

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 2.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.8%

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

+ 5.2%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	77	63	- 18.2%	77	63	- 18.2%
Closed Sales	86	81	- 5.8%	86	81	- 5.8%
Median Sales Price*	\$275,000	\$310,000	+ 12.7%	\$275,000	\$310,000	+ 12.7%
Inventory of Homes for Sale	238	261	+ 9.7%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	90	100	+ 11.1%	90	100	+ 11.1%
Percent of Original List Price Received*	94.4%	95.6%	+ 1.2%	94.4%	95.6%	+ 1.2%
New Listings	67	83	+ 23.9%	67	83	+ 23.9%

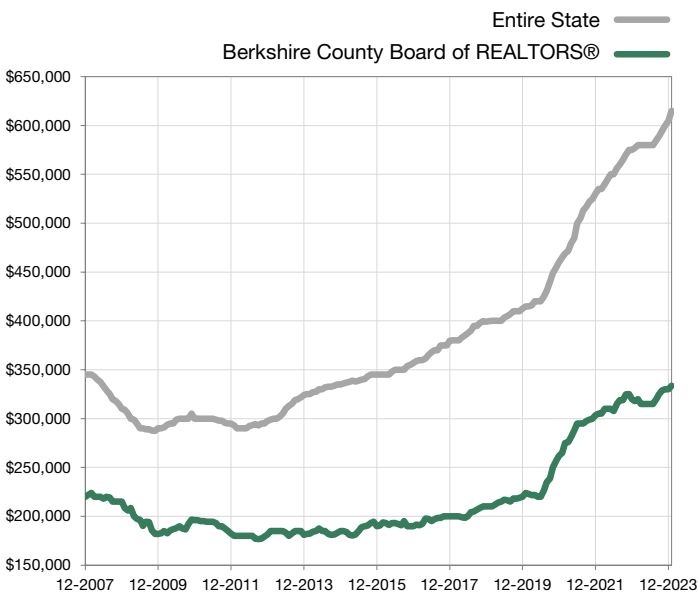
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	10	+ 100.0%	5	10	+ 100.0%
Closed Sales	14	17	+ 21.4%	14	17	+ 21.4%
Median Sales Price*	\$532,500	\$515,000	- 3.3%	\$532,500	\$515,000	- 3.3%
Inventory of Homes for Sale	50	42	- 16.0%	--	--	--
Months Supply of Inventory	3.6	3.2	- 13.4%	--	--	--
Cumulative Days on Market Until Sale	67	109	+ 62.9%	67	109	+ 62.9%
Percent of Original List Price Received*	96.5%	95.6%	- 0.9%	96.5%	95.6%	- 0.9%
New Listings	14	23	+ 64.3%	14	23	+ 64.3%

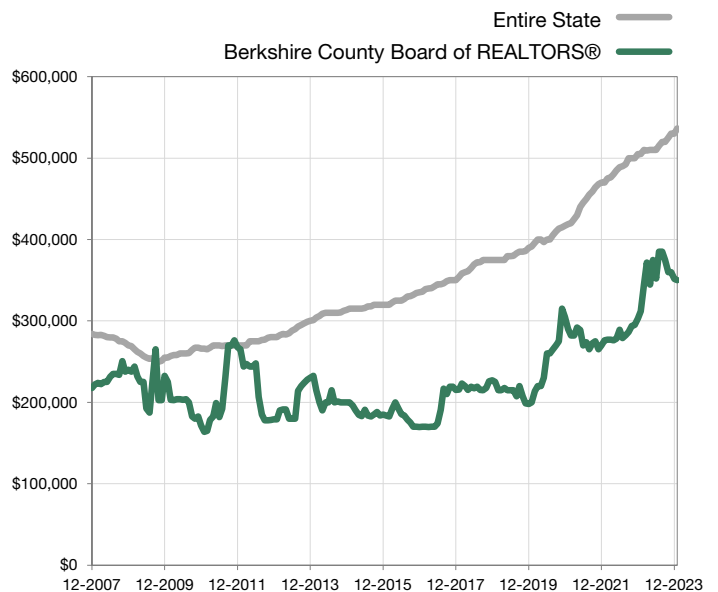
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 11.9%

+ 4.4%

+ 1.0%

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

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	355	371	+ 4.5%	355	371	+ 4.5%
Closed Sales	344	301	- 12.5%	344	301	- 12.5%
Median Sales Price*	\$659,000	\$680,000	+ 3.2%	\$659,000	\$680,000	+ 3.2%
Inventory of Homes for Sale	857	858	+ 0.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 19.3%	--	--	--
Cumulative Days on Market Until Sale	46	49	+ 6.8%	46	49	+ 6.8%
Percent of Original List Price Received*	94.5%	93.7%	- 0.8%	94.5%	93.7%	- 0.8%
New Listings	321	384	+ 19.6%	321	384	+ 19.6%

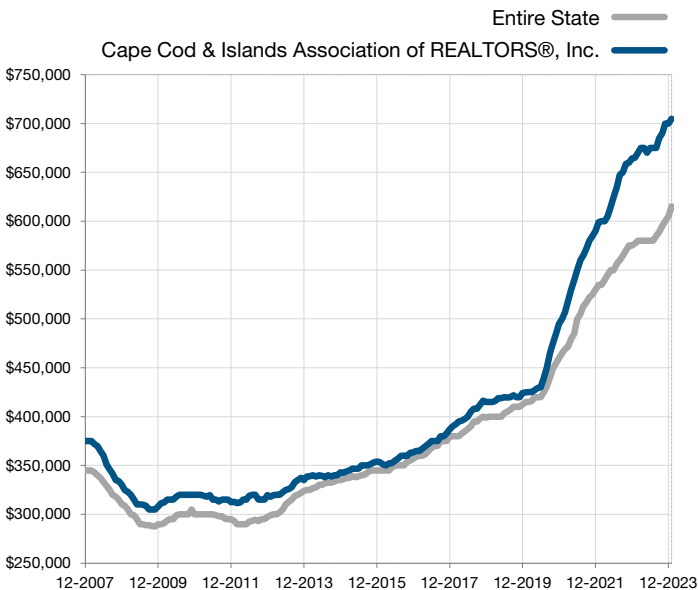
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	77	96	+ 24.7%	77	96	+ 24.7%
Closed Sales	86	78	- 9.3%	86	78	- 9.3%
Median Sales Price*	\$465,000	\$450,000	- 3.2%	\$465,000	\$450,000	- 3.2%
Inventory of Homes for Sale	242	252	+ 4.1%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 17.3%	--	--	--
Cumulative Days on Market Until Sale	52	44	- 16.1%	52	44	- 16.1%
Percent of Original List Price Received*	96.2%	96.3%	+ 0.1%	96.2%	96.3%	+ 0.1%
New Listings	88	138	+ 56.8%	88	138	+ 56.8%

