

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 20.3%

+ 0.8%

- 1.6%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	57	86	+ 50.9%	1,370	1,239	- 9.6%
Closed Sales	122	95	- 22.1%	1,444	1,212	- 16.1%
Median Sales Price*	\$307,500	\$305,000	- 0.8%	\$320,000	\$330,000	+ 3.1%
Inventory of Homes for Sale	273	275	+ 0.7%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	98	89	- 9.0%	91	86	- 5.7%
Percent of Original List Price Received*	94.4%	92.6%	- 1.9%	97.8%	96.9%	- 1.0%
New Listings	58	54	- 6.9%	1,691	1,618	- 4.3%

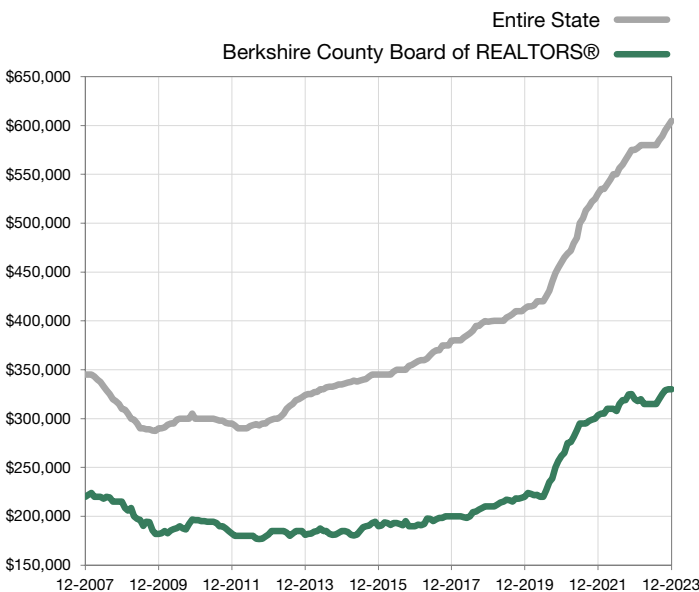
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	9	- 47.1%	150	153	+ 2.0%
Closed Sales	11	11	0.0%	167	157	- 6.0%
Median Sales Price*	\$230,000	\$320,000	+ 39.1%	\$295,000	\$359,900	+ 22.0%
Inventory of Homes for Sale	43	36	- 16.3%	--	--	--
Months Supply of Inventory	3.1	2.8	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	188	115	- 38.6%	114	105	- 7.4%
Percent of Original List Price Received*	92.7%	98.0%	+ 5.8%	97.6%	98.4%	+ 0.8%
New Listings	15	10	- 33.3%	210	186	- 11.4%

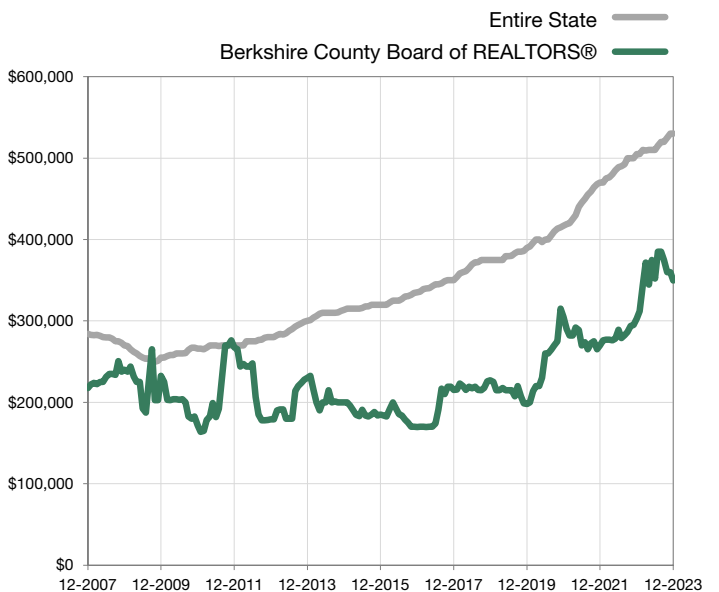
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 17.7%

+ 11.6%

- 10.5%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	318	311	- 2.2%	6,238	5,320	- 14.7%
Closed Sales	484	392	- 19.0%	6,481	5,334	- 17.7%
Median Sales Price*	\$637,000	\$699,999	+ 9.9%	\$664,075	\$700,000	+ 5.4%
Inventory of Homes for Sale	992	891	- 10.2%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	51	45	- 11.3%	33	40	+ 21.6%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.4%	99.9%	97.6%	- 2.3%
New Listings	234	197	- 15.8%	7,744	6,584	- 15.0%

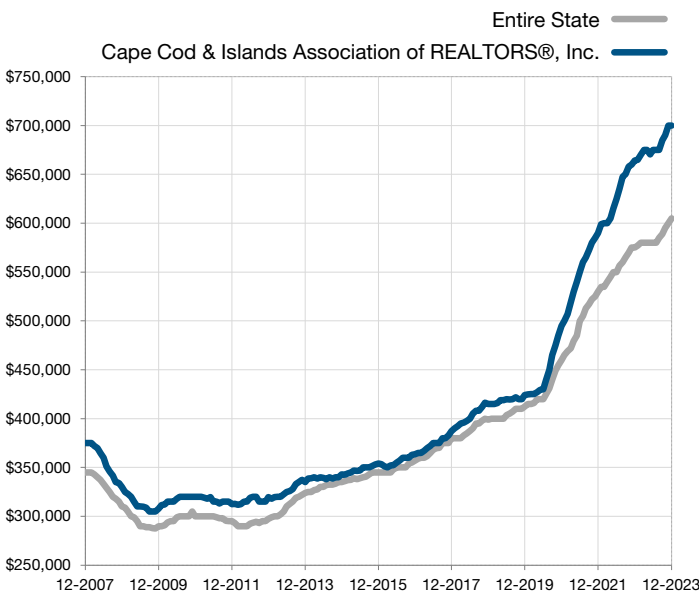
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	80	94	+ 17.5%	1,459	1,361	- 6.7%
Closed Sales	104	92	- 11.5%	1,554	1,352	- 13.0%
Median Sales Price*	\$380,000	\$460,000	+ 21.1%	\$440,000	\$465,000	+ 5.7%
Inventory of Homes for Sale	241	213	- 11.6%	--	--	--
Months Supply of Inventory	1.9	1.9	+ 1.6%	--	--	--
Cumulative Days on Market Until Sale	45	44	- 2.8%	35	41	+ 16.7%
Percent of Original List Price Received*	97.1%	97.6%	+ 0.5%	100.7%	98.6%	- 2.1%
New Listings	57	61	+ 7.0%	1,677	1,598	- 4.7%

