

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	194	202	+ 4.1%	194	202	+ 4.1%
Closed Sales	197	174	- 11.7%	197	174	- 11.7%
Median Sales Price*	\$660,000	\$682,500	+ 3.4%	\$660,000	\$682,500	+ 3.4%
Inventory of Homes for Sale	489	469	- 4.1%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	51	51	0.0%
Percent of Original List Price Received*	93.9%	93.7%	- 0.2%	93.9%	93.7%	- 0.2%
New Listings	183	207	+ 13.1%	183	207	+ 13.1%

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

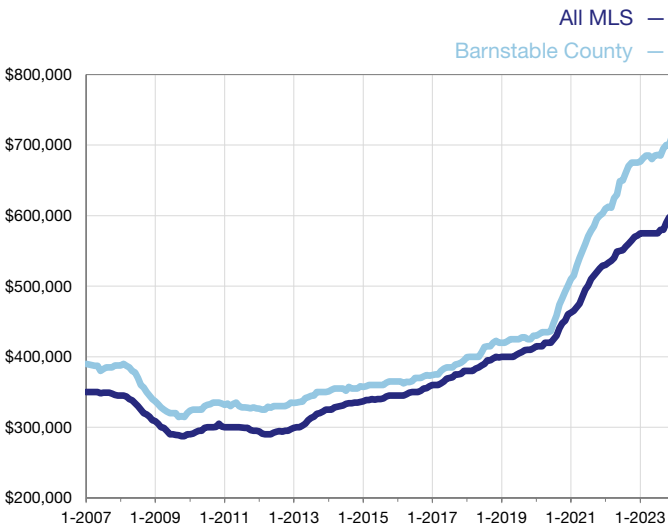
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	54	63	+ 16.7%	54	63	+ 16.7%
Closed Sales	55	50	- 9.1%	55	50	- 9.1%
Median Sales Price*	\$425,000	\$502,500	+ 18.2%	\$425,000	\$502,500	+ 18.2%
Inventory of Homes for Sale	152	147	- 3.3%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	42	- 19.2%	52	42	- 19.2%
Percent of Original List Price Received*	96.1%	96.6%	+ 0.5%	96.1%	96.6%	+ 0.5%
New Listings	59	83	+ 40.7%	59	83	+ 40.7%

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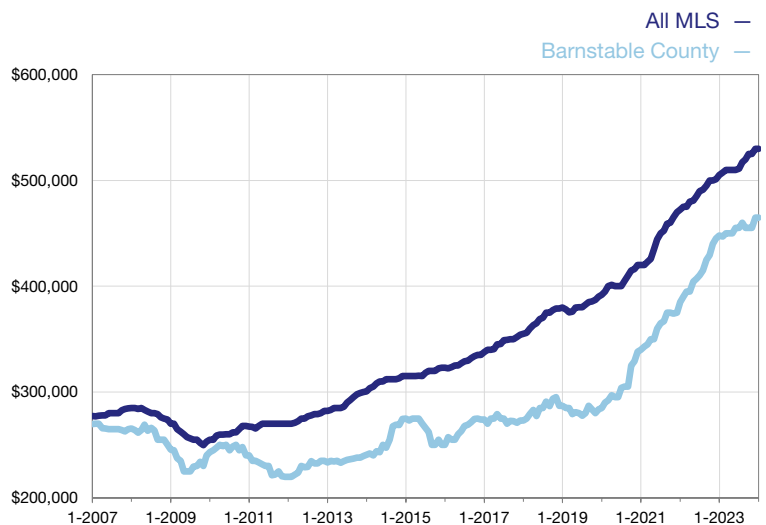
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	321	379	+ 18.1%	321	379	+ 18.1%
Closed Sales	360	330	- 8.3%	360	330	- 8.3%
Median Sales Price*	\$410,000	\$439,500	+ 7.2%	\$410,000	\$439,500	+ 7.2%
Inventory of Homes for Sale	682	461	- 32.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	42	- 4.5%	44	42	- 4.5%
Percent of Original List Price Received*	97.7%	98.9%	+ 1.2%	97.7%	98.9%	+ 1.2%
New Listings	376	389	+ 3.5%	376	389	+ 3.5%

