

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	196	179	- 8.7%	3,563	3,006	- 15.6%
Closed Sales	291	229	- 21.3%	3,709	3,023	- 18.5%
Median Sales Price*	\$635,000	\$700,000	+ 10.2%	\$675,000	\$713,000	+ 5.6%
Inventory of Homes for Sale	555	482	- 13.2%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	36	42	+ 16.7%
Percent of Original List Price Received*	94.5%	95.4%	+ 1.0%	99.9%	97.5%	- 2.4%
New Listings	132	106	- 19.7%	4,284	3,602	- 15.9%

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

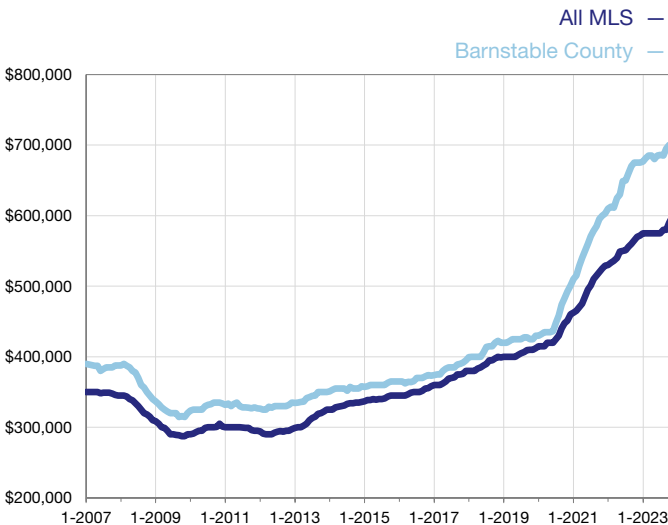
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	50	59	+ 18.0%	949	906	- 4.5%
Closed Sales	60	59	- 1.7%	1,015	891	- 12.2%
Median Sales Price*	\$398,500	\$440,000	+ 10.4%	\$445,000	\$465,000	+ 4.5%
Inventory of Homes for Sale	154	129	- 16.2%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	47	43	- 8.5%	38	41	+ 7.9%
Percent of Original List Price Received*	96.7%	97.5%	+ 0.8%	100.4%	98.4%	- 2.0%
New Listings	37	37	0.0%	1,076	1,037	- 3.6%

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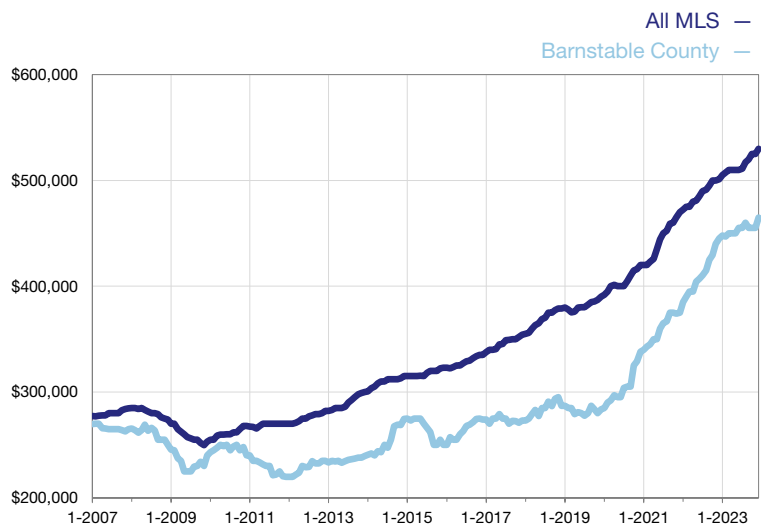
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	53	78	+ 47.2%	1,287	1,153	- 10.4%
Closed Sales	116	87	- 25.0%	1,363	1,134	- 16.8%
Median Sales Price*	\$310,000	\$295,000	- 4.8%	\$320,000	\$326,500	+ 2.0%
Inventory of Homes for Sale	246	248	+ 0.8%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	97	88	- 9.3%	91	86	- 5.5%
Percent of Original List Price Received*	94.9%	92.8%	- 2.2%	97.9%	96.9%	- 1.0%
New Listings	55	49	- 10.9%	1,542	1,468	- 4.8%

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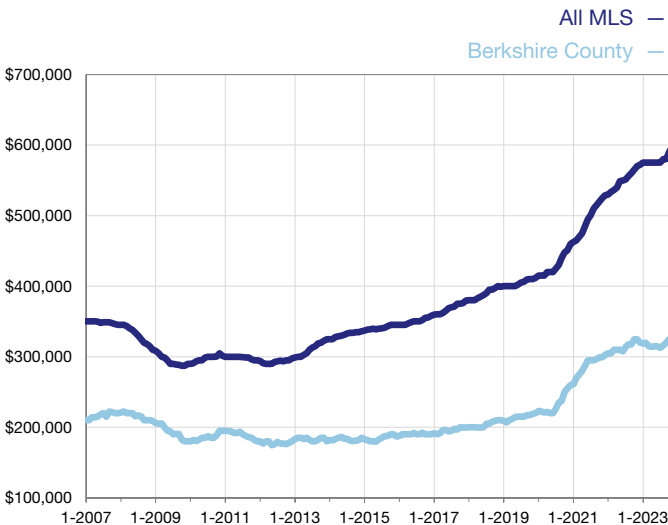
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	142	139	- 2.1%
Closed Sales	9	10	+ 11.1%	161	140	- 13.0%
Median Sales Price*	\$200,000	\$310,000	+ 55.0%	\$293,100	\$335,500	+ 14.5%
Inventory of Homes for Sale	39	27	- 30.8%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--
Cumulative Days on Market Until Sale	109	116	+ 6.4%	107	105	- 1.9%
Percent of Original List Price Received*	90.8%	97.6%	+ 7.5%	97.6%	98.2%	+ 0.6%
New Listings	13	10	- 23.1%	194	160	- 17.5%