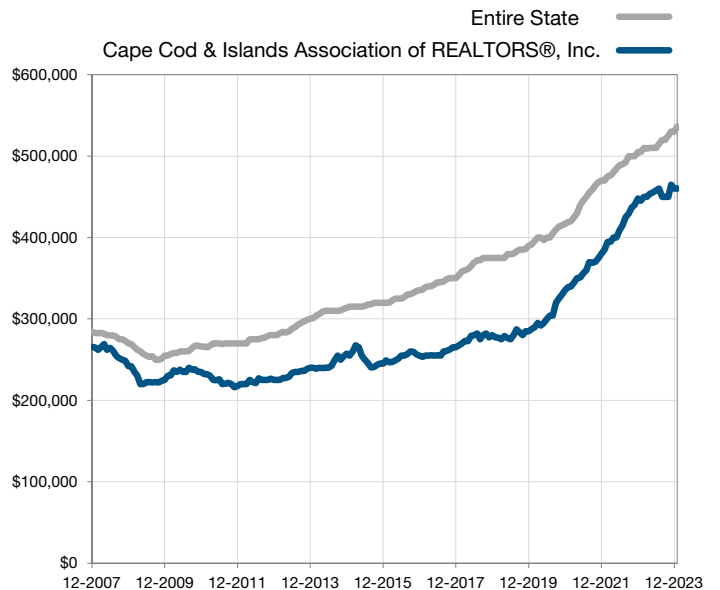
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	455	534	+ 17.4%	455	534	+ 17.4%
Closed Sales	508	509	+ 0.2%	508	509	+ 0.2%
Median Sales Price*	\$707,250	\$825,000	+ 16.6%	\$707,250	\$825,000	+ 16.6%
Inventory of Homes for Sale	1,092	715	- 34.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	48	43	- 10.4%	48	43	- 10.4%
Percent of Original List Price Received*	96.5%	98.3%	+ 1.9%	96.5%	98.3%	+ 1.9%
New Listings	601	653	+ 8.7%	601	653	+ 8.7%

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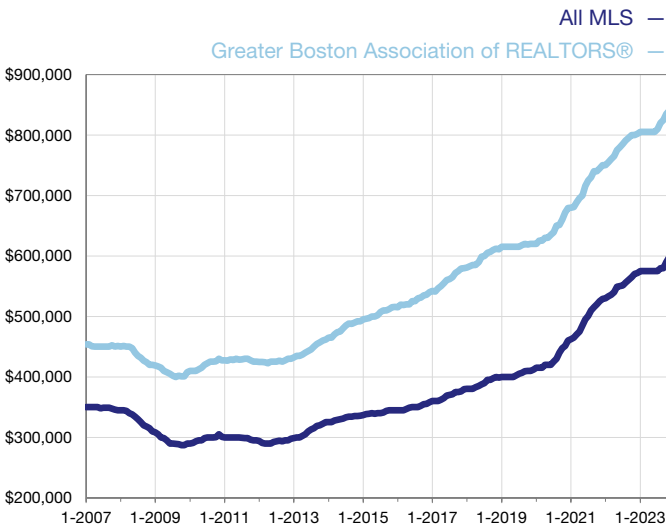
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	486	586	+ 20.6%	486	586	+ 20.6%
Closed Sales	563	408	- 27.5%	563	408	- 27.5%
Median Sales Price*	\$689,900	\$685,000	- 0.7%	\$689,900	\$685,000	- 0.7%
Inventory of Homes for Sale	1,494	1,169	- 21.8%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	54	63	+ 16.7%	54	63	+ 16.7%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.8%	98.2%	+ 0.4%
New Listings	786	906	+ 15.3%	786	906	+ 15.3%

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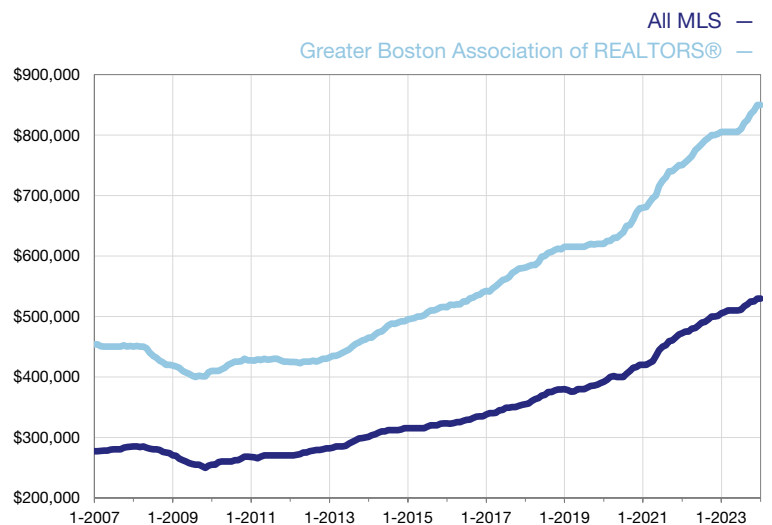
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 25.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 55.0%

