

**Massachusetts Association of Realtors Reports December Housing Statistics**  
*Affordability and inventory mark the most significant headwinds faced  
by Massachusetts buyers in 2023*

**FOXBOROUGH, Mass. – January 16, 2024 – [The Massachusetts Association of Realtors](#)** (MAR) has released its housing statistics for December 2023. This month recorded the lowest number of single-family homes and condominiums for sale in a given month since MAR began reporting monthly housing data in 2004.

MAR data provided the following key indicators for December:

- The median sales price for single-family homes increased by 6.9% to \$567,500 and by 15.4% to \$525,000 for condominiums from December 2022.
- New listings decreased by 4.8% for single-family homes and 7.8% for condominiums year-over-year.
- Compared to December 2022, closed sales decreased 21.0% for single-family homes and 16.5% for condominiums.

December marked the most significant reduction in year-over-year closed sales since September of this year. Nationally, however, U.S. existing home sales broke the five-month streak of national sales declines. Low inventory continues to create challenges for buyers, but the MAR president encourages homeowners to consider entering the market.

“Aspiring buyers have faced many obstacles this year, but are still out there and active in the market,” said Amy Wallick, 2024 president of MAR and Realtor at Lamacchia Realty. “We are anticipating existing home sales will follow the national trend and pick up in the months ahead, so if you are considering putting your home on the market, now is a great time. Buyers are interested and in search of a home to fit their family’s needs.”

As seen across the rest of the nation, affordability and inventory were the most significant issues for Massachusetts homebuyers in 2023. MAR has and continues to advocate for the importance of housing creation and fair housing education to ensure Massachusetts residents’ rights to homeownership are preserved. In 2024, the organization looks forward to continued collaboration with local and statewide legislators to help people across the state secure their dream of homeownership.

For a complete breakdown of statewide housing data, please visit <http://www.marealtor.com/market-data>.

**December 2023 Data**

	December 2023 Closed Sales	December 2022 Closed Sales	December 2023 Median Price	% Change Closed Sales (year over year)
Single-Family	2,903	3,677	\$567,500	-21.0%

Condominium	1,172	1,404	\$525,000	-16.5%
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**About the Massachusetts Association of Realtors**

Organized in 1924, the [Massachusetts Association of Realtors](#) is a professional trade organization with more than 27,000+ members. The term Realtor is registered as the exclusive designation of members of the National Association of Realtors who subscribe to a strict code of ethics and enjoy continuing education programs.

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