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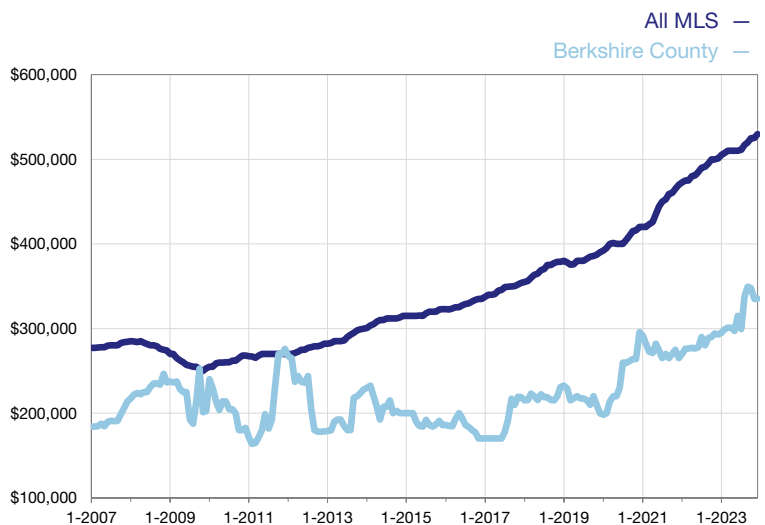
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	211	184	- 12.8%	3,742	3,100	- 17.2%
Closed Sales	322	227	- 29.5%	3,879	3,102	- 20.0%
Median Sales Price*	\$451,000	\$473,500	+ 5.0%	\$460,000	\$480,000	+ 4.3%
Inventory of Homes for Sale	496	336	- 32.3%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	32	37	+ 15.6%
Percent of Original List Price Received*	97.2%	98.6%	+ 1.4%	100.9%	100.0%	- 0.9%
New Listings	149	141	- 5.4%	4,448	3,559	- 20.0%

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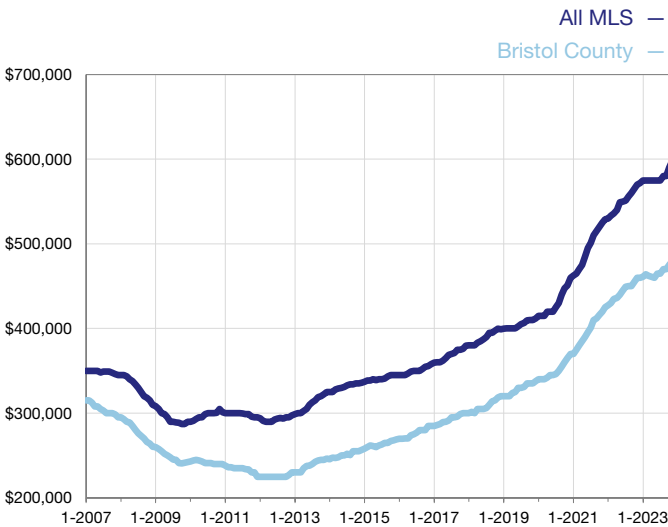
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	34	31	- 8.8%	754	622	- 17.5%
Closed Sales	61	33	- 45.9%	788	619	- 21.4%
Median Sales Price*	\$300,000	\$309,000	+ 3.0%	\$312,250	\$344,900	+ 10.5%
Inventory of Homes for Sale	75	59	- 21.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	25	- 32.4%	28	29	+ 3.6%
Percent of Original List Price Received*	98.3%	101.0%	+ 2.7%	102.6%	101.7%	- 0.9%
New Listings	34	21	- 38.2%	837	686	- 18.0%

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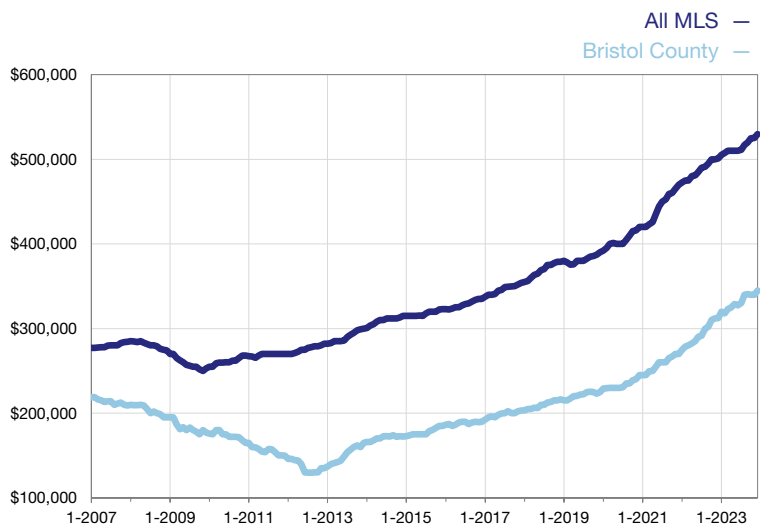
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	56	52	- 7.1%
Closed Sales	4	6	+ 50.0%	55	58	+ 5.5%
Median Sales Price*	\$1,710,000	\$2,067,500	+ 20.9%	\$1,519,000	\$1,523,500	+ 0.3%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	7.5	9.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	88	73	- 17.0%	71	90	+ 26.8%
Percent of Original List Price Received*	97.2%	87.1%	- 10.4%	95.7%	93.0%	- 2.8%
New Listings	2	1	- 50.0%	93	111	+ 19.4%

