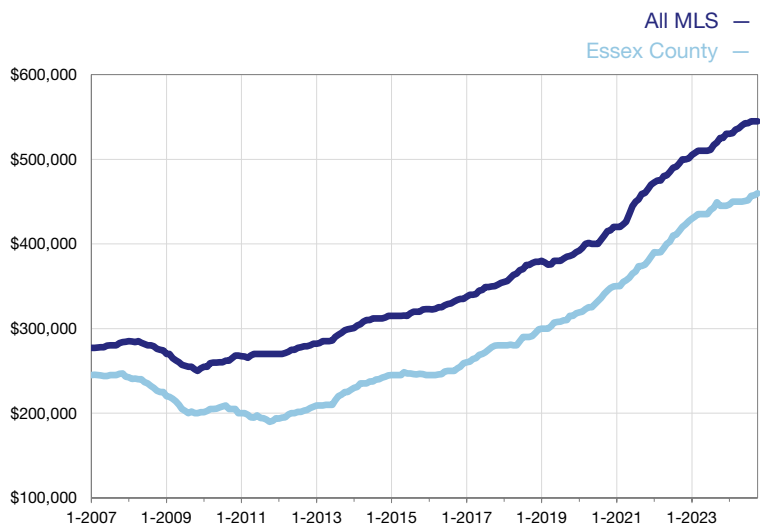
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

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## Franklin County

### Single-Family Properties

| Key Metrics                              | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            | 44        | 60        | + 36.4% | 407          | 423       | + 3.9%  |
| Closed Sales                             | 30        | 37        | + 23.3% | 395          | 394       | - 0.3%  |
| Median Sales Price*                      | \$347,750 | \$325,000 | - 6.5%  | \$323,750    | \$350,000 | + 8.1%  |
| Inventory of Homes for Sale              | 117       | 101       | - 13.7% | --           | --        | --      |
| Months Supply of Inventory               | 2.9       | 2.4       | - 17.2% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 50        | 27        | - 46.0% | 48           | 42        | - 12.5% |
| Percent of Original List Price Received* | 99.9%     | 98.4%     | - 1.5%  | 99.7%        | 98.9%     | - 0.8%  |
| New Listings                             | 66        | 69        | + 4.5%  | 486          | 501       | + 3.1%  |

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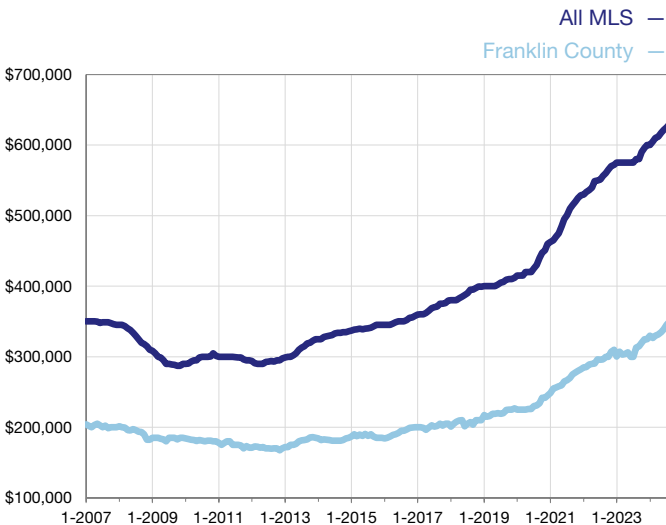
### Condominium Properties

| Key Metrics                              | October   |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -    |
| Pending Sales                            | 1         | 3         | + 200.0% | 24           | 37        | + 54.2%  |
| Closed Sales                             | 1         | 7         | + 600.0% | 21           | 36        | + 71.4%  |
| Median Sales Price*                      | \$175,000 | \$186,000 | + 6.3%   | \$265,000    | \$255,000 | - 3.8%   |
| Inventory of Homes for Sale              | 5         | 5         | 0.0%     | --           | --        | --       |
| Months Supply of Inventory               | 1.8       | 1.5       | - 16.7%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 21        | 28        | + 33.3%  | 18           | 37        | + 105.6% |
| Percent of Original List Price Received* | 100.0%    | 102.9%    | + 2.9%   | 103.4%       | 101.7%    | - 1.6%   |
| New Listings                             | 4         | 2         | - 50.0%  | 30           | 39        | + 30.0%  |