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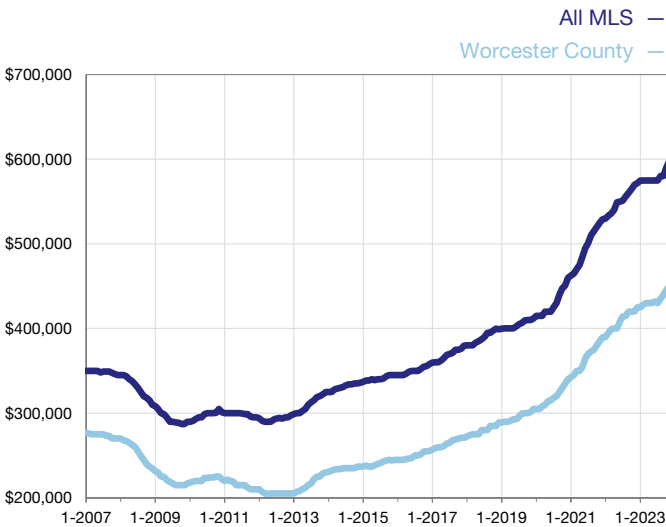
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	78	122	+ 56.4%	78	122	+ 56.4%
Closed Sales	96	88	- 8.3%	96	88	- 8.3%
Median Sales Price*	\$327,500	\$326,305	- 0.4%	\$327,500	\$326,305	- 0.4%
Inventory of Homes for Sale	195	114	- 41.5%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	32	46	+ 43.8%	32	46	+ 43.8%
Percent of Original List Price Received*	101.0%	99.3%	- 1.7%	101.0%	99.3%	- 1.7%
New Listings	116	104	- 10.3%	116	104	- 10.3%

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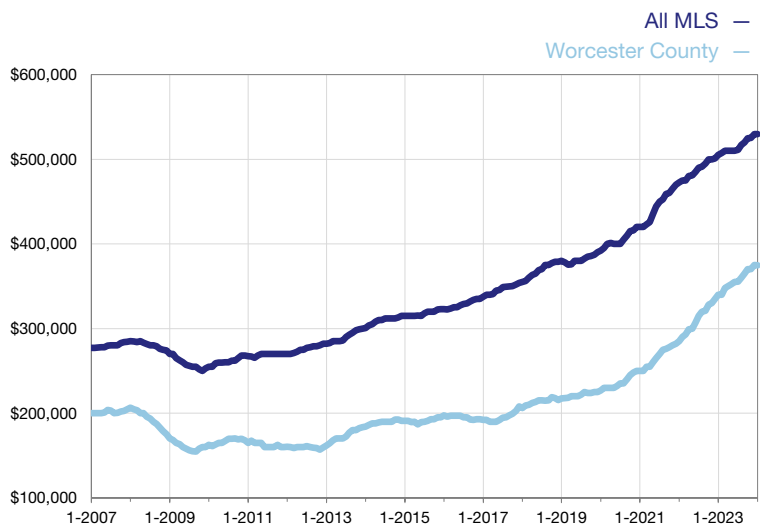
Median Sales Price – Single-Family Properties

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®

Suffolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	49	67	+ 36.7%	49	67	+ 36.7%
Closed Sales	55	53	- 3.6%	55	53	- 3.6%
Median Sales Price*	\$645,000	\$677,000	+ 5.0%	\$645,000	\$677,000	+ 5.0%
Inventory of Homes for Sale	165	92	- 44.2%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	48	42	- 12.5%	48	42	- 12.5%
Percent of Original List Price Received*	94.1%	97.8%	+ 3.9%	94.1%	97.8%	+ 3.9%
New Listings	71	76	+ 7.0%	71	76	+ 7.0%

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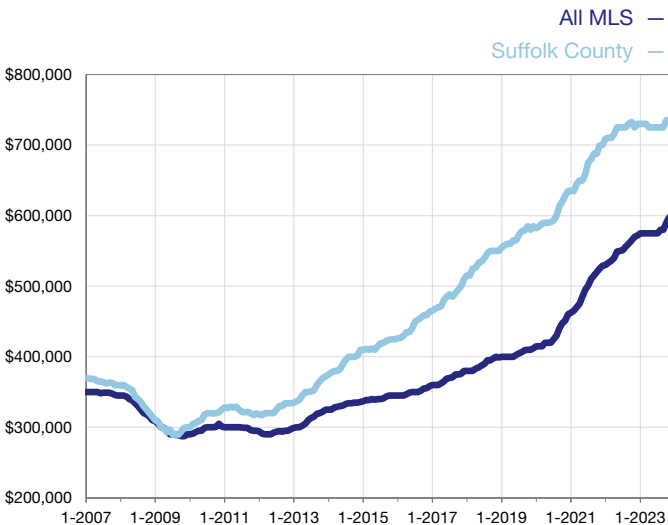
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	209	249	+ 19.1%	209	249	+ 19.1%
Closed Sales	259	165	- 36.3%	259	165	- 36.3%
Median Sales Price*	\$715,000	\$712,500	- 0.3%	\$715,000	\$712,500	- 0.3%
Inventory of Homes for Sale	798	702	- 12.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	52	78	+ 50.0%	52	78	+ 50.0%
Percent of Original List Price Received*	97.6%	96.5%	- 1.1%	97.6%	96.5%	- 1.1%
New Listings	365	455	+ 24.7%	365	455	+ 24.7%