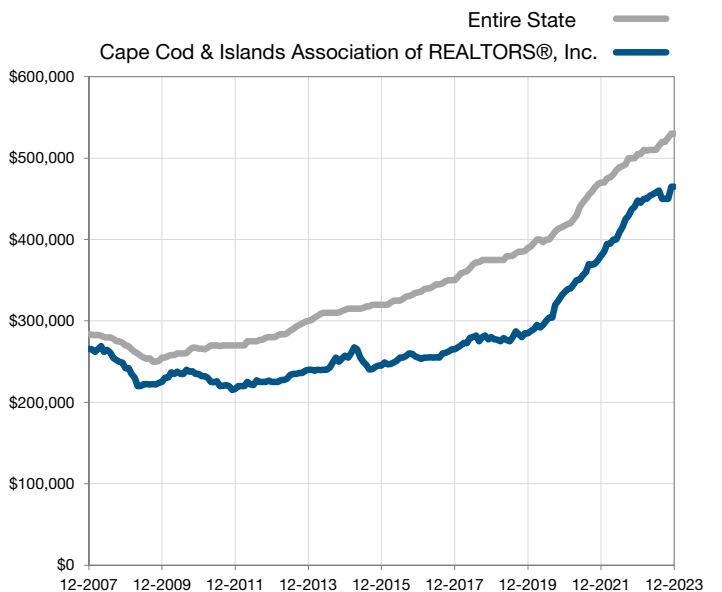
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	510	523	+ 2.5%	12,039	9,733	- 19.2%
Closed Sales	898	666	- 25.8%	12,437	9,628	- 22.6%
Median Sales Price*	\$741,909	\$800,500	+ 7.9%	\$802,000	\$850,000	+ 6.0%
Inventory of Homes for Sale	1,095	628	- 42.6%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	26	33	+ 26.9%
Percent of Original List Price Received*	97.7%	99.5%	+ 1.8%	103.5%	101.7%	- 1.7%
New Listings	308	282	- 8.4%	14,179	11,097	- 21.7%

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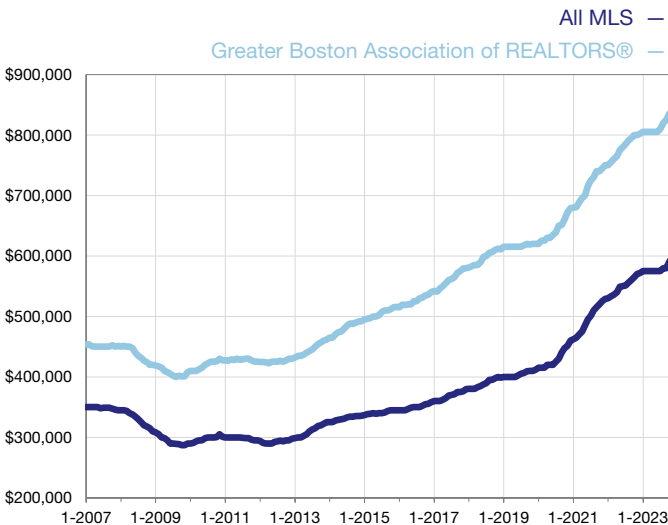
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	499	449	- 10.0%	10,566	8,730	- 17.4%
Closed Sales	721	577	- 20.0%	10,886	8,830	- 18.9%
Median Sales Price*	\$611,500	\$695,000	+ 13.7%	\$660,000	\$700,000	+ 6.1%
Inventory of Homes for Sale	1,420	986	- 30.6%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	47	47	0.0%	39	42	+ 7.7%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	100.6%	99.8%	- 0.8%
New Listings	317	301	- 5.0%	14,022	11,485	- 18.1%

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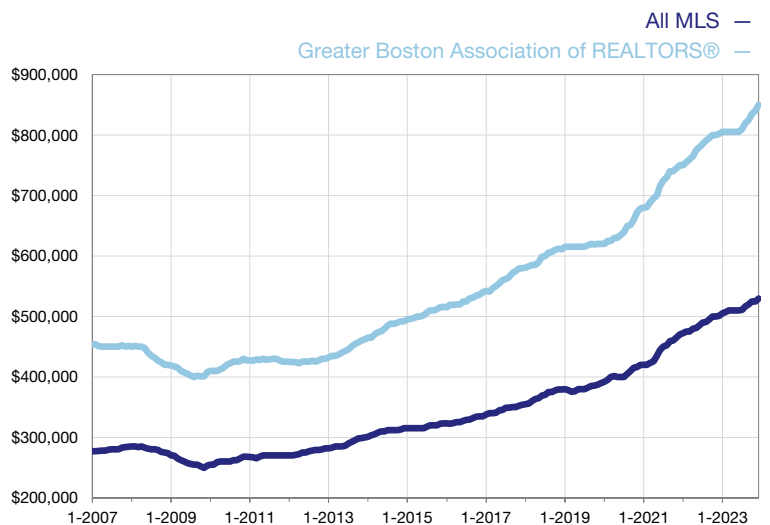
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 6.9%