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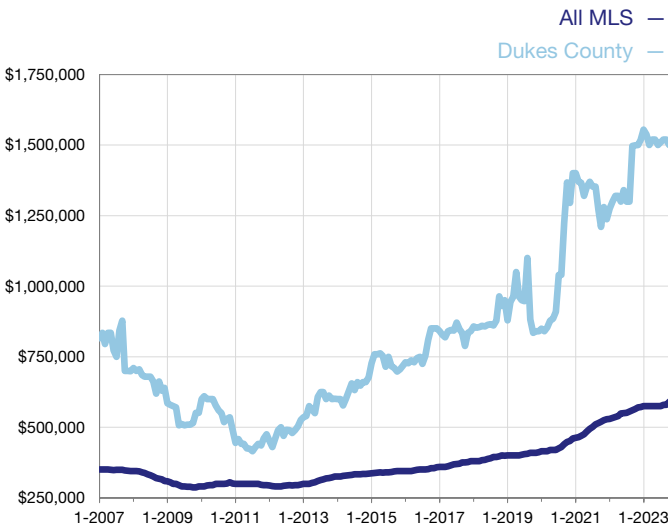
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	4	+ 100.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$890,000	\$1,342,500	+ 50.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	3.8	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	14	49	+ 250.0%
Percent of Original List Price Received*	0.0%	0.0%	--	107.0%	94.8%	- 11.4%
New Listings	4	0	- 100.0%	7	6	- 14.3%

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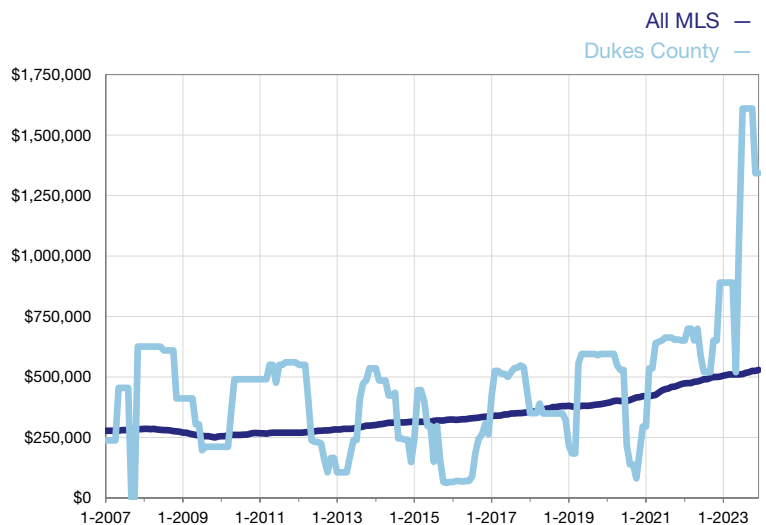
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	199	246	+ 23.6%	4,897	3,962	- 19.1%
Closed Sales	379	332	- 12.4%	5,080	3,900	- 23.2%
Median Sales Price*	\$585,000	\$647,750	+ 10.7%	\$640,000	\$680,000	+ 6.3%
Inventory of Homes for Sale	395	261	- 33.9%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	26	30	+ 15.4%
Percent of Original List Price Received*	99.2%	100.0%	+ 0.8%	103.5%	102.1%	- 1.4%
New Listings	118	125	+ 5.9%	5,653	4,471	- 20.9%

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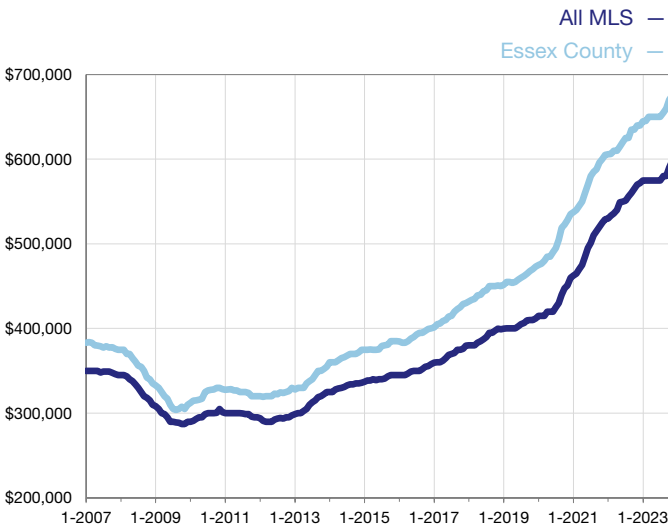
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	115	126	+ 9.6%	2,226	1,984	- 10.9%
Closed Sales	152	167	+ 9.9%	2,354	2,004	- 14.9%
Median Sales Price*	\$442,000	\$445,000	+ 0.7%	\$427,250	\$445,000	+ 4.2%
Inventory of Homes for Sale	203	120	- 40.9%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	35	32	- 8.6%	30	32	+ 6.7%
Percent of Original List Price Received*	99.1%	100.2%	+ 1.1%	102.8%	101.8%	- 1.0%
New Listings	79	63	- 20.3%	2,471	2,187	- 11.5%

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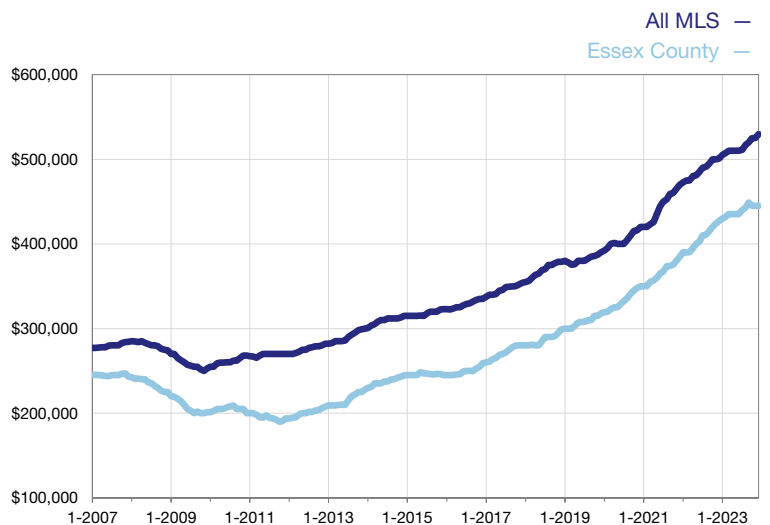
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	36	- 5.3%	515	492	- 4.5%
Closed Sales	32	44	+ 37.5%	540	491	- 9.1%
Median Sales Price*	\$292,500	\$336,000	+ 14.9%	\$310,000	\$325,000	+ 4.8%
Inventory of Homes for Sale	93	67	- 28.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	42	43	+ 2.4%	38	47	+ 23.7%
Percent of Original List Price Received*	98.2%	97.6%	- 0.6%	101.2%	99.4%	- 1.8%
New Listings	29	25	- 13.8%	632	548	- 13.3%