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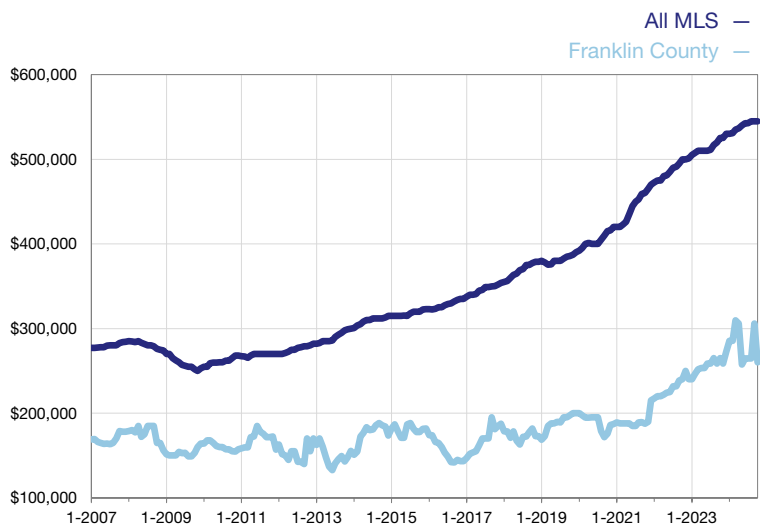
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

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## Hampden County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 269       | <b>376</b>       | + 39.8% | 2,605        | <b>2,726</b>     | + 4.6% |
| Closed Sales                             | 275       | <b>270</b>       | - 1.8%  | 2,534        | <b>2,531</b>     | - 0.1% |
| Median Sales Price*                      | \$319,000 | <b>\$349,950</b> | + 9.7%  | \$308,000    | <b>\$330,000</b> | + 7.1% |
| Inventory of Homes for Sale              | 485       | <b>451</b>       | - 7.0%  | --           | --               | --     |
| Months Supply of Inventory               | 1.9       | <b>1.7</b>       | - 10.5% | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 31        | <b>34</b>        | + 9.7%  | 35           | <b>33</b>        | - 5.7% |
| Percent of Original List Price Received* | 101.8%    | <b>100.8%</b>    | - 1.0%  | 101.2%       | <b>101.7%</b>    | + 0.5% |
| New Listings                             | 301       | <b>391</b>       | + 29.9% | 3,045        | <b>3,182</b>     | + 4.5% |

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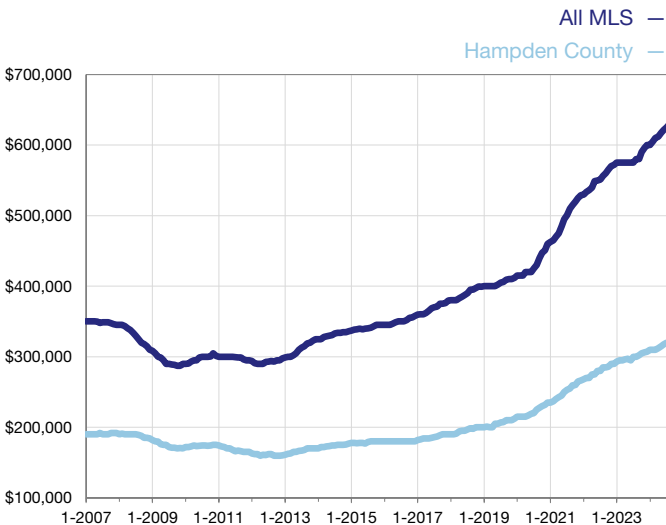
### Condominium Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 32        | <b>60</b>        | + 87.5%  | 349          | <b>404</b>       | + 15.8% |
| Closed Sales                             | 30        | <b>51</b>        | + 70.0%  | 356          | <b>360</b>       | + 1.1%  |
| Median Sales Price*                      | \$226,500 | <b>\$246,250</b> | + 8.7%   | \$217,500    | <b>\$235,000</b> | + 8.0%  |
| Inventory of Homes for Sale              | 57        | <b>92</b>        | + 61.4%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>2.4</b>       | + 50.0%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 17        | <b>39</b>        | + 129.4% | 34           | <b>30</b>        | - 11.8% |
| Percent of Original List Price Received* | 103.0%    | <b>97.3%</b>     | - 5.5%   | 101.6%       | <b>100.7%</b>    | - 0.9%  |
| New Listings                             | 37        | <b>70</b>        | + 89.2%  | 382          | <b>490</b>       | + 28.3% |