+ 20.8%

- 32.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	34	+ 88.9%	563	487	- 13.5%
Closed Sales	38	35	- 7.9%	580	463	- 20.2%
Median Sales Price*	\$645,250	\$747,172	+ 15.8%	\$731,710	\$775,000	+ 5.9%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 9.6%	--	--	--
Cumulative Days on Market Until Sale	43	45	+ 5.2%	31	31	+ 0.1%
Percent of Original List Price Received*	95.5%	95.5%	- 0.0%	102.5%	101.5%	- 1.0%
New Listings	20	17	- 15.0%	716	655	- 8.5%

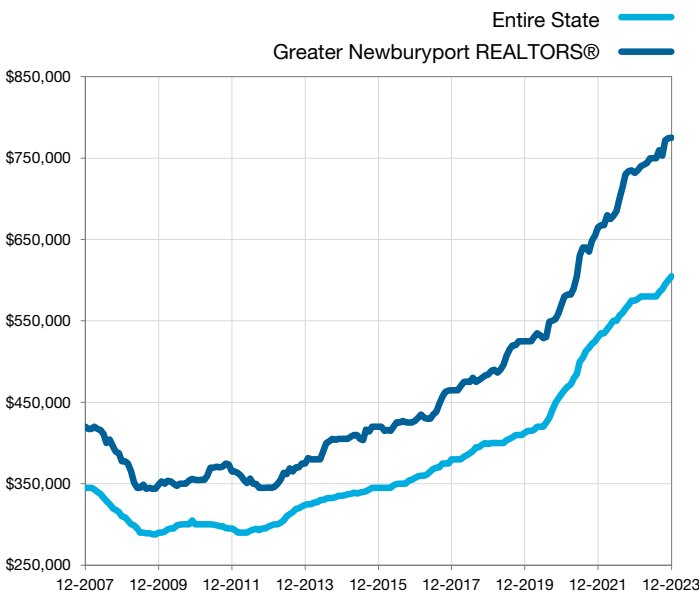
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	342	333	- 2.6%
Closed Sales	34	32	- 5.9%	378	346	- 8.5%
Median Sales Price*	\$515,000	\$554,500	+ 7.7%	\$513,500	\$564,500	+ 9.9%
Inventory of Homes for Sale	48	21	- 56.3%	--	--	--
Months Supply of Inventory	1.5	0.7	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	46	34	- 25.5%	35	43	+ 24.8%
Percent of Original List Price Received*	100.1%	100.7%	+ 0.5%	102.2%	101.5%	- 0.7%
New Listings	15	9	- 40.0%	421	416	- 1.2%

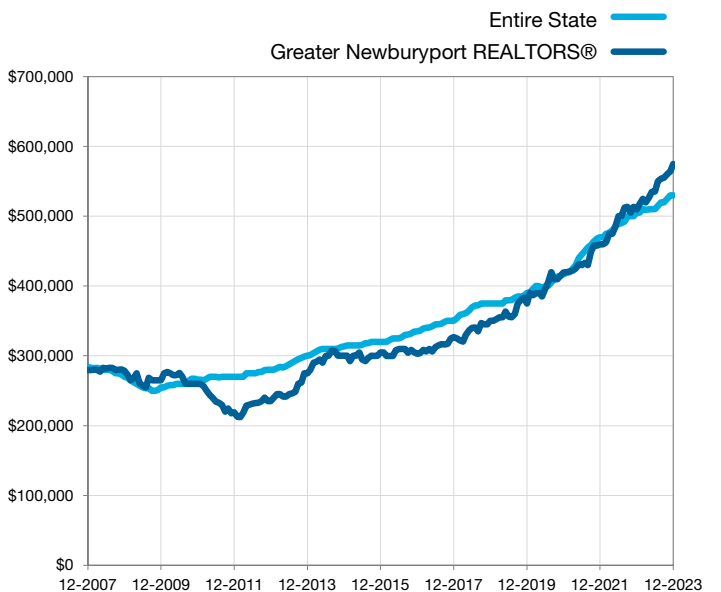
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 20.4%

+ 17.6%

- 37.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	134	129	- 3.7%	2,396	2,025	- 15.5%
Closed Sales	201	168	- 16.4%	2,460	2,036	- 17.2%
Median Sales Price*	\$360,000	\$412,000	+ 14.4%	\$400,000	\$425,000	+ 6.3%
Inventory of Homes for Sale	304	182	- 40.1%	--	--	--
Months Supply of Inventory	1.5	1.1	- 27.7%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 18.6%	30	37	+ 24.8%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	102.1%	100.8%	- 1.3%
New Listings	101	84	- 16.8%	2,893	2,357	- 18.5%

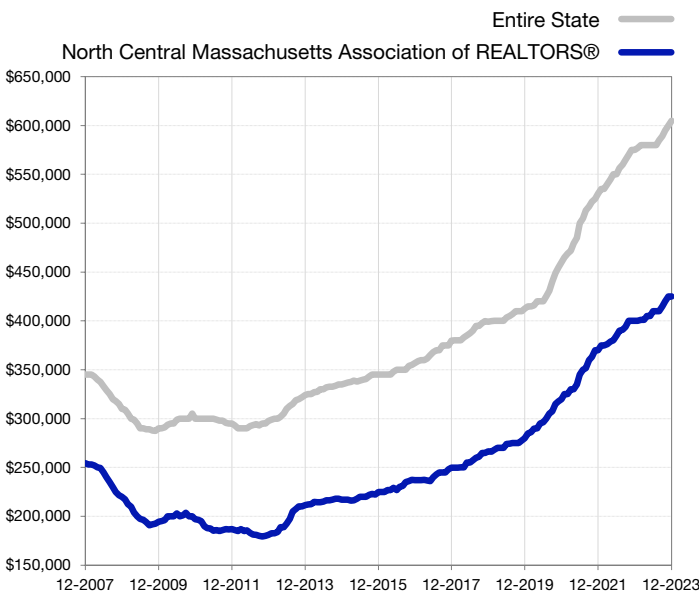
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	18	- 30.8%	379	330	- 12.9%
Closed Sales	34	19	- 44.1%	398	338	- 15.1%
Median Sales Price*	\$269,450	\$280,000	+ 3.9%	\$280,000	\$320,000	+ 14.3%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	1.4	1.3	- 2.7%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 29.2%	24	34	+ 41.0%
Percent of Original List Price Received*	99.4%	100.4%	+ 1.0%	103.1%	102.4%	- 0.7%
New Listings	16	19	+ 18.8%	437	414	- 5.3%