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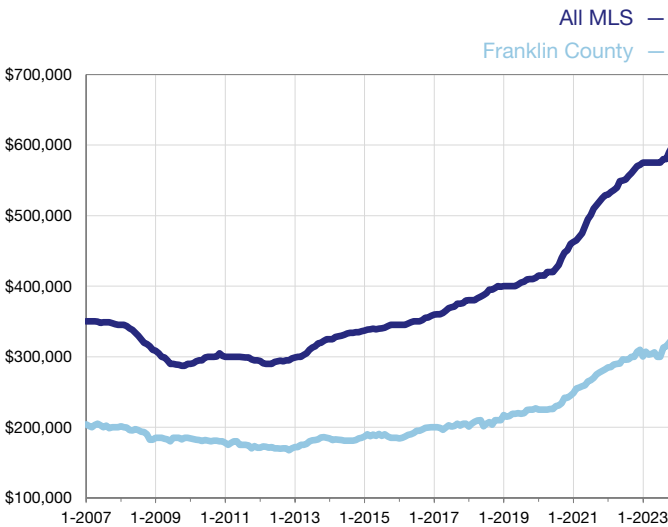
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	43	29	- 32.6%
Closed Sales	6	4	- 33.3%	47	28	- 40.4%
Median Sales Price*	\$217,500	\$212,500	- 2.3%	\$240,000	\$272,500	+ 13.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	33	12	- 63.6%	26	18	- 30.8%
Percent of Original List Price Received*	97.8%	104.5%	+ 6.9%	103.7%	103.5%	- 0.2%
New Listings	1	1	0.0%	49	34	- 30.6%

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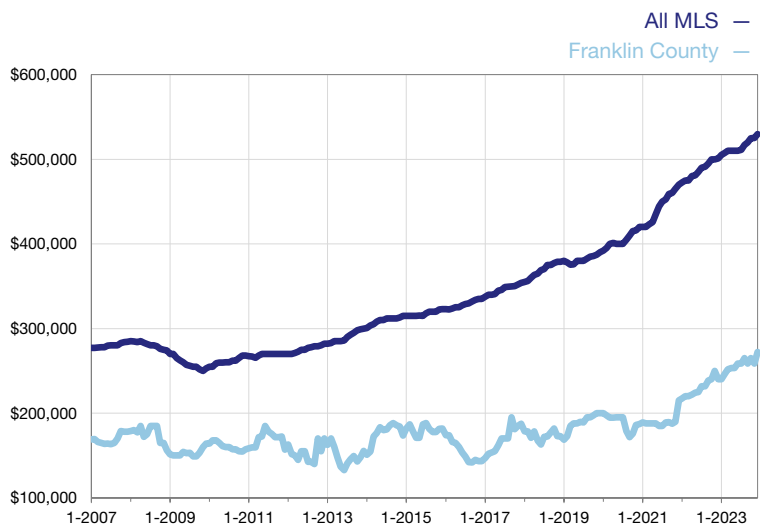
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	203	251	+ 23.6%	3,603	3,104	- 13.8%
Closed Sales	279	244	- 12.5%	3,728	3,040	- 18.5%
Median Sales Price*	\$293,000	\$300,000	+ 2.4%	\$290,000	\$307,000	+ 5.9%
Inventory of Homes for Sale	401	274	- 31.7%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	32	35	+ 9.4%
Percent of Original List Price Received*	98.1%	98.0%	- 0.1%	101.7%	100.8%	- 0.9%
New Listings	156	160	+ 2.6%	4,128	3,475	- 15.8%

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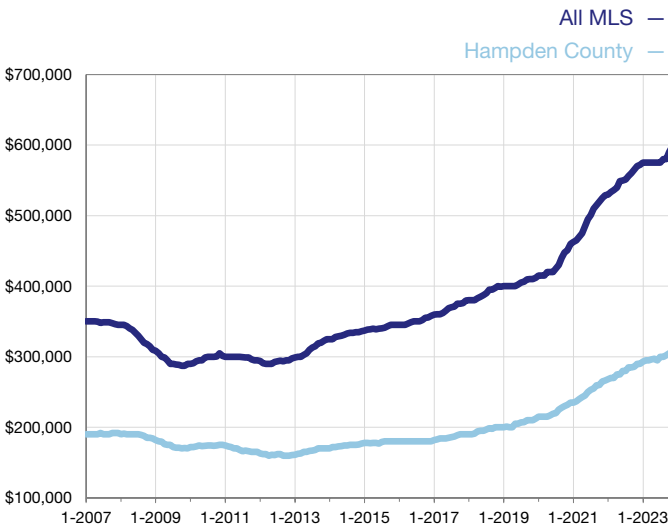
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	28	0.0%	566	418	- 26.1%
Closed Sales	41	37	- 9.8%	587	427	- 27.3%
Median Sales Price*	\$190,000	\$230,000	+ 21.1%	\$200,000	\$220,000	+ 10.0%
Inventory of Homes for Sale	54	38	- 29.6%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 4.0%	26	32	+ 23.1%
Percent of Original List Price Received*	100.8%	101.2%	+ 0.4%	102.0%	101.5%	- 0.5%
New Listings	23	15	- 34.8%	613	445	- 27.4%