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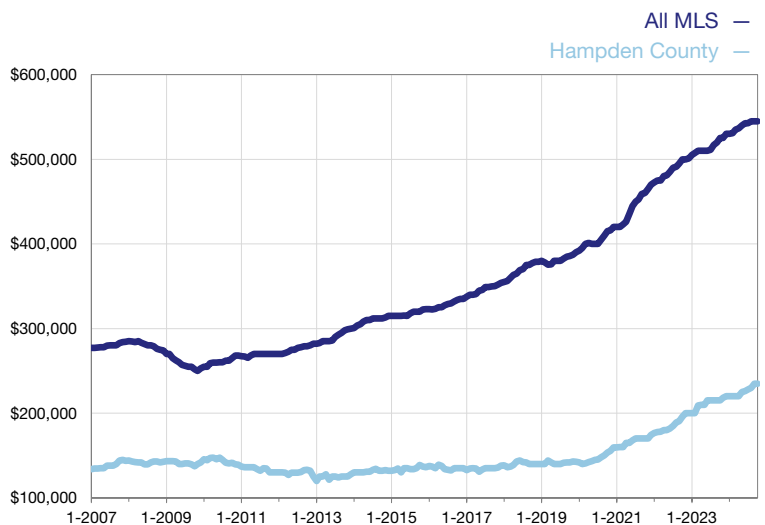
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Hampshire County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 95        | 97               | + 2.1%  | 796          | 761              | - 4.4%  |
| Closed Sales                             | 62        | 62               | 0.0%    | 756          | 718              | - 5.0%  |
| Median Sales Price*                      | \$409,500 | <b>\$459,750</b> | + 12.3% | \$410,000    | <b>\$453,000</b> | + 10.5% |
| Inventory of Homes for Sale              | 148       | 178              | + 20.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.9       | 2.4              | + 26.3% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 31        | 48               | + 54.8% | 36           | 39               | + 8.3%  |
| Percent of Original List Price Received* | 102.3%    | 99.8%            | - 2.4%  | 102.4%       | 101.6%           | - 0.8%  |
| New Listings                             | 87        | 117              | + 34.5% | 912          | 944              | + 3.5%  |

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

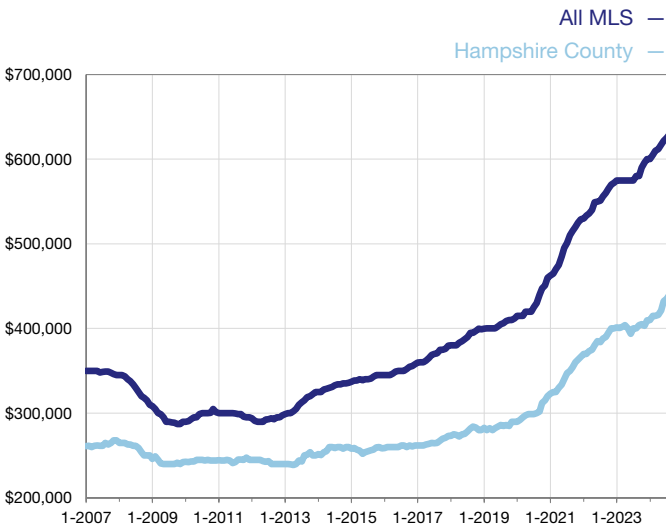
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 20        | 32               | + 60.0% | 214          | 208              | - 2.8%  |
| Closed Sales                             | 22        | 18               | - 18.2% | 207          | 183              | - 11.6% |
| Median Sales Price*                      | \$355,625 | <b>\$291,500</b> | - 18.0% | \$320,000    | <b>\$320,000</b> | 0.0%    |
| Inventory of Homes for Sale              | 43        | 39               | - 9.3%  | --           | --               | --      |
| Months Supply of Inventory               | 2.1       | 2.0              | - 4.8%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 31        | 58               | + 87.1% | 48           | 43               | - 10.4% |
| Percent of Original List Price Received* | 104.0%    | 98.7%            | - 5.1%  | 104.0%       | 100.8%           | - 3.1%  |
| New Listings                             | 23        | 33               | + 43.5% | 229          | 242              | + 5.7%  |

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

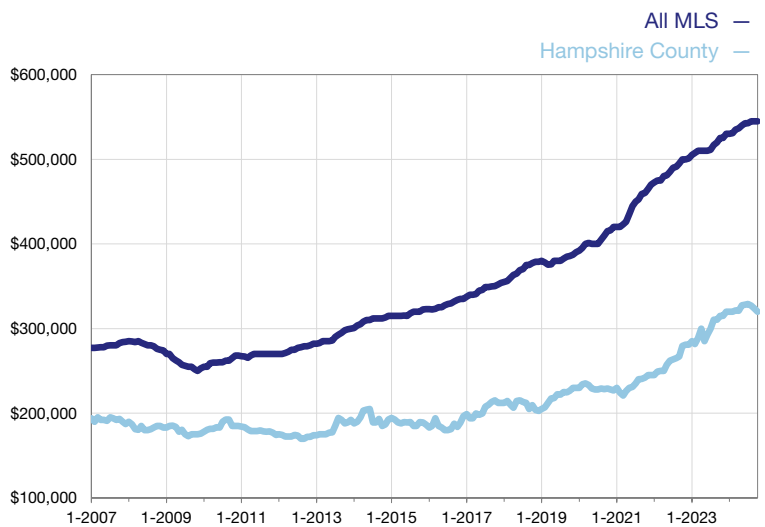
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Middlesex County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 669       | <b>932</b>       | + 39.3% | 6,640        | <b>7,326</b>     | + 10.3% |
| Closed Sales                             | 648       | <b>732</b>       | + 13.0% | 6,480        | <b>6,807</b>     | + 5.0%  |
| Median Sales Price*                      | \$789,900 | <b>\$799,000</b> | + 1.2%  | \$815,000    | <b>\$850,000</b> | + 4.3%  |
| Inventory of Homes for Sale              | 1,106     | <b>1,086</b>     | - 1.8%  | --           | --               | --      |
| Months Supply of Inventory               | 1.7       | <b>1.6</b>       | - 5.9%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 32        | <b>31</b>        | - 3.1%  | 31           | <b>29</b>        | - 6.5%  |
| Percent of Original List Price Received* | 101.5%    | <b>101.0%</b>    | - 0.5%  | 102.6%       | <b>102.6%</b>    | 0.0%    |
| New Listings                             | 740       | <b>927</b>       | + 25.3% | 7,803        | <b>8,811</b>     | + 12.9% |