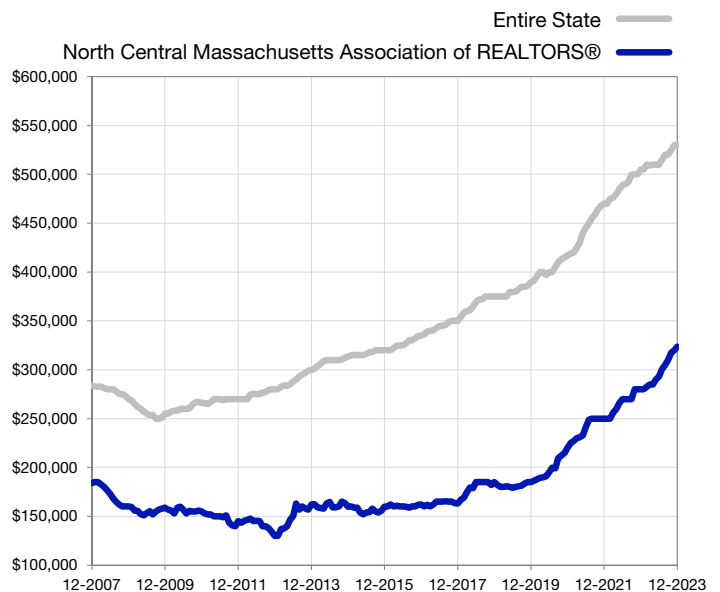
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 9.9%

+ 9.2%

- 33.7%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	141	160	+ 13.5%	3,194	2,572	- 19.5%
Closed Sales	263	217	- 17.5%	3,324	2,544	- 23.5%
Median Sales Price*	\$584,900	\$640,000	+ 9.4%	\$625,000	\$660,000	+ 5.6%
Inventory of Homes for Sale	280	183	- 34.6%	--	--	--
Months Supply of Inventory	1.0	0.9	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 4.8%	26	31	+ 18.3%
Percent of Original List Price Received*	99.4%	100.6%	+ 1.2%	103.4%	101.8%	- 1.6%
New Listings	85	91	+ 7.1%	3,798	2,973	- 21.7%

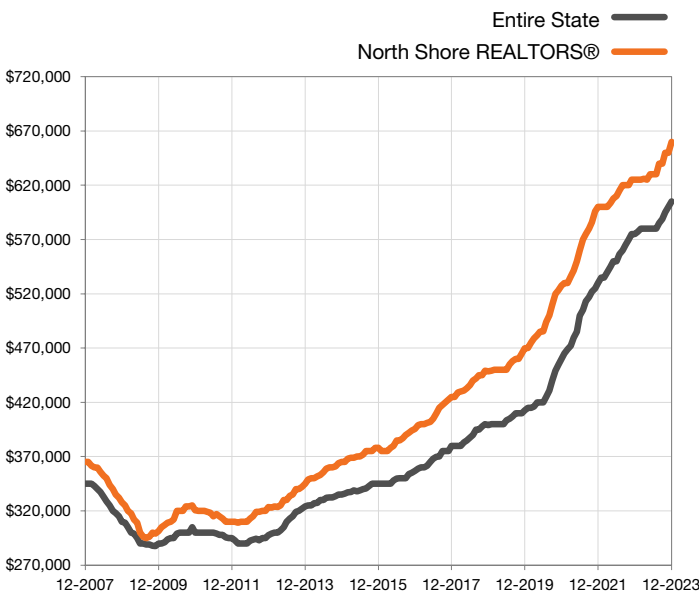
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	86	88	+ 2.3%	1,508	1,293	- 14.3%
Closed Sales	101	111	+ 9.9%	1,560	1,298	- 16.8%
Median Sales Price*	\$435,000	\$435,000	0.0%	\$426,000	\$440,000	+ 3.3%
Inventory of Homes for Sale	132	90	- 31.8%	--	--	--
Months Supply of Inventory	1.0	0.8	- 18.1%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 8.6%	29	29	- 2.4%
Percent of Original List Price Received*	98.7%	99.9%	+ 1.2%	102.8%	101.7%	- 1.0%
New Listings	57	48	- 15.8%	1,699	1,463	- 13.9%

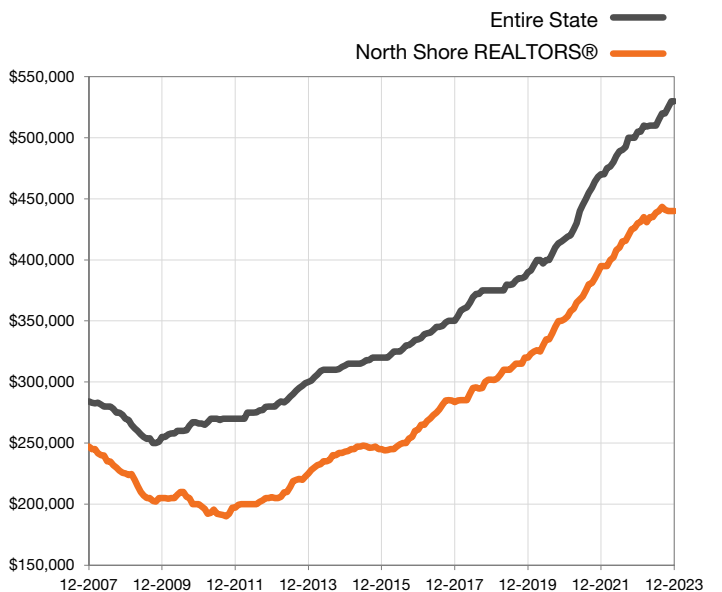
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 12.8%