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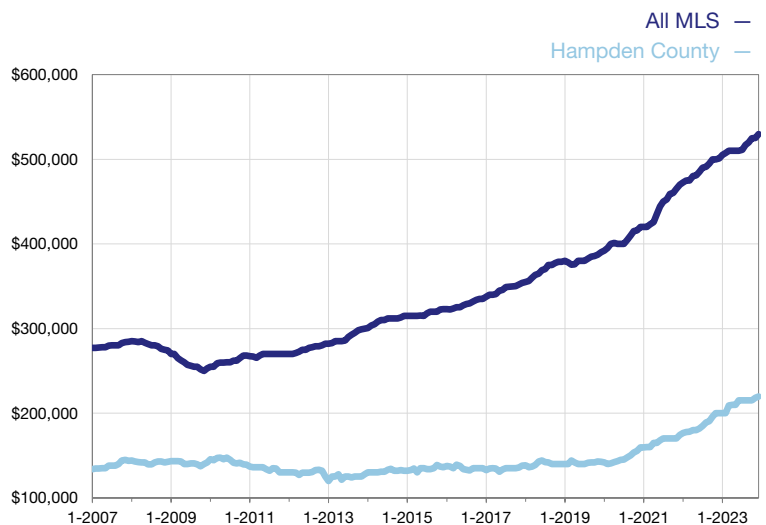
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Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	52	68	+ 30.8%	1,122	925	- 17.6%
Closed Sales	73	61	- 16.4%	1,172	903	- 23.0%
Median Sales Price*	\$360,000	\$390,000	+ 8.3%	\$400,000	\$410,000	+ 2.5%
Inventory of Homes for Sale	124	81	- 34.7%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	34	36	+ 5.9%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	102.9%	102.2%	- 0.7%
New Listings	36	37	+ 2.8%	1,264	1,016	- 19.6%

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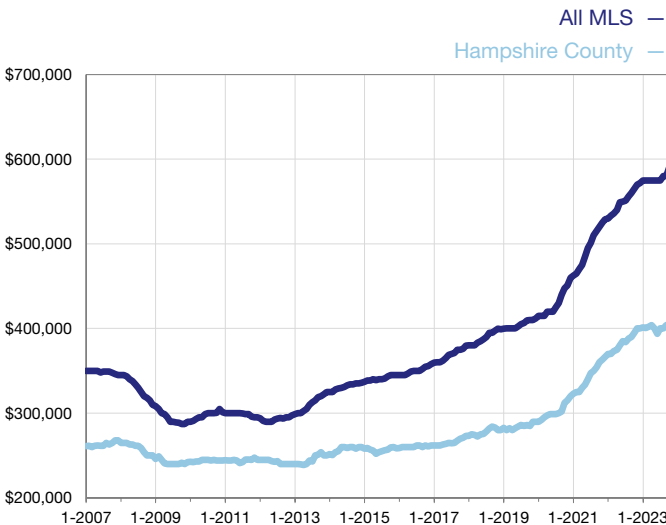
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	18	+ 100.0%	245	243	- 0.8%
Closed Sales	19	10	- 47.4%	256	236	- 7.8%
Median Sales Price*	\$270,000	\$300,500	+ 11.3%	\$280,950	\$320,000	+ 13.9%
Inventory of Homes for Sale	53	24	- 54.7%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	31	45	+ 45.2%
Percent of Original List Price Received*	103.8%	102.7%	- 1.1%	105.2%	104.0%	- 1.1%
New Listings	14	9	- 35.7%	306	247	- 19.3%

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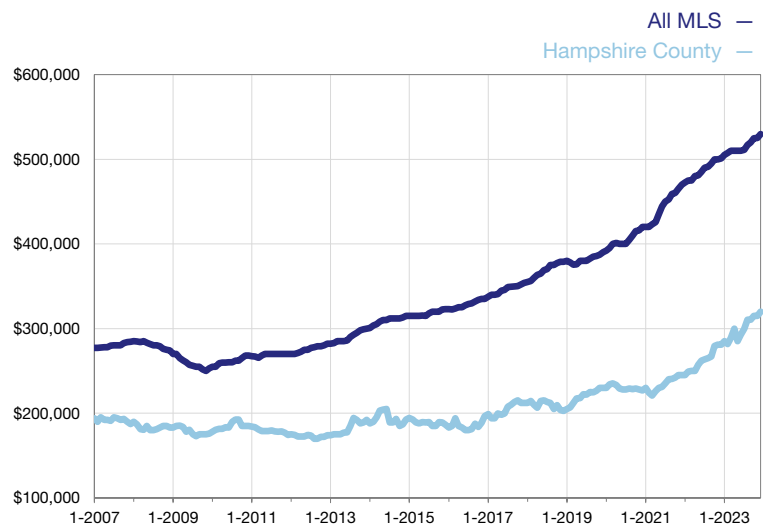
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2023

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Middlesex County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	435	419	- 3.7%	9,782	7,651	- 21.8%
Closed Sales	756	514	- 32.0%	10,058	7,634	- 24.1%
Median Sales Price*	\$690,000	\$750,000	+ 8.7%	\$755,000	\$801,000	+ 6.1%
Inventory of Homes for Sale	785	468	- 40.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	25	32	+ 28.0%
Percent of Original List Price Received*	98.2%	100.1%	+ 1.9%	104.1%	102.3%	- 1.7%
New Listings	269	213	- 20.8%	11,320	8,575	- 24.2%