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

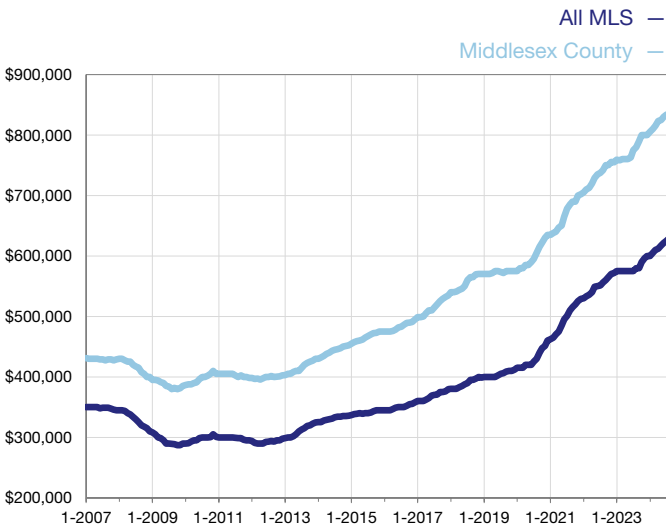
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 392       | <b>493</b>       | + 25.8% | 4,041        | <b>4,028</b>     | - 0.3% |
| Closed Sales                             | 422       | <b>391</b>       | - 7.3%  | 3,887        | <b>3,833</b>     | - 1.4% |
| Median Sales Price*                      | \$647,000 | <b>\$637,450</b> | - 1.5%  | \$639,900    | <b>\$651,500</b> | + 1.8% |
| Inventory of Homes for Sale              | 694       | <b>720</b>       | + 3.7%  | --           | --               | --     |
| Months Supply of Inventory               | 1.8       | <b>1.9</b>       | + 5.6%  | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 35        | <b>37</b>        | + 5.7%  | 36           | <b>33</b>        | - 8.3% |
| Percent of Original List Price Received* | 101.5%    | <b>99.5%</b>     | - 2.0%  | 101.4%       | <b>101.2%</b>    | - 0.2% |
| New Listings                             | 445       | <b>555</b>       | + 24.7% | 4,894        | <b>5,070</b>     | + 3.6% |

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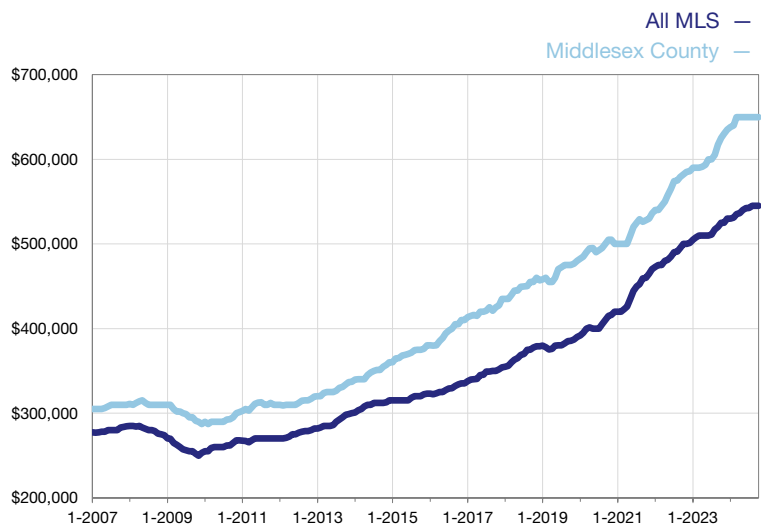
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

| Key Metrics                              | October     |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2023        | 2024        | + / -    | 2023         | 2024        | + / -   |
| Pending Sales                            | 3           | 6           | + 100.0% | 25           | 30          | + 20.0% |
| Closed Sales                             | 6           | 6           | 0.0%     | 21           | 28          | + 33.3% |
| Median Sales Price*                      | \$2,722,500 | \$4,872,500 | + 79.0%  | \$3,188,800  | \$3,115,000 | - 2.3%  |
| Inventory of Homes for Sale              | 24          | 20          | - 16.7%  | --           | --          | --      |
| Months Supply of Inventory               | 8.9         | 5.4         | - 39.3%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 61          | 84          | + 37.7%  | 83           | 109         | + 31.3% |
| Percent of Original List Price Received* | 92.1%       | 95.8%       | + 4.0%   | 93.6%        | 92.8%       | - 0.9%  |
| New Listings                             | 3           | 4           | + 33.3%  | 48           | 59          | + 22.9% |