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

- 28.4%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	42	+ 75.0%	24	42	+ 75.0%
Closed Sales	18	39	+ 116.7%	18	39	+ 116.7%
Median Sales Price*	\$585,000	\$865,000	+ 47.9%	\$585,000	\$865,000	+ 47.9%
Inventory of Homes for Sale	59	42	- 28.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.3%	--	--	--
Cumulative Days on Market Until Sale	60	51	- 15.3%	60	51	- 15.3%
Percent of Original List Price Received*	92.3%	99.8%	+ 8.1%	92.3%	99.8%	+ 8.1%
New Listings	38	31	- 18.4%	38	31	- 18.4%

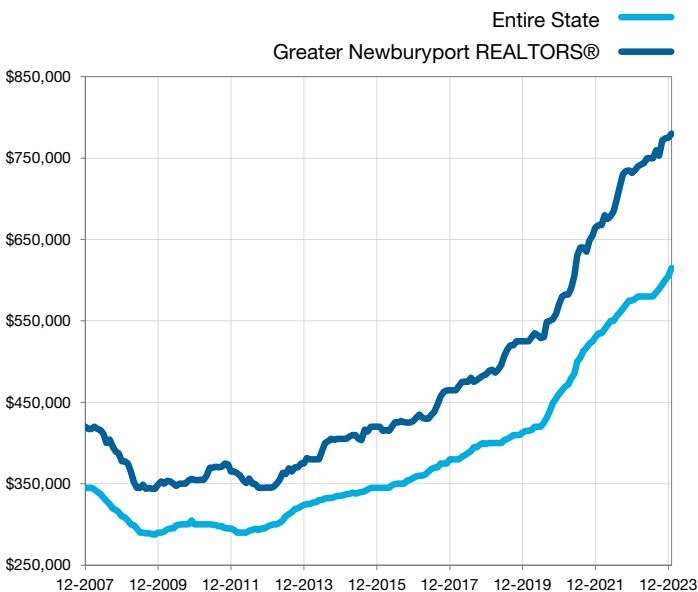
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	19	- 5.0%	20	19	- 5.0%
Closed Sales	22	11	- 50.0%	22	11	- 50.0%
Median Sales Price*	\$385,000	\$625,000	+ 62.3%	\$385,000	\$625,000	+ 62.3%
Inventory of Homes for Sale	43	31	- 27.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 18.7%	--	--	--
Cumulative Days on Market Until Sale	87	53	- 39.0%	87	53	- 39.0%
Percent of Original List Price Received*	97.9%	99.1%	+ 1.2%	97.9%	99.1%	+ 1.2%
New Listings	24	35	+ 45.8%	24	35	+ 45.8%

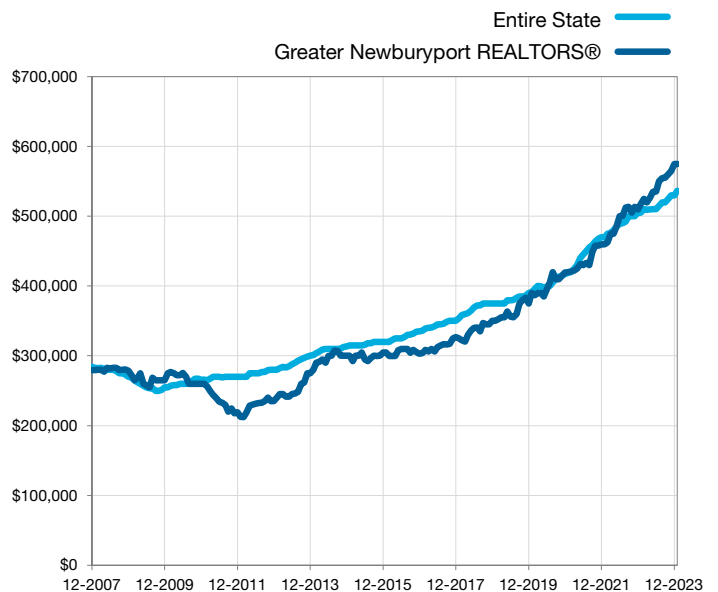
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 11.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 1.1%

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

- 37.5%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	106	135	+ 27.4%	106	135	+ 27.4%
Closed Sales	127	114	- 10.2%	127	114	- 10.2%
Median Sales Price*	\$400,000	\$398,944	- 0.3%	\$400,000	\$398,944	- 0.3%
Inventory of Homes for Sale	292	182	- 37.7%	--	--	--
Months Supply of Inventory	1.5	1.1	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	45	42	- 8.4%	45	42	- 8.4%
Percent of Original List Price Received*	97.8%	98.7%	+ 0.9%	97.8%	98.7%	+ 0.9%
New Listings	134	142	+ 6.0%	134	142	+ 6.0%

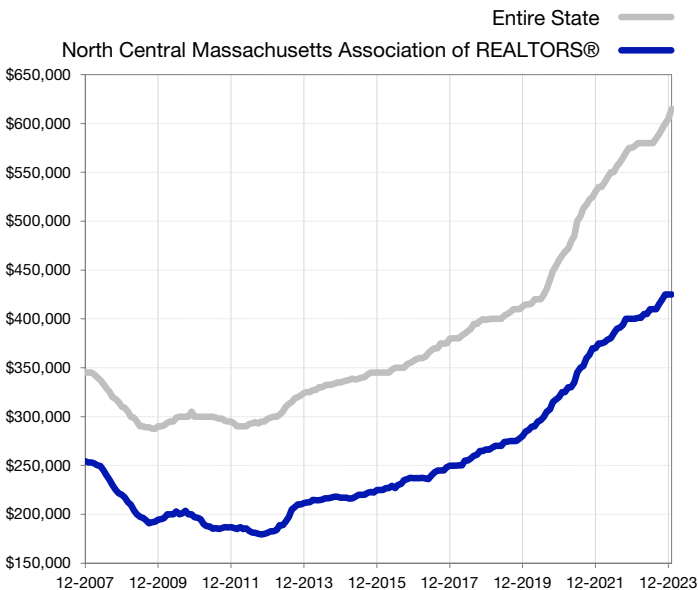
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	31	+ 106.7%	15	31	+ 106.7%
Closed Sales	25	20	- 20.0%	25	20	- 20.0%
Median Sales Price*	\$300,000	\$292,500	- 2.5%	\$300,000	\$292,500	- 2.5%
Inventory of Homes for Sale	47	30	- 36.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	35	31	- 11.9%	35	31	- 11.9%
Percent of Original List Price Received*	100.9%	99.5%	- 1.4%	100.9%	99.5%	- 1.4%
New Listings	20	27	+ 35.0%	20	27	+ 35.0%