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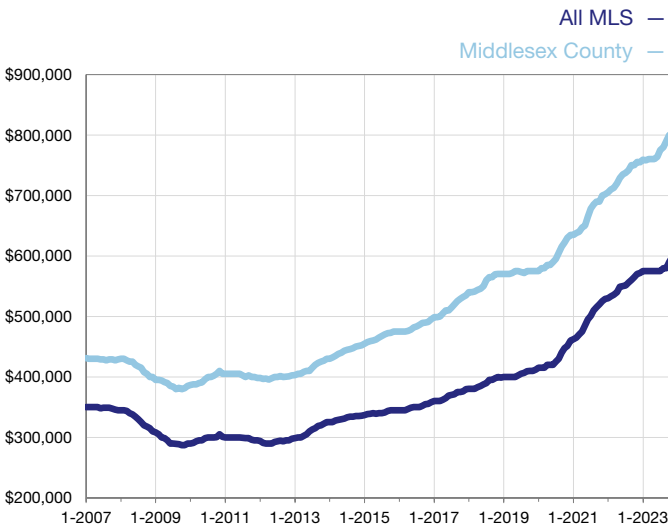
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	263	239	- 9.1%	5,271	4,603	- 12.7%
Closed Sales	385	306	- 20.5%	5,481	4,564	- 16.7%
Median Sales Price*	\$550,000	\$625,000	+ 13.6%	\$586,000	\$635,000	+ 8.4%
Inventory of Homes for Sale	528	343	- 35.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 2.6%	31	35	+ 12.9%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	102.4%	101.2%	- 1.2%
New Listings	185	145	- 21.6%	6,341	5,396	- 14.9%

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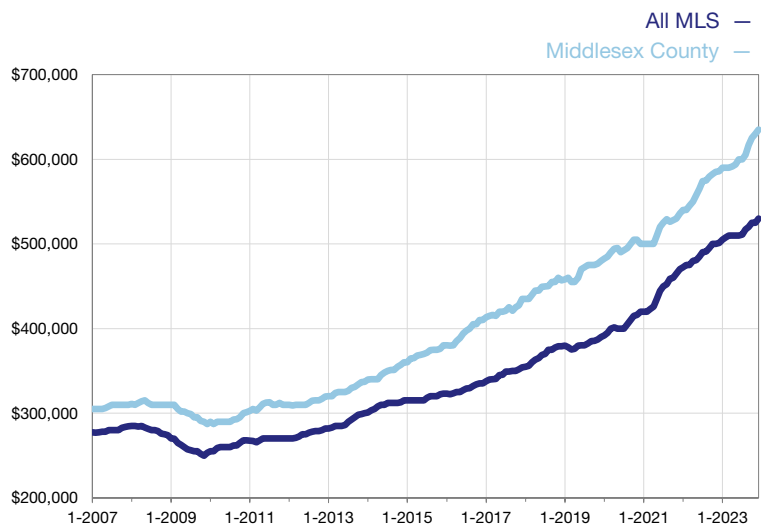
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	20	32	+ 60.0%
Closed Sales	3	2	- 33.3%	26	25	- 3.8%
Median Sales Price*	\$3,175,000	\$4,022,500	+ 26.7%	\$3,350,000	\$3,188,800	- 4.8%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	4.1	3.8	- 7.3%	--	--	--
Cumulative Days on Market Until Sale	121	119	- 1.7%	86	89	+ 3.5%
Percent of Original List Price Received*	85.3%	84.5%	- 0.9%	93.4%	93.0%	- 0.4%
New Listings	0	0	--	37	52	+ 40.5%

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Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,545,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	104	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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

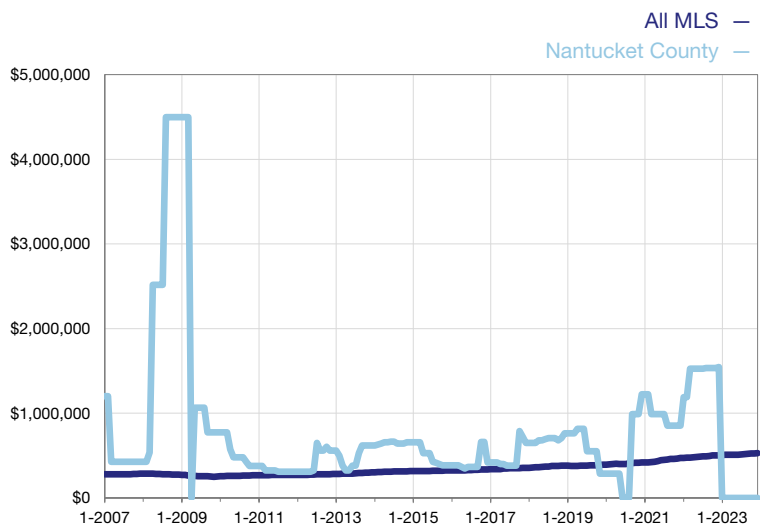
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	235	252	+ 7.2%	4,989	4,165	- 16.5%
Closed Sales	366	306	- 16.4%	5,187	4,108	- 20.8%
Median Sales Price*	\$652,500	\$717,000	+ 9.9%	\$700,000	\$725,393	+ 3.6%
Inventory of Homes for Sale	467	281	- 39.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	26	32	+ 23.1%
Percent of Original List Price Received*	97.6%	99.2%	+ 1.6%	103.0%	101.4%	- 1.6%
New Listings	143	157	+ 9.8%	5,827	4,678	- 19.7%

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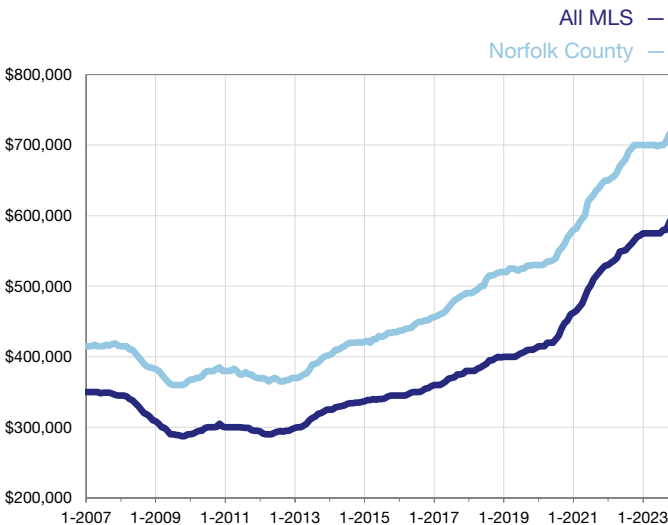
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	112	85	- 24.1%	2,128	1,841	- 13.5%
Closed Sales	154	124	- 19.5%	2,244	1,890	- 15.8%
Median Sales Price*	\$508,500	\$551,500	+ 8.5%	\$522,500	\$560,000	+ 7.2%
Inventory of Homes for Sale	227	168	- 26.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	36	37	+ 2.8%
Percent of Original List Price Received*	97.2%	99.0%	+ 1.9%	101.5%	100.6%	- 0.9%
New Listings	55	59	+ 7.3%	2,527	2,143	- 15.2%