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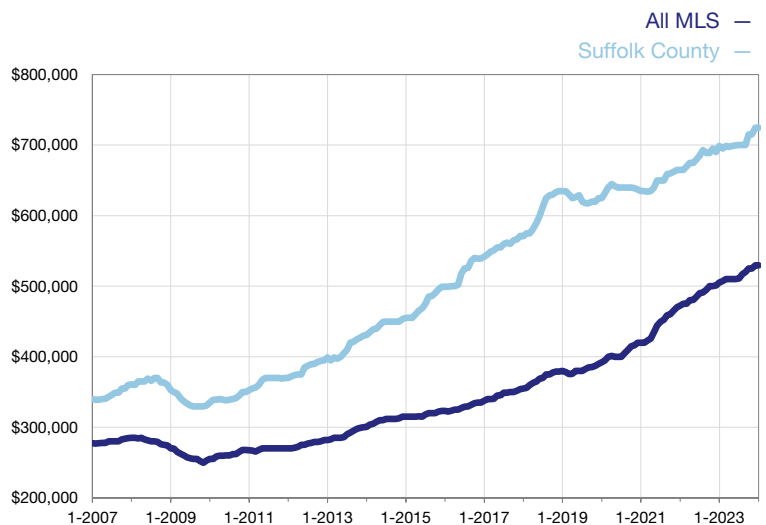
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	202	257	+ 27.2%	202	257	+ 27.2%
Closed Sales	256	231	- 9.8%	256	231	- 9.8%
Median Sales Price*	\$525,000	\$590,000	+ 12.4%	\$525,000	\$590,000	+ 12.4%
Inventory of Homes for Sale	598	386	- 35.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	44	40	- 9.1%	44	40	- 9.1%
Percent of Original List Price Received*	96.3%	98.4%	+ 2.2%	96.3%	98.4%	+ 2.2%
New Listings	250	274	+ 9.6%	250	274	+ 9.6%

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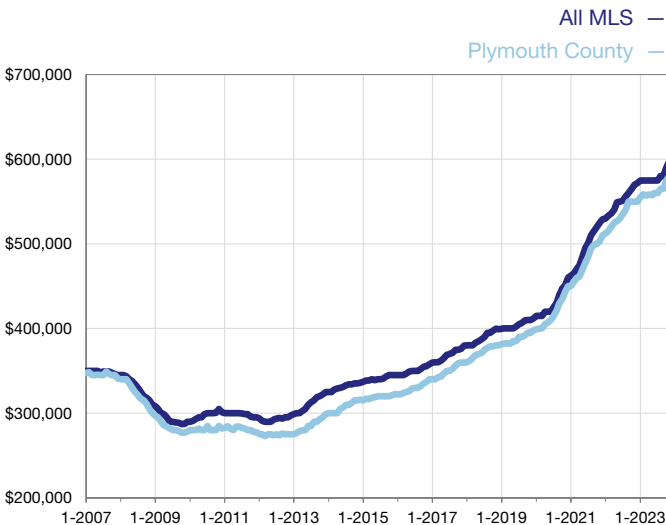
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	56	83	+ 48.2%	56	83	+ 48.2%
Closed Sales	73	41	- 43.8%	73	41	- 43.8%
Median Sales Price*	\$407,500	\$480,000	+ 17.8%	\$407,500	\$480,000	+ 17.8%
Inventory of Homes for Sale	124	112	- 9.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	47	48	+ 2.1%	47	48	+ 2.1%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	99.7%	99.0%	- 0.7%
New Listings	58	88	+ 51.7%	58	88	+ 51.7%