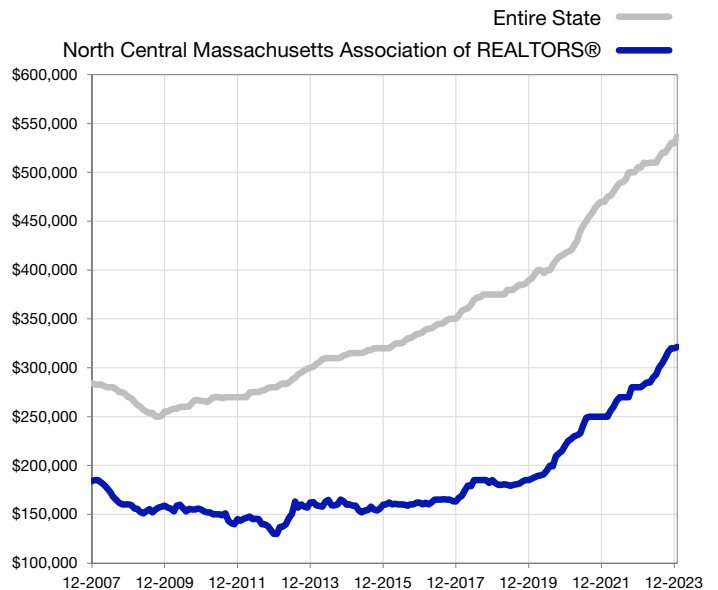
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 5.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.7%

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

- 31.3%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	145	148	+ 2.1%	145	148	+ 2.1%
Closed Sales	134	160	+ 19.4%	134	160	+ 19.4%
Median Sales Price*	\$593,750	\$619,500	+ 4.3%	\$593,750	\$619,500	+ 4.3%
Inventory of Homes for Sale	289	181	- 37.4%	--	--	--
Months Supply of Inventory	1.1	0.8	- 21.3%	--	--	--
Cumulative Days on Market Until Sale	36	36	- 0.2%	36	36	- 0.2%
Percent of Original List Price Received*	98.1%	99.3%	+ 1.3%	98.1%	99.3%	+ 1.3%
New Listings	193	149	- 22.8%	193	149	- 22.8%

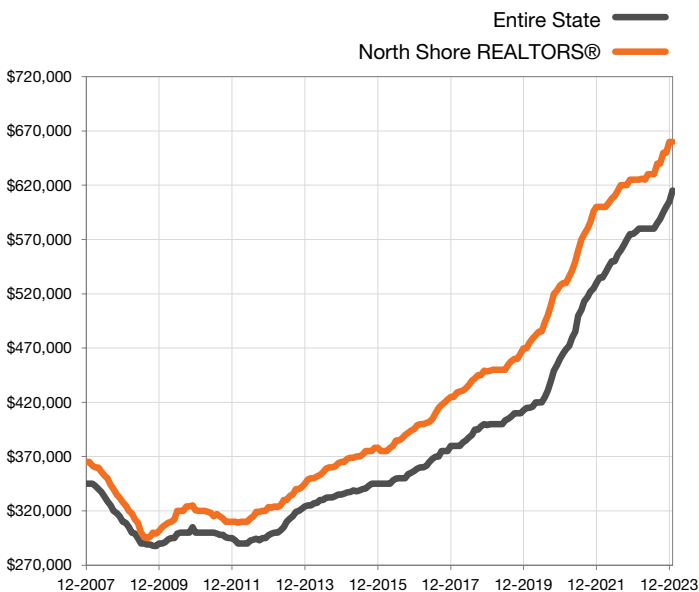
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	89	92	+ 3.4%	89	92	+ 3.4%
Closed Sales	80	66	- 17.5%	80	66	- 17.5%
Median Sales Price*	\$440,400	\$459,500	+ 4.3%	\$440,400	\$459,500	+ 4.3%
Inventory of Homes for Sale	110	93	- 15.5%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 0.4%	--	--	--
Cumulative Days on Market Until Sale	44	44	- 0.2%	44	44	- 0.2%
Percent of Original List Price Received*	97.5%	98.0%	+ 0.5%	97.5%	98.0%	+ 0.5%
New Listings	86	94	+ 9.3%	86	94	+ 9.3%

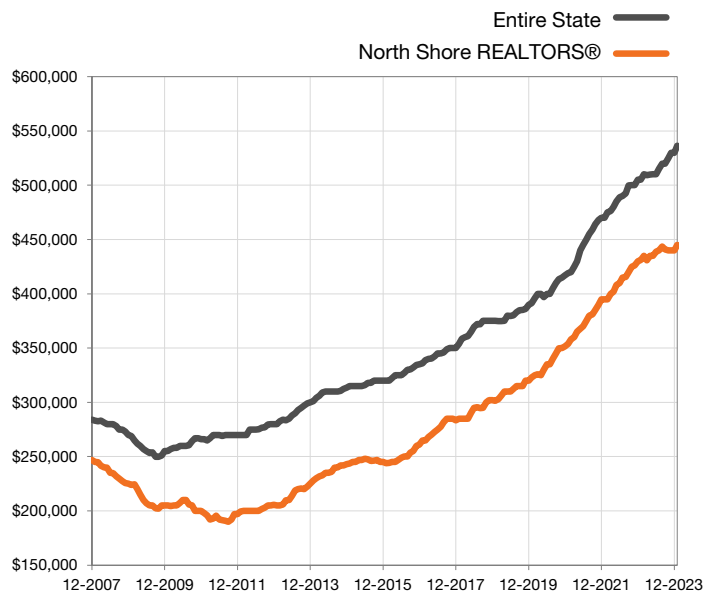
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 3.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.1%