+ 11.4%

- 39.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	146	154	+ 5.5%	3,220	2,390	- 25.8%
Closed Sales	236	181	- 23.3%	3,325	2,384	- 28.3%
Median Sales Price*	\$535,000	\$600,000	+ 12.1%	\$615,000	\$642,063	+ 4.4%
Inventory of Homes for Sale	223	134	- 39.9%	--	--	--
Months Supply of Inventory	0.8	0.7	- 16.2%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 18.2%	25	28	+ 11.9%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.3%	103.9%	102.9%	- 1.0%
New Listings	96	77	- 19.8%	3,686	2,681	- 27.3%

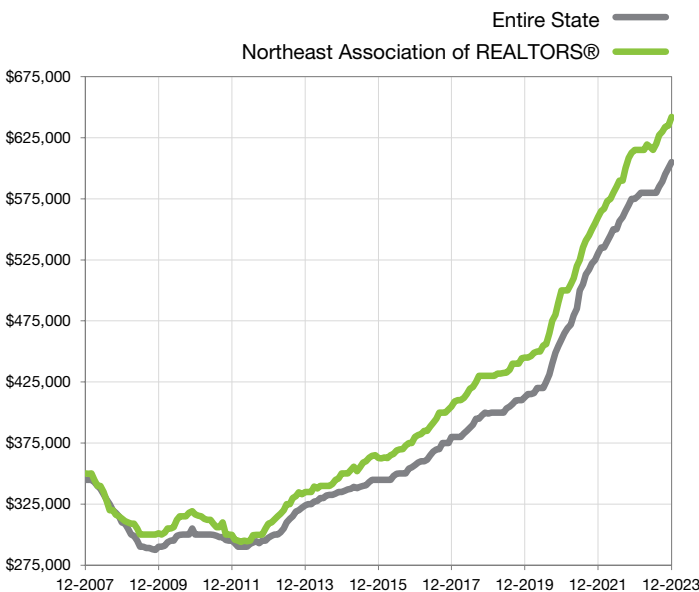
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	50	62	+ 24.0%	1,249	1,079	- 13.6%
Closed Sales	68	84	+ 23.5%	1,321	1,084	- 17.9%
Median Sales Price*	\$322,500	\$395,500	+ 22.6%	\$370,000	\$385,000	+ 4.1%
Inventory of Homes for Sale	97	61	- 37.1%	--	--	--
Months Supply of Inventory	0.9	0.7	- 23.4%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.2%	25	27	+ 6.9%
Percent of Original List Price Received*	100.2%	102.3%	+ 2.1%	103.8%	102.7%	- 1.1%
New Listings	49	32	- 34.7%	1,390	1,153	- 17.1%

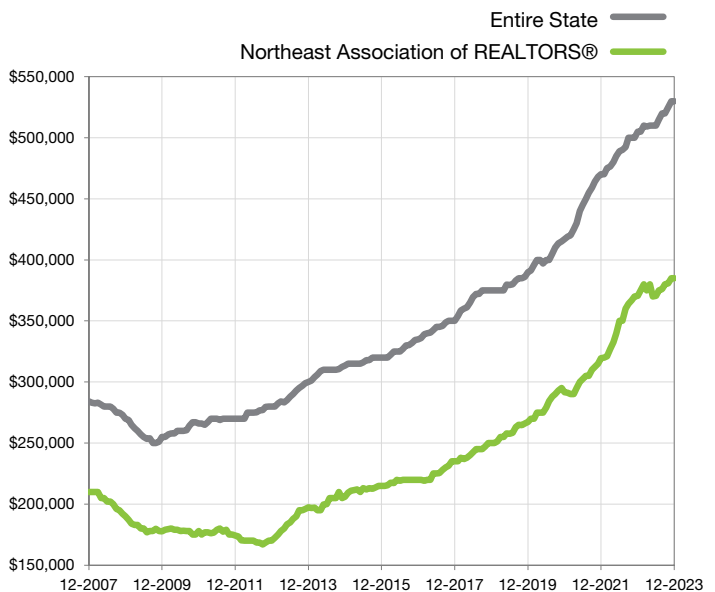
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 15.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.3%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 26.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	262	295	+ 12.6%	5,396	4,438	- 17.8%
Closed Sales	435	370	- 14.9%	5,610	4,387	- 21.8%
Median Sales Price*	\$433,000	\$440,000	+ 1.6%	\$450,000	\$475,000	+ 5.6%
Inventory of Homes for Sale	495	352	- 28.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	38	31	- 18.7%	29	30	+ 3.9%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.5%	102.4%	101.8%	- 0.6%
New Listings	173	179	+ 3.5%	6,265	5,110	- 18.4%

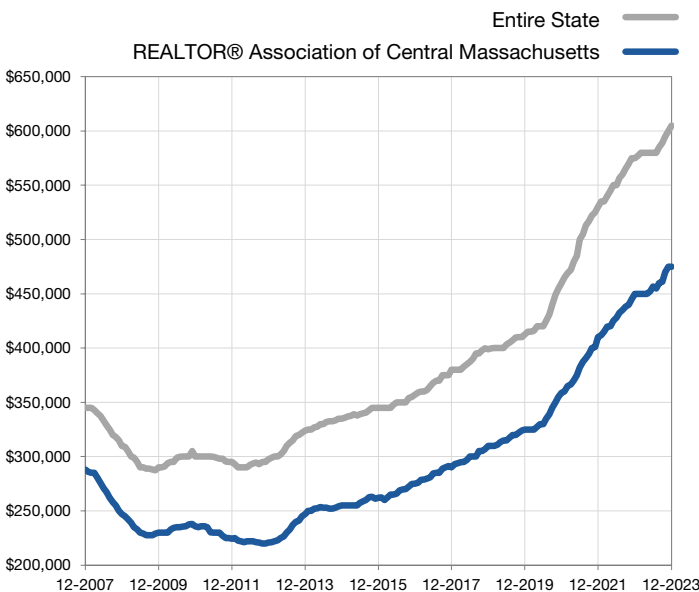
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	80	93	+ 16.3%	1,498	1,383	- 7.7%
Closed Sales	117	99	- 15.4%	1,554	1,329	- 14.5%
Median Sales Price*	\$365,000	\$380,000	+ 4.1%	\$361,000	\$395,000	+ 9.4%
Inventory of Homes for Sale	158	126	- 20.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	31	43	+ 39.4%	28	36	+ 31.2%
Percent of Original List Price Received*	99.6%	99.4%	- 0.2%	103.1%	101.9%	- 1.1%
New Listings	76	72	- 5.3%	1,738	1,590	- 8.5%