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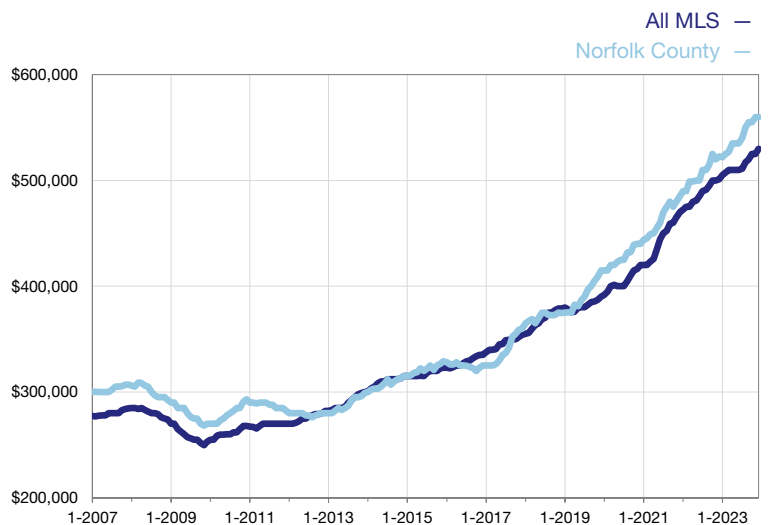
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	276	261	- 5.4%	4,754	4,006	- 15.7%
Closed Sales	398	297	- 25.4%	4,908	3,987	- 18.8%
Median Sales Price*	\$505,983	\$575,000	+ 13.6%	\$550,000	\$590,000	+ 7.3%
Inventory of Homes for Sale	615	396	- 35.6%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	42	- 4.5%	32	38	+ 18.8%
Percent of Original List Price Received*	95.9%	99.4%	+ 3.6%	101.3%	100.2%	- 1.1%
New Listings	176	188	+ 6.8%	5,717	4,586	- 19.8%

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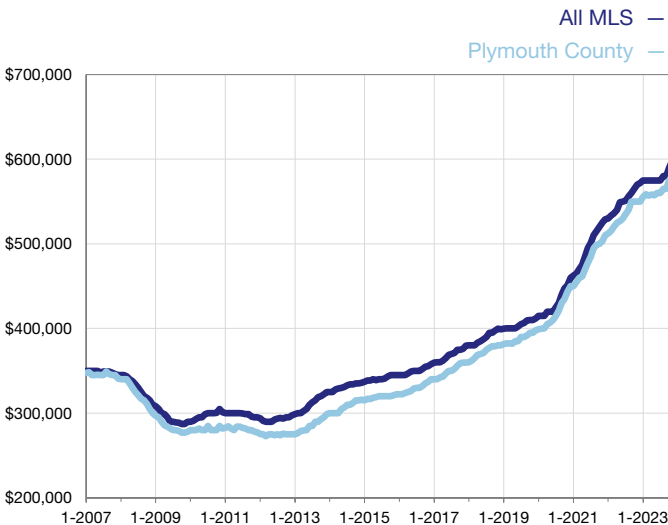
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	63	59	- 6.3%	976	927	- 5.0%
Closed Sales	97	62	- 36.1%	1,070	960	- 10.3%
Median Sales Price*	\$392,900	\$456,051	+ 16.1%	\$425,000	\$428,450	+ 0.8%
Inventory of Homes for Sale	141	112	- 20.6%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	46	54	+ 17.4%	37	42	+ 13.5%
Percent of Original List Price Received*	100.6%	99.9%	- 0.7%	102.5%	100.3%	- 2.1%
New Listings	48	61	+ 27.1%	1,136	1,055	- 7.1%

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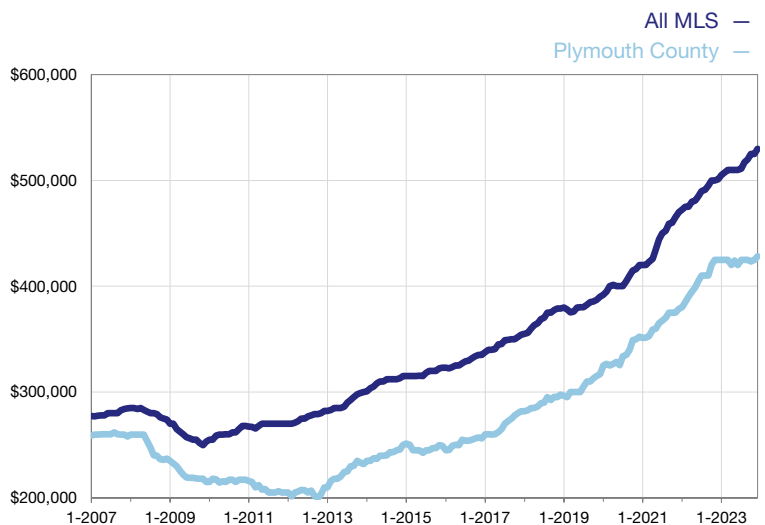
Median Sales Price – Single-Family Properties