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

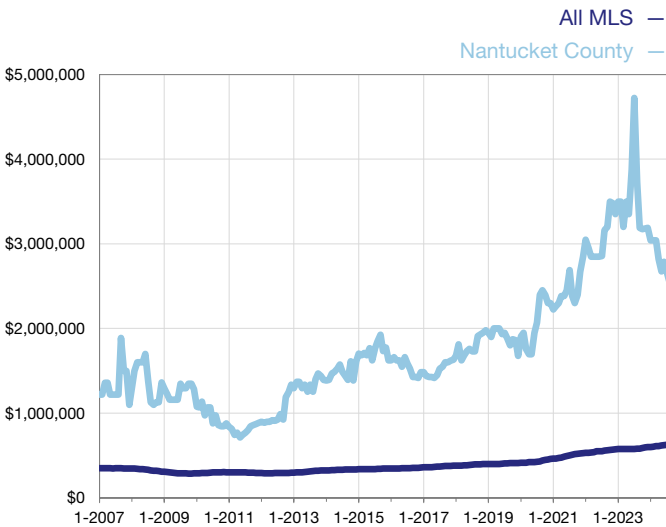
### Condominium Properties

| Key Metrics                              | October |      |       | 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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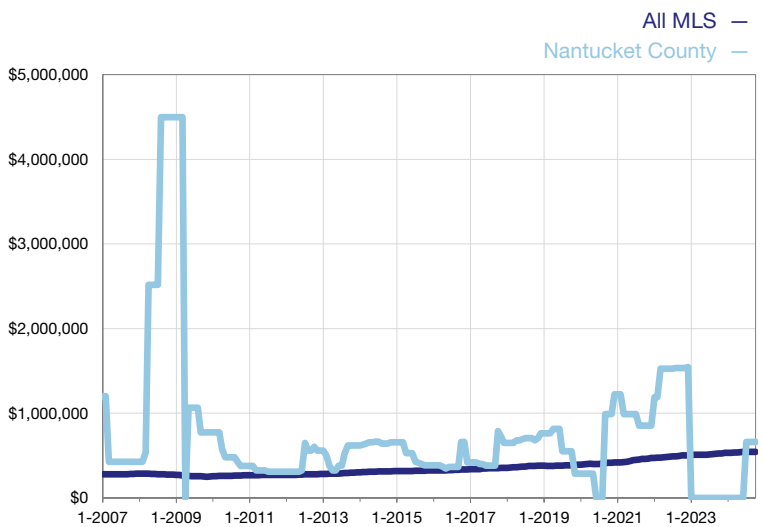
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 376       | <b>442</b>       | + 17.6% | 3,582        | <b>3,801</b>     | + 6.1%  |
| Closed Sales                             | 336       | <b>382</b>       | + 13.7% | 3,454        | <b>3,581</b>     | + 3.7%  |
| Median Sales Price*                      | \$722,500 | <b>\$722,500</b> | 0.0%    | \$730,000    | <b>\$770,000</b> | + 5.5%  |
| Inventory of Homes for Sale              | 600       | <b>627</b>       | + 4.5%  | --           | --               | --      |
| Months Supply of Inventory               | 1.7       | <b>1.7</b>       | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 31        | <b>38</b>        | + 22.6% | 32           | <b>30</b>        | - 6.3%  |
| Percent of Original List Price Received* | 101.7%    | <b>100.4%</b>    | - 1.3%  | 101.7%       | <b>101.6%</b>    | - 0.1%  |
| New Listings                             | 412       | <b>498</b>       | + 20.9% | 4,190        | <b>4,649</b>     | + 11.0% |