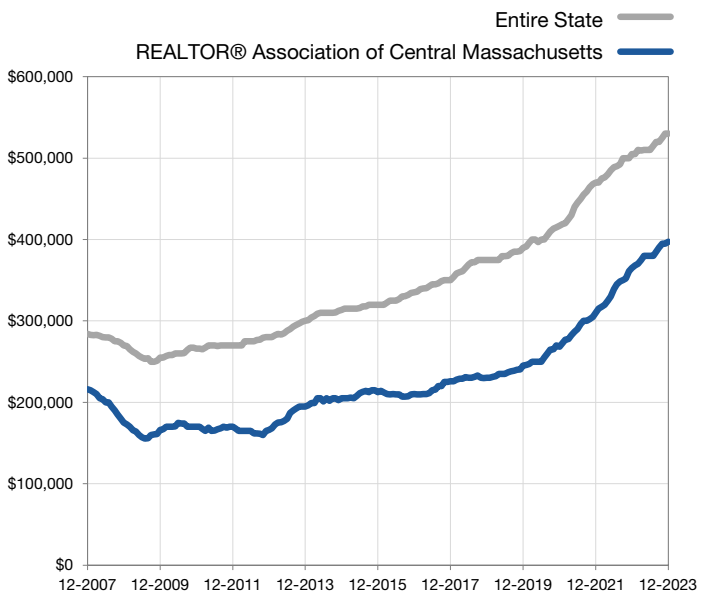
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 12.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.0%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 32.0%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	291	348	+ 19.6%	5,218	4,467	- 14.4%
Closed Sales	384	345	- 10.2%	5,413	4,382	- 19.0%
Median Sales Price*	\$313,250	\$315,000	+ 0.6%	\$312,000	\$325,000	+ 4.2%
Inventory of Homes for Sale	629	435	- 30.8%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	42	42	+ 0.2%	33	37	+ 11.0%
Percent of Original List Price Received*	98.4%	98.4%	- 0.0%	101.9%	101.0%	- 0.9%
New Listings	222	222	0.0%	6,111	5,104	- 16.5%

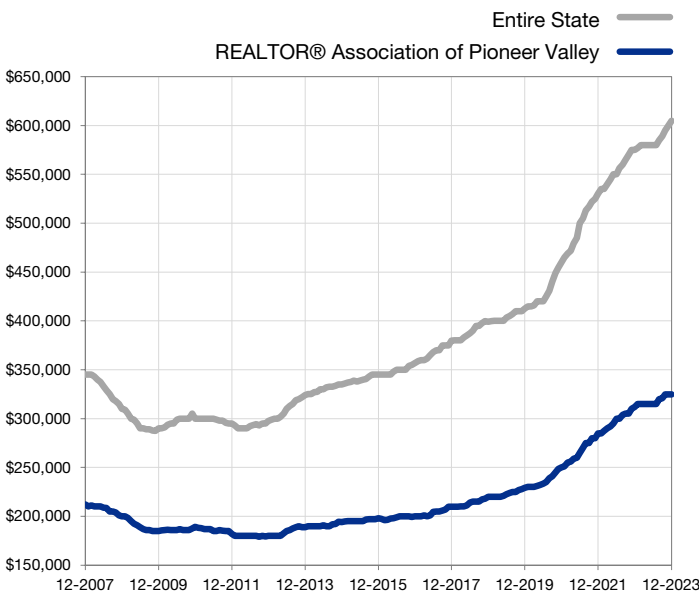
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	39	49	+ 25.6%	851	690	- 18.9%
Closed Sales	66	51	- 22.7%	886	691	- 22.0%
Median Sales Price*	\$216,500	\$235,000	+ 8.5%	\$225,000	\$239,999	+ 6.7%
Inventory of Homes for Sale	112	69	- 38.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 21.0%	--	--	--
Cumulative Days on Market Until Sale	24	26	+ 6.0%	28	36	+ 31.0%
Percent of Original List Price Received*	101.4%	101.8%	+ 0.4%	103.0%	102.5%	- 0.5%
New Listings	39	27	- 30.8%	979	735	- 24.9%

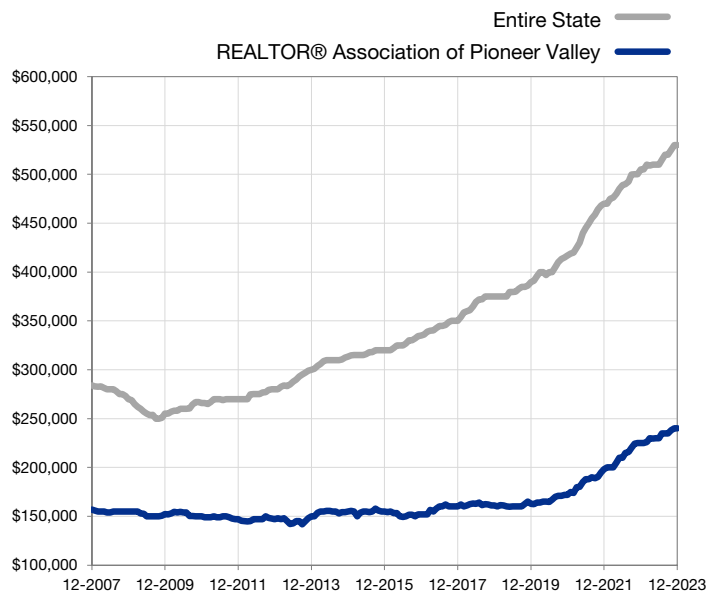
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 30.9%