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

- 35.0%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	119	155	+ 30.3%	119	155	+ 30.3%
Closed Sales	146	147	+ 0.7%	146	147	+ 0.7%
Median Sales Price*	\$550,000	\$554,000	+ 0.7%	\$550,000	\$554,000	+ 0.7%
Inventory of Homes for Sale	216	147	- 31.9%	--	--	--
Months Supply of Inventory	0.8	0.7	- 6.9%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 12.7%	37	32	- 12.7%
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	98.4%	99.4%	+ 1.0%
New Listings	140	159	+ 13.6%	140	159	+ 13.6%

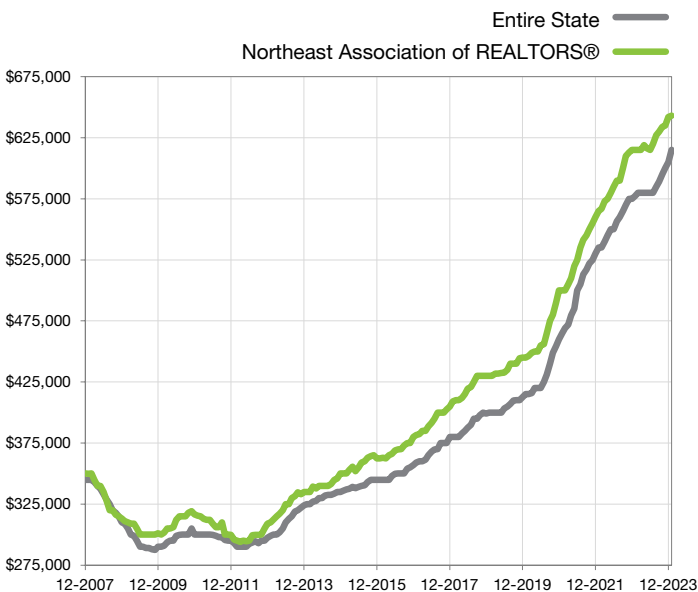
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	88	76	- 13.6%	88	76	- 13.6%
Closed Sales	62	54	- 12.9%	62	54	- 12.9%
Median Sales Price*	\$375,500	\$392,500	+ 4.5%	\$375,500	\$392,500	+ 4.5%
Inventory of Homes for Sale	110	65	- 40.9%	--	--	--
Months Supply of Inventory	1.0	0.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	48	33	- 31.6%	48	33	- 31.6%
Percent of Original List Price Received*	99.4%	100.2%	+ 0.8%	99.4%	100.2%	+ 0.8%
New Listings	104	84	- 19.2%	104	84	- 19.2%

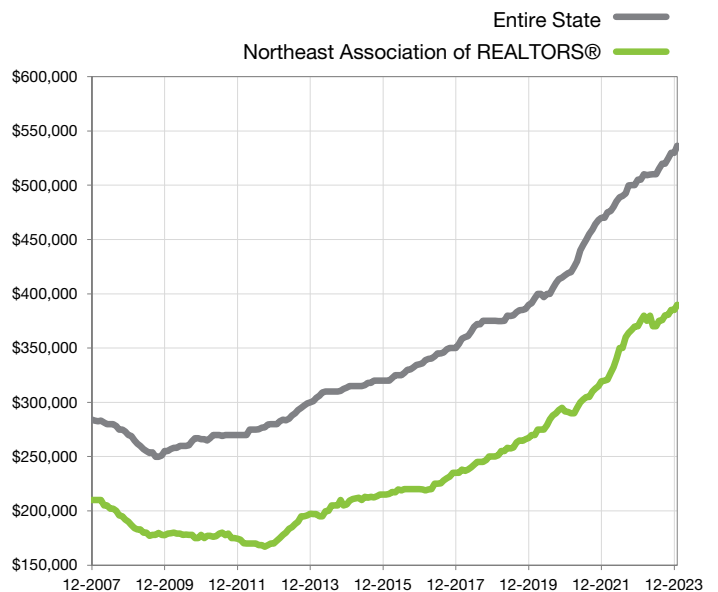
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 4.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.3%

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

- 31.1%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	246	283	+ 15.0%	246	283	+ 15.0%
Closed Sales	275	259	- 5.8%	275	259	- 5.8%
Median Sales Price*	\$419,900	\$460,000	+ 9.5%	\$419,900	\$460,000	+ 9.5%
Inventory of Homes for Sale	493	342	- 30.6%	--	--	--
Months Supply of Inventory	1.1	0.9	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	44	41	- 7.1%	44	41	- 7.1%
Percent of Original List Price Received*	97.6%	98.8%	+ 1.2%	97.6%	98.8%	+ 1.2%
New Listings	293	300	+ 2.4%	293	300	+ 2.4%

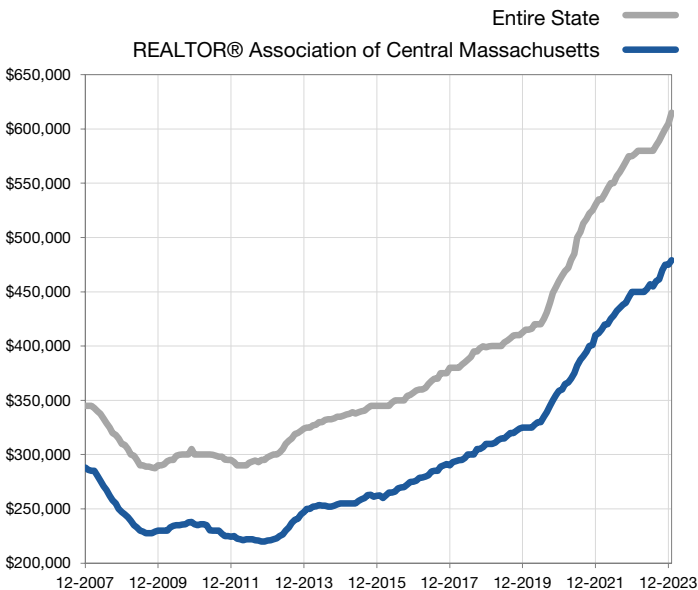
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	76	106	+ 39.5%	76	106	+ 39.5%
Closed Sales	77	77	0.0%	77	77	0.0%
Median Sales Price*	\$336,000	\$351,500	+ 4.6%	\$336,000	\$351,500	+ 4.6%
Inventory of Homes for Sale	167	113	- 32.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 21.3%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 59.3%	31	49	+ 59.3%
Percent of Original List Price Received*	101.1%	99.3%	- 1.8%	101.1%	99.3%	- 1.8%
New Listings	112	96	- 14.3%	112	96	- 14.3%