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

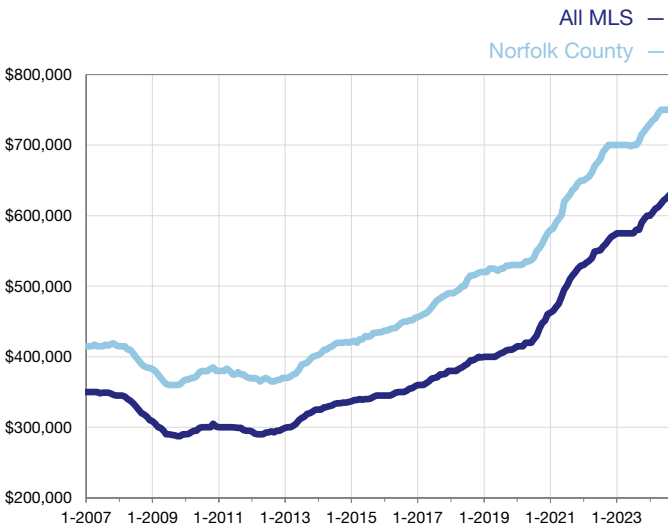
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 159       | <b>207</b>       | + 30.2% | 1,633        | <b>1,620</b>     | - 0.8% |
| Closed Sales                             | 151       | <b>165</b>       | + 9.3%  | 1,609        | <b>1,547</b>     | - 3.9% |
| Median Sales Price*                      | \$520,000 | <b>\$528,000</b> | + 1.5%  | \$565,000    | <b>\$569,000</b> | + 0.7% |
| Inventory of Homes for Sale              | 313       | <b>298</b>       | - 4.8%  | --           | --               | --     |
| Months Supply of Inventory               | 2.0       | <b>2.0</b>       | 0.0%    | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 35        | <b>35</b>        | 0.0%    | 37           | <b>38</b>        | + 2.7% |
| Percent of Original List Price Received* | 101.0%    | <b>100.4%</b>    | - 0.6%  | 100.7%       | <b>100.3%</b>    | - 0.4% |
| New Listings                             | 199       | <b>238</b>       | + 19.6% | 1,979        | <b>2,042</b>     | + 3.2% |

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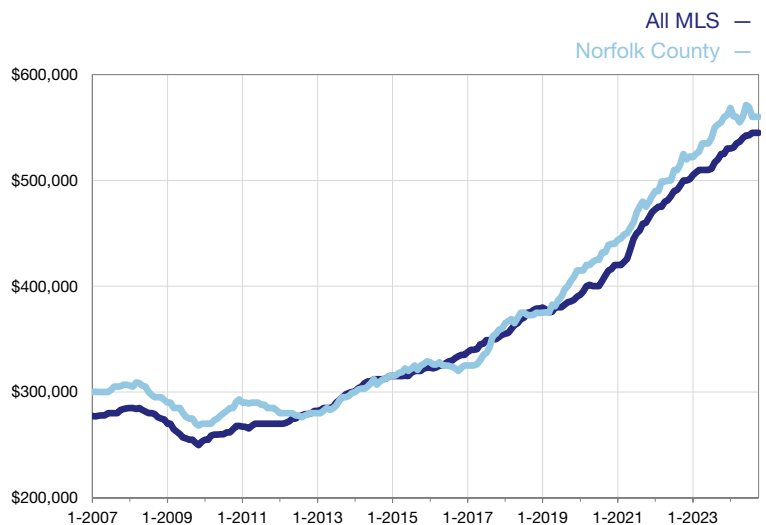
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

| Key Metrics                              | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            | 327       | 498       | + 52.3% | 3,430        | 3,725     | + 8.6%  |
| Closed Sales                             | 327       | 369       | + 12.8% | 3,368        | 3,451     | + 2.5%  |
| Median Sales Price*                      | \$620,000 | \$648,575 | + 4.6%  | \$589,000    | \$635,000 | + 7.8%  |
| Inventory of Homes for Sale              | 726       | 643       | - 11.4% | --           | --        | --      |
| Months Supply of Inventory               | 2.1       | 1.8       | - 14.3% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 36        | 39        | + 8.3%  | 38           | 37        | - 2.6%  |
| Percent of Original List Price Received* | 100.5%    | 99.1%     | - 1.4%  | 100.3%       | 100.0%    | - 0.3%  |
| New Listings                             | 454       | 471       | + 3.7%  | 4,083        | 4,514     | + 10.6% |

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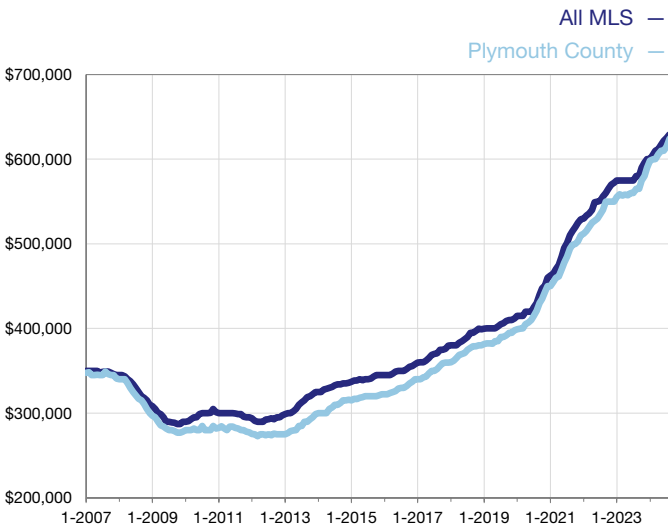
### Condominium Properties

| Key Metrics                              | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            | 70        | 96        | + 37.1% | 802          | 872       | + 8.7%  |
| Closed Sales                             | 69        | 82        | + 18.8% | 812          | 781       | - 3.8%  |
| Median Sales Price*                      | \$430,000 | \$426,000 | - 0.9%  | \$425,000    | \$460,000 | + 8.2%  |
| Inventory of Homes for Sale              | 171       | 176       | + 2.9%  | --           | --        | --      |
| Months Supply of Inventory               | 2.2       | 2.1       | - 4.5%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 32        | 35        | + 9.4%  | 41           | 42        | + 2.4%  |
| Percent of Original List Price Received* | 100.2%    | 99.1%     | - 1.1%  | 100.5%       | 99.7%     | - 0.8%  |
| New Listings                             | 81        | 106       | + 30.9% | 935          | 1,049     | + 12.2% |