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®

Suffolk County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	52	+ 6.1%	1,227	976	- 20.5%
Closed Sales	84	65	- 22.6%	1,276	959	- 24.8%
Median Sales Price*	\$740,000	\$690,000	- 6.8%	\$730,000	\$735,000	+ 0.7%
Inventory of Homes for Sale	174	82	- 52.9%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	41	36	- 12.2%	33	38	+ 15.2%
Percent of Original List Price Received*	94.5%	98.4%	+ 4.1%	100.8%	99.5%	- 1.3%
New Listings	35	30	- 14.3%	1,544	1,175	- 23.9%

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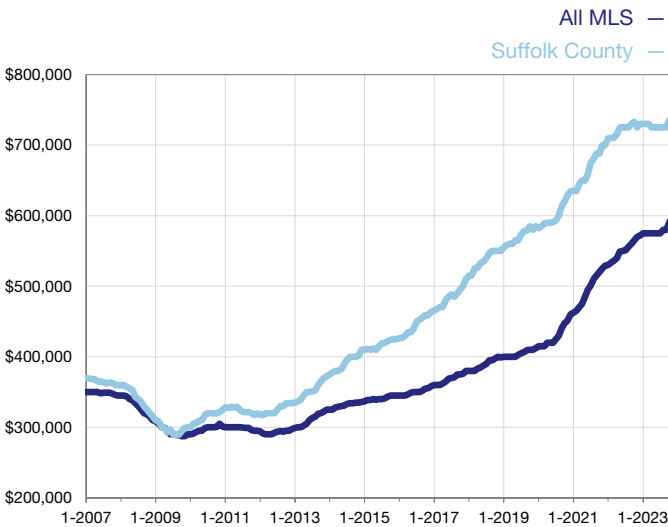
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	193	197	+ 2.1%	4,811	3,749	- 22.1%
Closed Sales	282	251	- 11.0%	4,892	3,820	- 21.9%
Median Sales Price*	\$615,000	\$735,000	+ 19.5%	\$690,000	\$725,000	+ 5.1%
Inventory of Homes for Sale	787	583	- 25.9%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	56	52	- 7.1%	45	47	+ 4.4%
Percent of Original List Price Received*	95.2%	96.8%	+ 1.7%	98.9%	98.5%	- 0.4%
New Listings	136	151	+ 11.0%	6,847	5,489	- 19.8%

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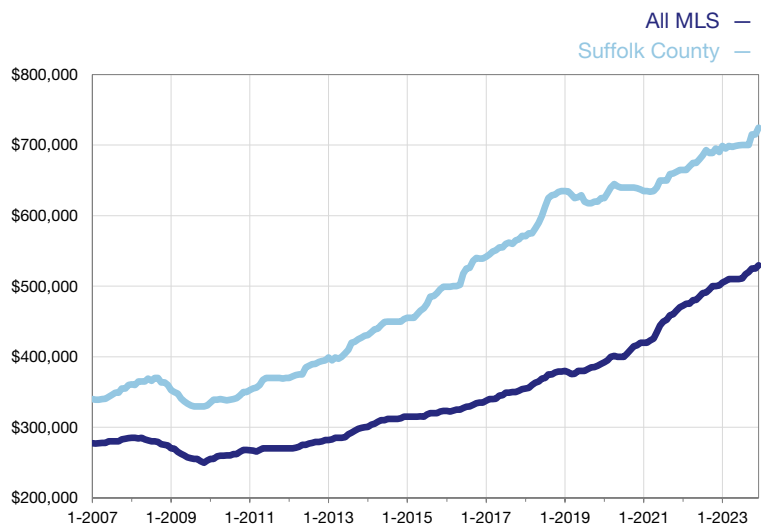
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	344	378	+ 9.9%	6,975	5,775	- 17.2%
Closed Sales	572	487	- 14.9%	7,232	5,724	- 20.9%
Median Sales Price*	\$413,000	\$425,000	+ 2.9%	\$425,000	\$450,000	+ 5.9%
Inventory of Homes for Sale	705	466	- 33.9%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	34	- 8.1%	29	32	+ 10.3%
Percent of Original List Price Received*	97.9%	99.5%	+ 1.6%	102.3%	101.5%	- 0.8%
New Listings	238	232	- 2.5%	7,979	6,503	- 18.5%

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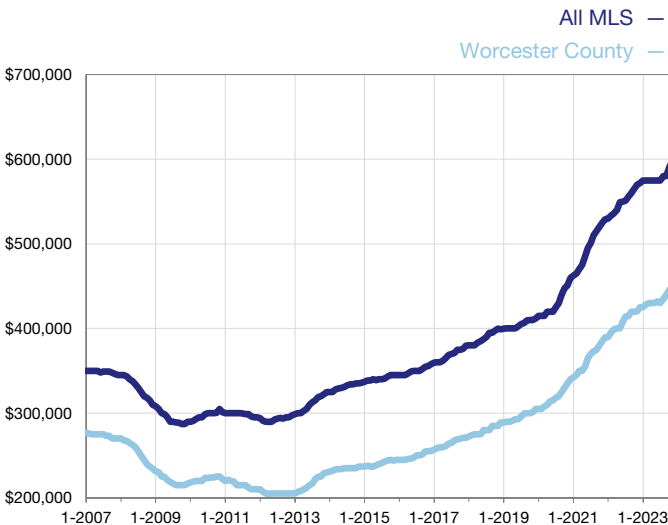
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	97	106	+ 9.3%	1,692	1,533	- 9.4%
Closed Sales	138	109	- 21.0%	1,751	1,492	- 14.8%
Median Sales Price*	\$325,000	\$371,000	+ 14.2%	\$335,000	\$374,945	+ 11.9%
Inventory of Homes for Sale	179	134	- 25.1%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	31	42	+ 35.5%	27	37	+ 37.0%
Percent of Original List Price Received*	99.8%	99.2%	- 0.6%	103.1%	102.0%	- 1.1%
New Listings	84	84	0.0%	1,901	1,736	- 8.7%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