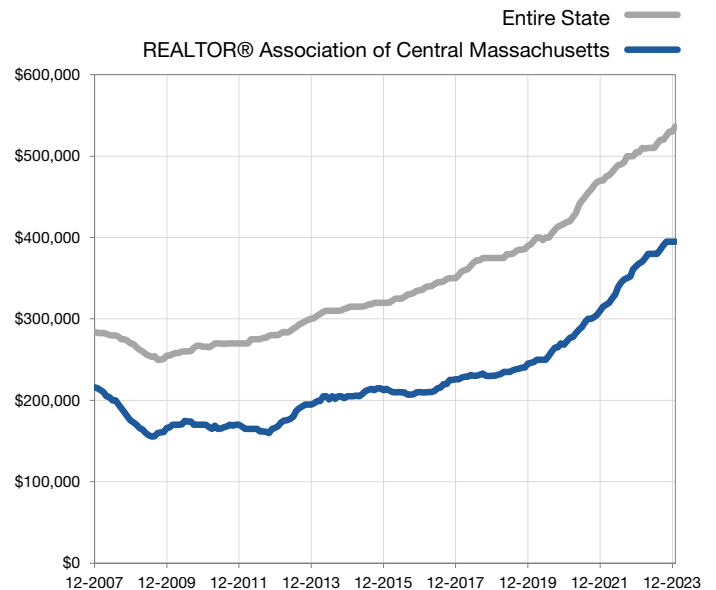
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 3.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 13.5%

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

- 38.4%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	237	322	+ 35.9%	237	322	+ 35.9%
Closed Sales	261	278	+ 6.5%	261	278	+ 6.5%
Median Sales Price*	\$290,000	\$317,000	+ 9.3%	\$290,000	\$317,000	+ 9.3%
Inventory of Homes for Sale	641	400	- 37.6%	--	--	--
Months Supply of Inventory	1.5	1.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	48	45	- 7.1%	48	45	- 7.1%
Percent of Original List Price Received*	97.2%	98.8%	+ 1.6%	97.2%	98.8%	+ 1.6%
New Listings	304	301	- 1.0%	304	301	- 1.0%

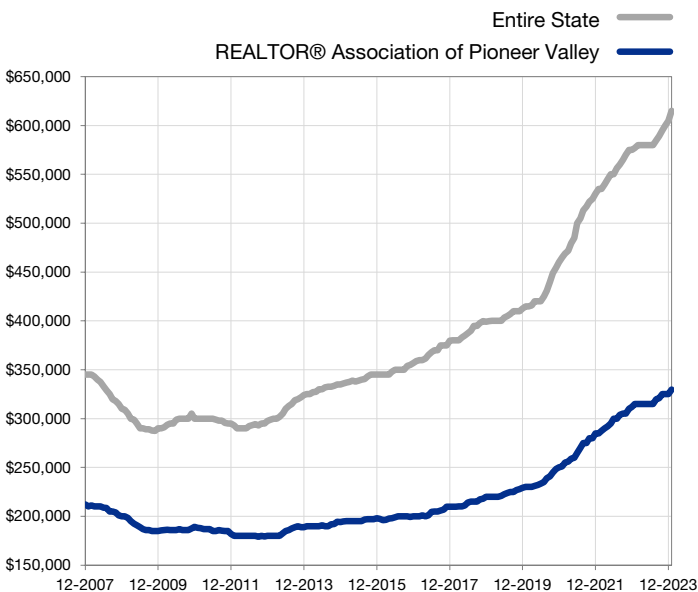
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	44	43	- 2.3%	44	43	- 2.3%
Closed Sales	43	37	- 14.0%	43	37	- 14.0%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$215,000	\$250,000	+ 16.3%
Inventory of Homes for Sale	116	66	- 43.1%	--	--	--
Months Supply of Inventory	1.6	1.2	- 28.5%	--	--	--
Cumulative Days on Market Until Sale	32	43	+ 34.0%	32	43	+ 34.0%
Percent of Original List Price Received*	99.0%	99.3%	+ 0.3%	99.0%	99.3%	+ 0.3%
New Listings	51	47	- 7.8%	51	47	- 7.8%

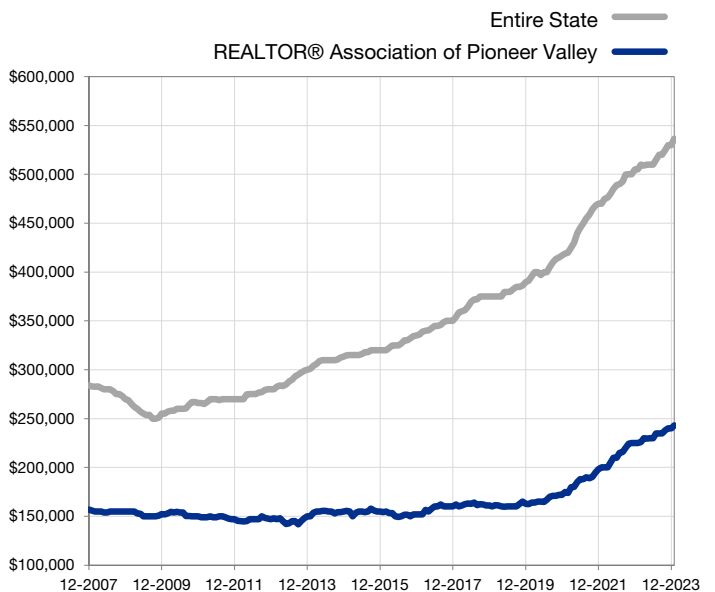
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 20.3%