+ 11.2%

- 37.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	208	197	- 5.3%	3,953	3,240	- 18.0%
Closed Sales	351	243	- 30.8%	4,096	3,238	- 20.9%
Median Sales Price*	\$440,000	\$485,000	+ 10.2%	\$470,000	\$490,000	+ 4.3%
Inventory of Homes for Sale	545	342	- 37.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 11.6%	31	38	+ 19.8%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	101.3%	100.2%	- 1.1%
New Listings	173	146	- 15.6%	4,861	3,774	- 22.4%

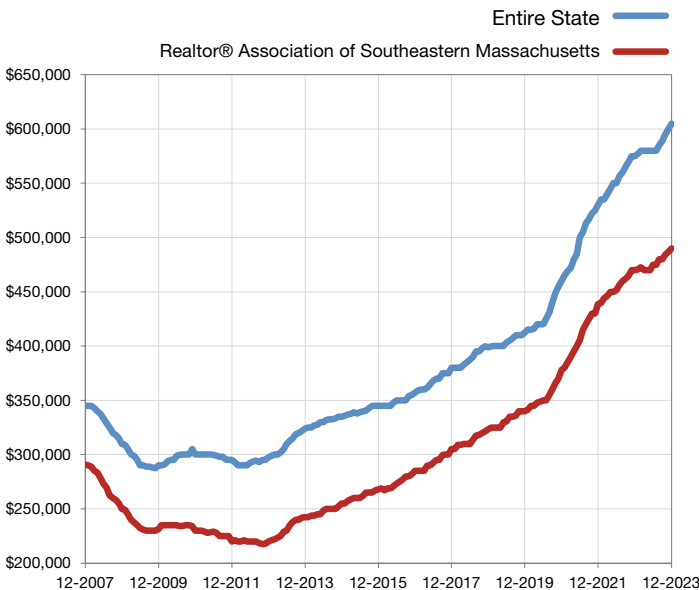
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	41	+ 13.9%	810	679	- 16.2%
Closed Sales	67	46	- 31.3%	854	675	- 21.0%
Median Sales Price*	\$330,000	\$360,950	+ 9.4%	\$330,000	\$365,000	+ 10.6%
Inventory of Homes for Sale	107	68	- 36.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 19.6%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.2%	30	35	+ 16.9%
Percent of Original List Price Received*	100.2%	101.6%	+ 1.4%	103.1%	101.6%	- 1.4%
New Listings	38	34	- 10.5%	949	776	- 18.2%

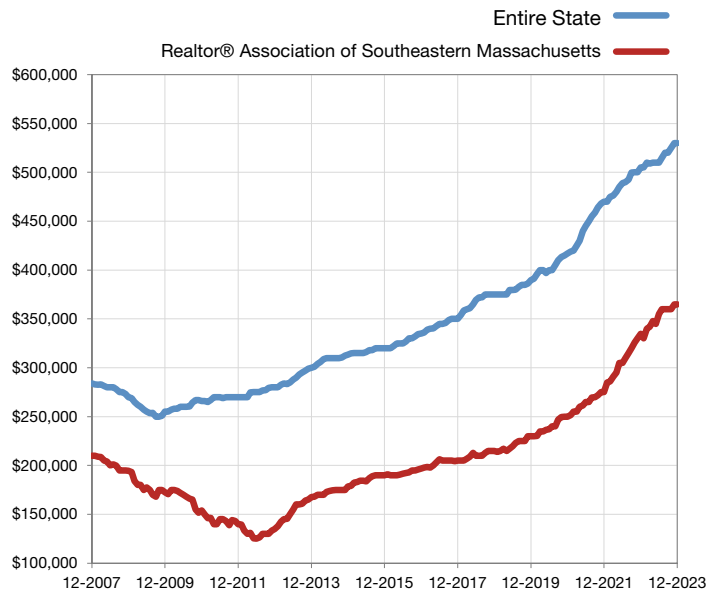
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  Realtors®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 14.3%

+ 13.4%

- 19.5%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	59	46	- 22.0%	814	729	- 10.4%
Closed Sales	57	56	- 1.8%	845	728	- 13.8%
Median Sales Price*	\$400,000	\$442,500	+ 10.6%	\$420,000	\$440,000	+ 4.8%
Inventory of Homes for Sale	144	111	- 22.9%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	48	46	- 4.6%	38	41	+ 9.5%
Percent of Original List Price Received*	96.9%	96.3%	- 0.7%	98.7%	99.3%	+ 0.5%
New Listings	31	44	+ 41.9%	1,032	905	- 12.3%

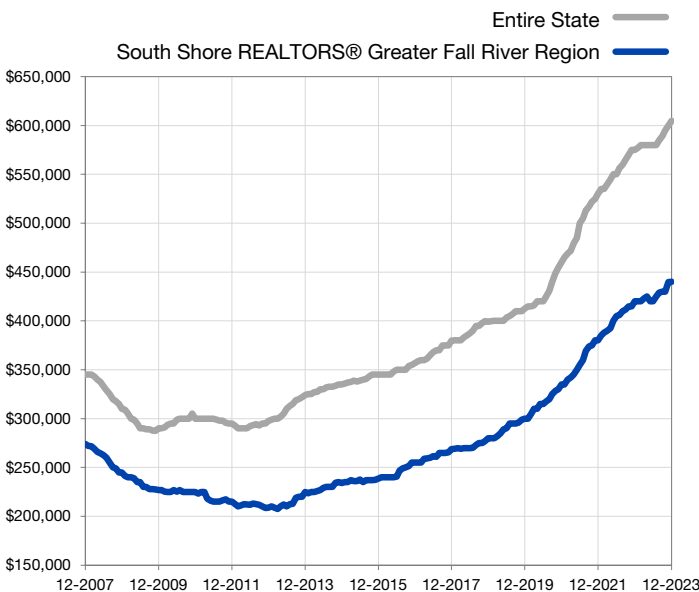
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	103	93	- 9.7%
Closed Sales	13	4	- 69.2%	116	91	- 21.6%
Median Sales Price*	\$204,900	\$240,000	+ 17.1%	\$227,250	\$270,000	+ 18.8%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.8%	--	--	--
Cumulative Days on Market Until Sale	69	25	- 63.5%	48	39	- 19.5%
Percent of Original List Price Received*	95.4%	96.7%	+ 1.4%	99.0%	99.4%	+ 0.5%
New Listings	4	7	+ 75.0%	121	121	0.0%