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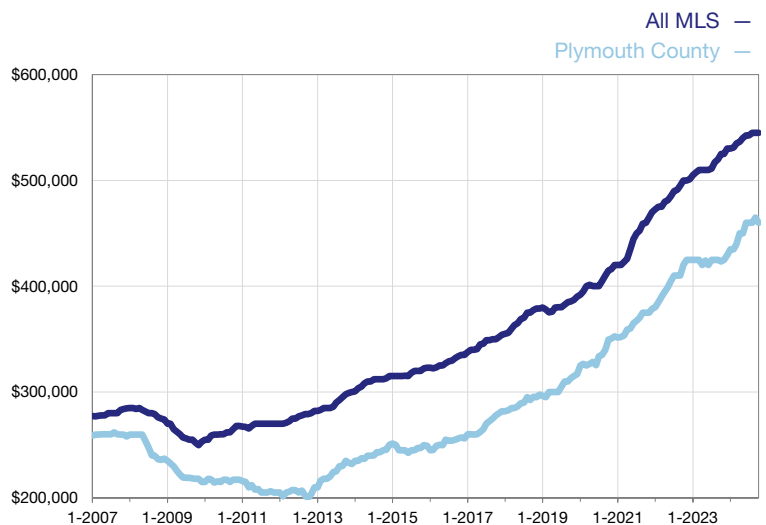
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

| Key Metrics                              | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Pending Sales                            | 87        | 140       | + 60.9% | 852          | 940       | + 10.3% |
| Closed Sales                             | 77        | 94        | + 22.1% | 820          | 859       | + 4.8%  |
| Median Sales Price*                      | \$730,000 | \$750,000 | + 2.7%  | \$745,000    | \$770,000 | + 3.4%  |
| Inventory of Homes for Sale              | 197       | 165       | - 16.2% | --           | --        | --      |
| Months Supply of Inventory               | 2.4       | 1.9       | - 20.8% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 31        | 36        | + 16.1% | 38           | 34        | - 10.5% |
| Percent of Original List Price Received* | 97.4%     | 100.9%    | + 3.6%  | 99.5%        | 100.4%    | + 0.9%  |
| New Listings                             | 102       | 117       | + 14.7% | 1,070        | 1,184     | + 10.7% |

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

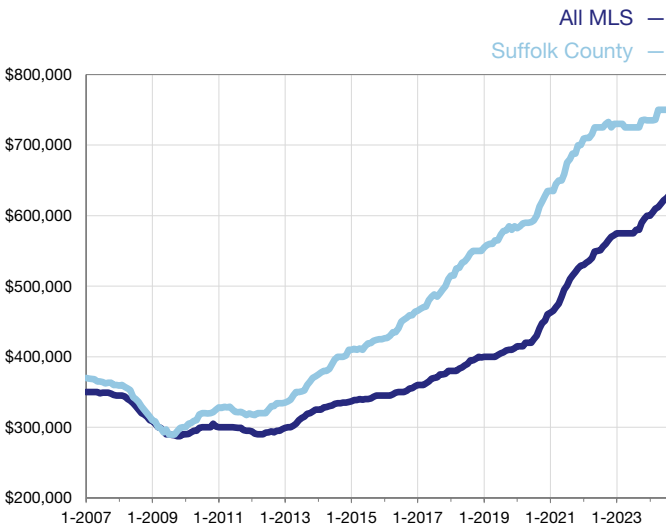
### Condominium Properties

| Key Metrics                              | October   |           |         | Year to Date |           |        |
|--|-----------|-----------|---------|--------------|-----------|--------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -  |
| Pending Sales                            | 277       | 370       | + 33.6% | 3,294        | 3,390     | + 2.9% |
| Closed Sales                             | 251       | 269       | + 7.2%  | 3,344        | 3,175     | - 5.1% |
| Median Sales Price*                      | \$750,000 | \$750,000 | 0.0%    | \$722,500    | \$730,000 | + 1.0% |
| Inventory of Homes for Sale              | 1,230     | 1,236     | + 0.5%  | --           | --        | --     |
| Months Supply of Inventory               | 3.9       | 3.9       | 0.0%    | --           | --        | --     |
| Cumulative Days on Market Until Sale     | 42        | 51        | + 21.4% | 46           | 49        | + 6.5% |
| Percent of Original List Price Received* | 98.9%     | 97.7%     | - 1.2%  | 98.7%        | 98.4%     | - 0.3% |
| New Listings                             | 467       | 531       | + 13.7% | 5,070        | 5,463     | + 7.8% |