+ 5.6%

- 36.2%

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

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	177	233	+ 31.6%	177	233	+ 31.6%
Closed Sales	216	173	- 19.9%	216	173	- 19.9%
Median Sales Price*	\$467,000	\$500,000	+ 7.1%	\$467,000	\$500,000	+ 7.1%
Inventory of Homes for Sale	547	342	- 37.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	44	40	- 8.3%	44	40	- 8.3%
Percent of Original List Price Received*	97.4%	99.1%	+ 1.7%	97.4%	99.1%	+ 1.7%
New Listings	239	247	+ 3.3%	239	247	+ 3.3%

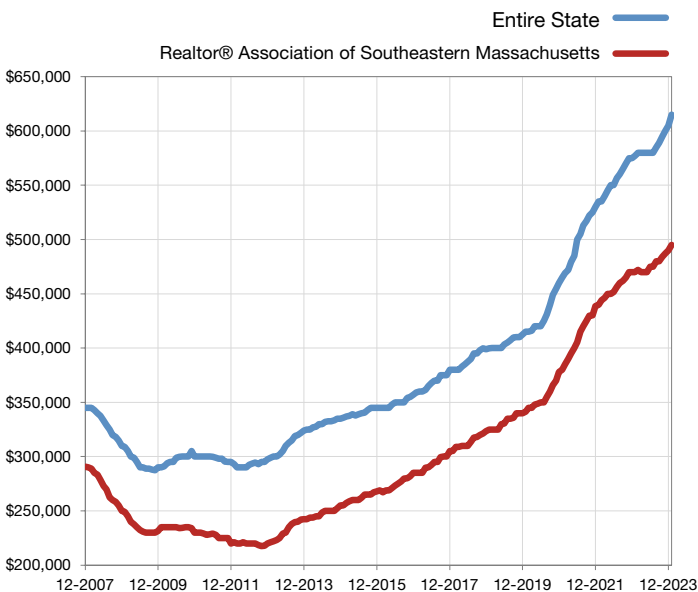
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	51	60	+ 17.6%	51	60	+ 17.6%
Closed Sales	40	31	- 22.5%	40	31	- 22.5%
Median Sales Price*	\$357,500	\$340,000	- 4.9%	\$357,500	\$340,000	- 4.9%
Inventory of Homes for Sale	99	70	- 29.3%	--	--	--
Months Supply of Inventory	1.4	1.3	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	44	47	+ 7.0%	44	47	+ 7.0%
Percent of Original List Price Received*	99.1%	98.0%	- 1.1%	99.1%	98.0%	- 1.1%
New Listings	53	76	+ 43.4%	53	76	+ 43.4%

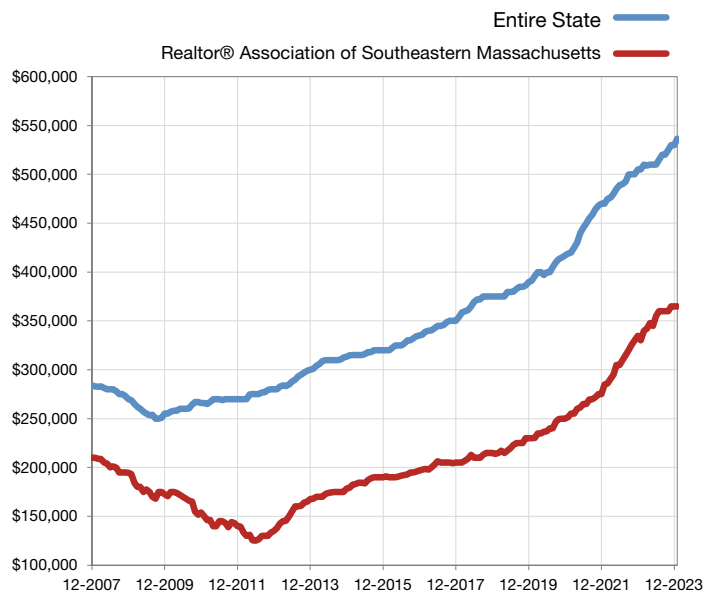
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

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

- 17.7%

+ 5.3%

- 15.7%

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

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	53	0.0%	53	53	0.0%
Closed Sales	54	46	- 14.8%	54	46	- 14.8%
Median Sales Price*	\$402,450	\$427,875	+ 6.3%	\$402,450	\$427,875	+ 6.3%
Inventory of Homes for Sale	137	106	- 22.6%	--	--	--
Months Supply of Inventory	2.0	1.8	- 11.2%	--	--	--
Cumulative Days on Market Until Sale	56	50	- 10.9%	56	50	- 10.9%
Percent of Original List Price Received*	95.4%	97.0%	+ 1.7%	95.4%	97.0%	+ 1.7%
New Listings	62	56	- 9.7%	62	56	- 9.7%

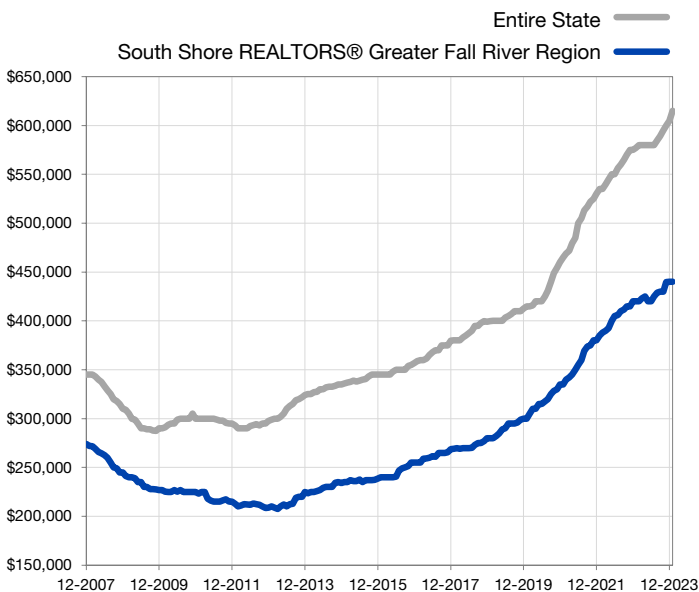
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$204,000	\$230,000	+ 12.7%	\$204,000	\$230,000	+ 12.7%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	2.3	3.8	+ 66.3%	--	--	--
Cumulative Days on Market Until Sale	51	60	+ 16.6%	51	60	+ 16.6%
Percent of Original List Price Received*	99.2%	95.5%	- 3.8%	99.2%	95.5%	- 3.8%
New Listings	12	16	+ 33.3%	12	16	+ 33.3%