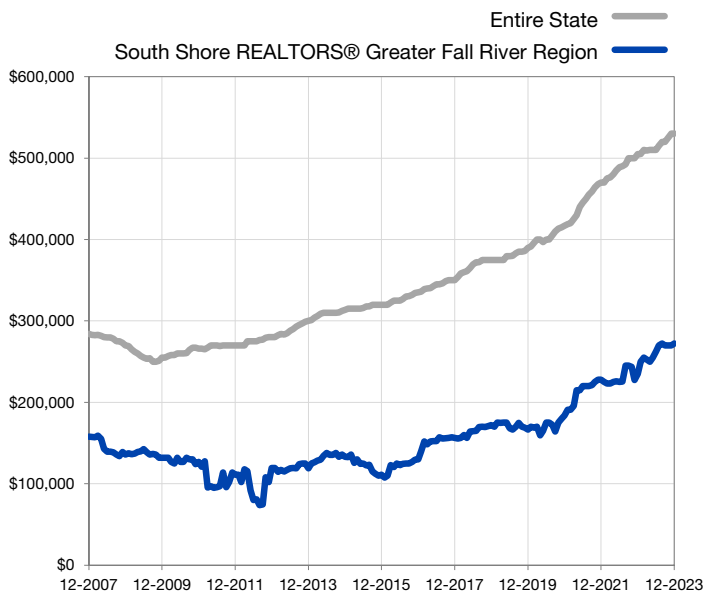
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Resources. Relationships. Results.

South Shore REALTORS®

- 25.1%

+ 13.2%

- 32.3%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	270	250	- 7.4%	4,664	3,981	- 14.6%
Closed Sales	391	294	- 24.8%	4,793	3,968	- 17.2%
Median Sales Price*	\$572,000	\$662,500	+ 15.8%	\$615,000	\$645,000	+ 4.9%
Inventory of Homes for Sale	565	355	- 37.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	38	42	+ 8.7%	30	36	+ 21.1%
Percent of Original List Price Received*	96.3%	99.2%	+ 2.9%	101.9%	100.5%	- 1.4%
New Listings	173	174	+ 0.6%	5,738	4,656	- 18.9%

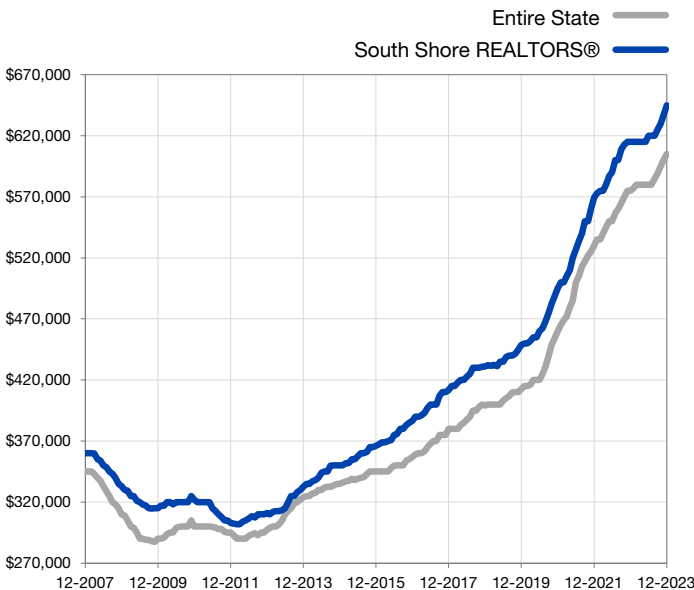
Condominium Properties

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	79	76	- 3.8%	1,401	1,342	- 4.2%
Closed Sales	111	82	- 26.1%	1,505	1,349	- 10.4%
Median Sales Price*	\$419,900	\$426,500	+ 1.6%	\$425,000	\$449,000	+ 5.6%
Inventory of Homes for Sale	144	125	- 13.2%	--	--	--
Months Supply of Inventory	1.1	1.1	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	48	45	- 5.8%	34	33	- 2.4%
Percent of Original List Price Received*	99.1%	98.7%	- 0.4%	101.9%	100.5%	- 1.4%
New Listings	56	71	+ 26.8%	1,627	1,565	- 3.8%

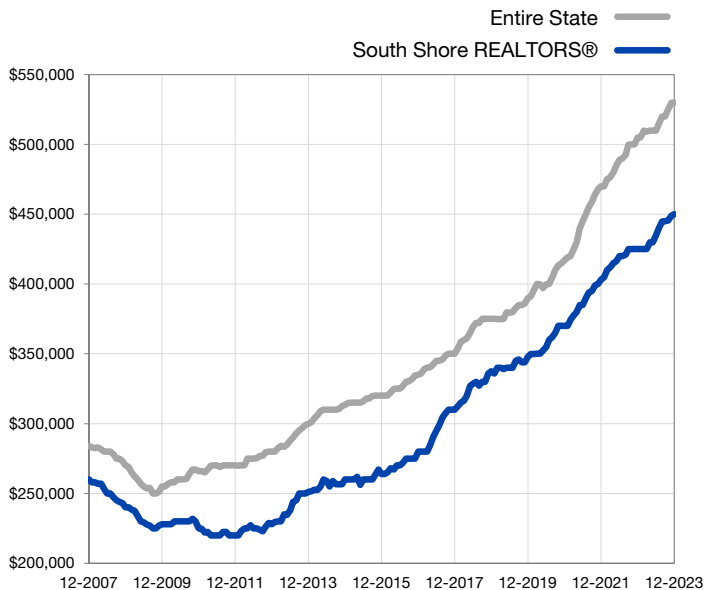
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Single-Family Properties



Condominium Properties



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