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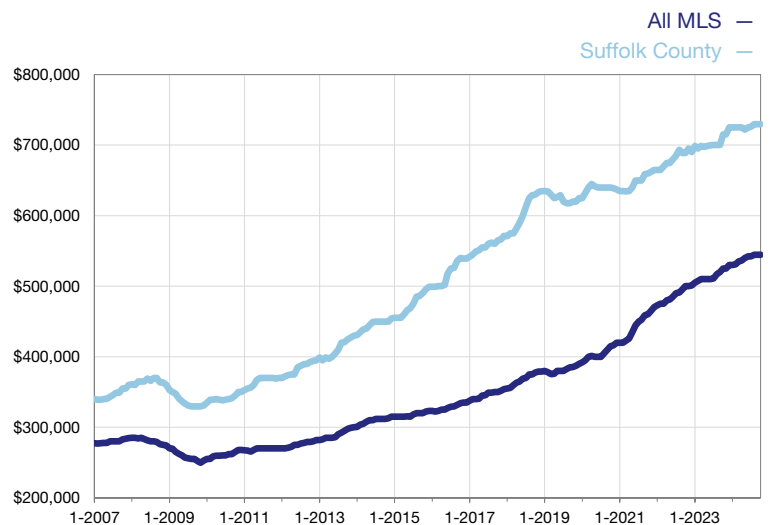
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 522       | <b>681</b>       | + 30.5% | 4,935        | <b>5,131</b>     | + 4.0% |
| Closed Sales                             | 525       | <b>575</b>       | + 9.5%  | 4,773        | <b>4,793</b>     | + 0.4% |
| Median Sales Price*                      | \$469,900 | <b>\$479,900</b> | + 2.1%  | \$452,000    | <b>\$485,000</b> | + 7.3% |
| Inventory of Homes for Sale              | 903       | <b>929</b>       | + 2.9%  | --           | --               | --     |
| Months Supply of Inventory               | 1.9       | <b>1.9</b>       | 0.0%    | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 30        | <b>33</b>        | + 10.0% | 32           | <b>32</b>        | 0.0%   |
| Percent of Original List Price Received* | 101.4%    | <b>99.7%</b>     | - 1.7%  | 101.8%       | <b>100.9%</b>    | - 0.9% |
| New Listings                             | 607       | <b>734</b>       | + 20.9% | 5,788        | <b>6,242</b>     | + 7.8% |

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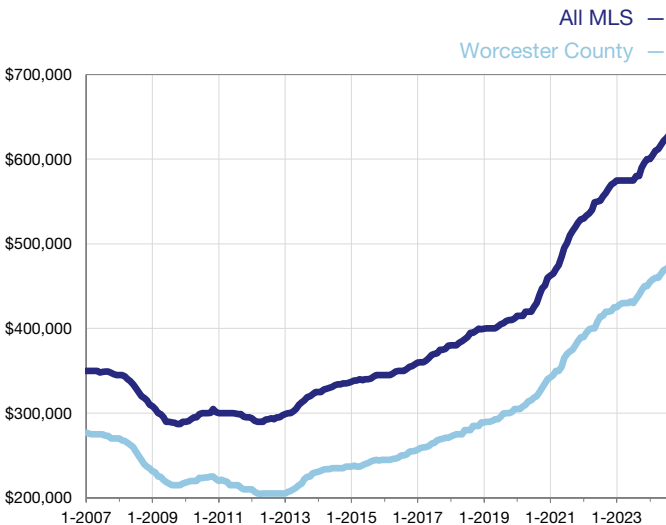
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -  |
| Pending Sales                            | 132       | <b>176</b>       | + 33.3% | 1,316        | <b>1,316</b>     | 0.0%   |
| Closed Sales                             | 123       | <b>126</b>       | + 2.4%  | 1,261        | <b>1,236</b>     | - 2.0% |
| Median Sales Price*                      | \$376,000 | <b>\$367,500</b> | - 2.3%  | \$375,000    | <b>\$376,250</b> | + 0.3% |
| Inventory of Homes for Sale              | 210       | <b>210</b>       | 0.0%    | --           | --               | --     |
| Months Supply of Inventory               | 1.7       | <b>1.7</b>       | 0.0%    | --           | --               | --     |
| Cumulative Days on Market Until Sale     | 39        | <b>39</b>        | 0.0%    | 36           | <b>35</b>        | - 2.8% |
| Percent of Original List Price Received* | 102.8%    | <b>100.1%</b>    | - 2.6%  | 102.3%       | <b>101.0%</b>    | - 1.3% |
| New Listings                             | 150       | <b>155</b>       | + 3.3%  | 1,524        | <b>1,531</b>     | + 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