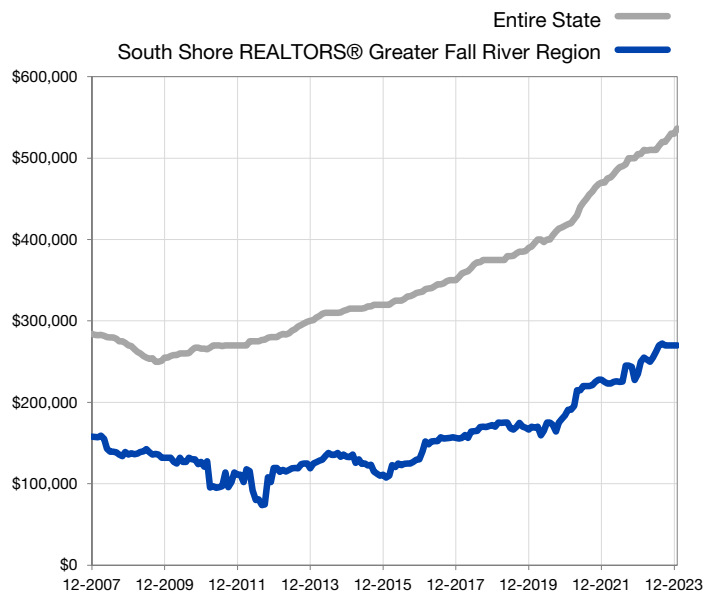
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Resources. Relationships. Results.

South Shore REALTORS®

- 14.6%

+ 14.3%

- 31.6%

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

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	209	259	+ 23.9%	209	259	+ 23.9%
Closed Sales	244	228	- 6.6%	244	228	- 6.6%
Median Sales Price*	\$560,000	\$615,000	+ 9.8%	\$560,000	\$615,000	+ 9.8%
Inventory of Homes for Sale	534	340	- 36.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 24.4%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 10.4%	44	39	- 10.4%
Percent of Original List Price Received*	96.0%	97.8%	+ 1.9%	96.0%	97.8%	+ 1.9%
New Listings	252	278	+ 10.3%	252	278	+ 10.3%

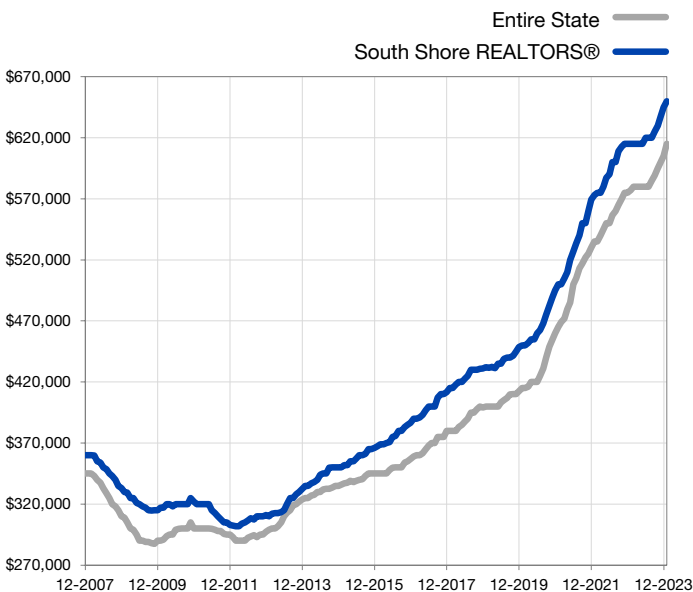
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	66	102	+ 54.5%	66	102	+ 54.5%
Closed Sales	85	53	- 37.6%	85	53	- 37.6%
Median Sales Price*	\$418,000	\$452,500	+ 8.3%	\$418,000	\$452,500	+ 8.3%
Inventory of Homes for Sale	155	131	- 15.5%	--	--	--
Months Supply of Inventory	1.3	1.2	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 10.9%	44	39	- 10.9%
Percent of Original List Price Received*	100.0%	99.2%	- 0.8%	100.0%	99.2%	- 0.8%
New Listings	96	119	+ 24.0%	96	119	+ 24.0%

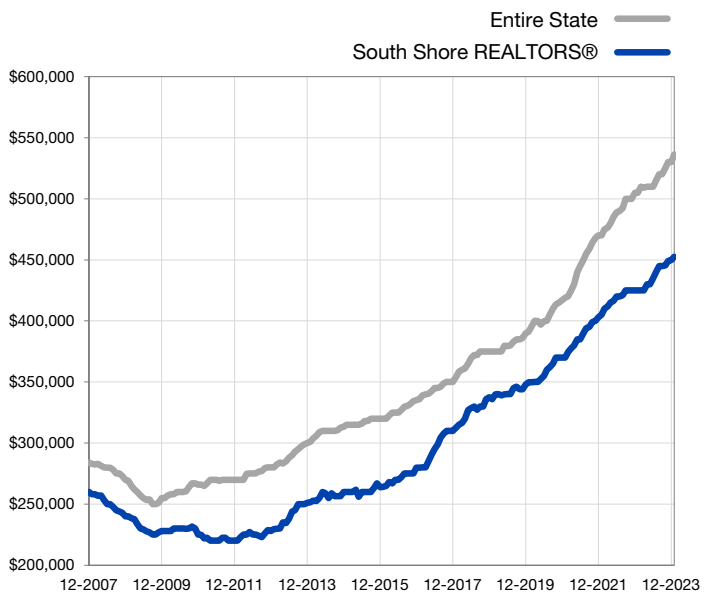
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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