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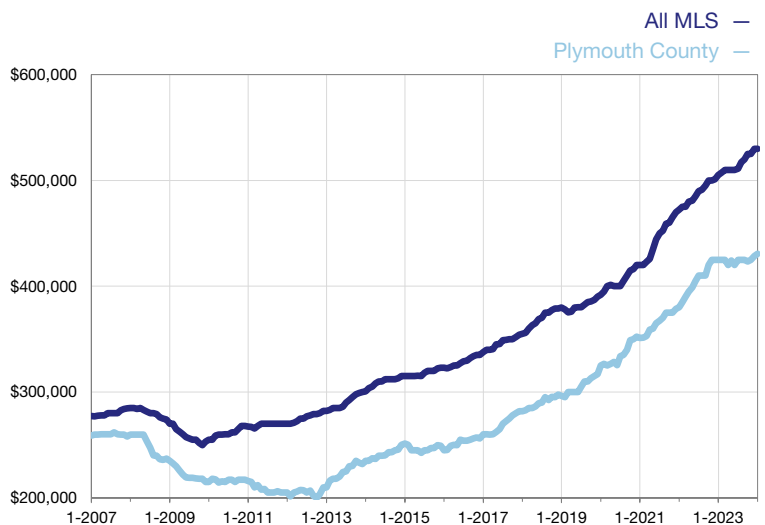
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Norfolk County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	224	254	+ 13.4%	224	254	+ 13.4%
Closed Sales	226	237	+ 4.9%	226	237	+ 4.9%
Median Sales Price*	\$629,500	\$715,000	+ 13.6%	\$629,500	\$715,000	+ 13.6%
Inventory of Homes for Sale	466	296	- 36.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 11.9%	42	37	- 11.9%
Percent of Original List Price Received*	97.0%	98.7%	+ 1.8%	97.0%	98.7%	+ 1.8%
New Listings	270	270	0.0%	270	270	0.0%

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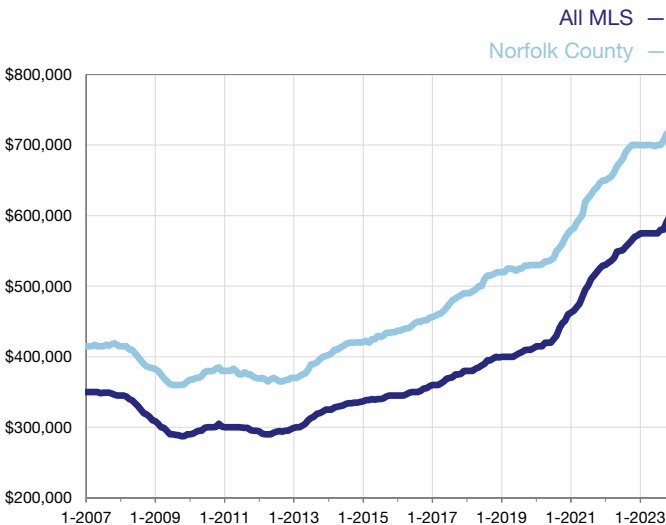
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	97	117	+ 20.6%	97	117	+ 20.6%
Closed Sales	110	93	- 15.5%	110	93	- 15.5%
Median Sales Price*	\$498,172	\$589,500	+ 18.3%	\$498,172	\$589,500	+ 18.3%
Inventory of Homes for Sale	261	207	- 20.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	47	58	+ 23.4%	47	58	+ 23.4%
Percent of Original List Price Received*	99.6%	99.2%	- 0.4%	99.6%	99.2%	- 0.4%
New Listings	145	175	+ 20.7%	145	175	+ 20.7%

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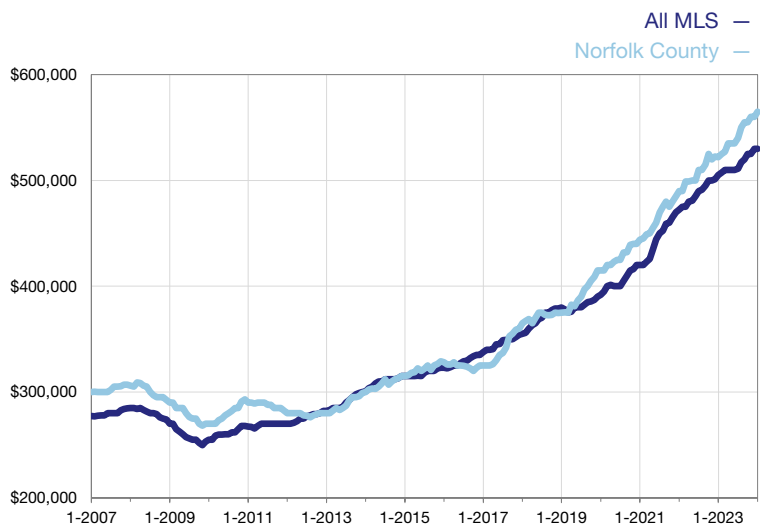
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Nantucket County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	3	--	0	3	--
Median Sales Price*	\$0	\$1,700,000	--	\$0	\$1,700,000	--
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	0	81	--	0	81	--
Percent of Original List Price Received*	0.0%	81.0%	--	0.0%	81.0%	--
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

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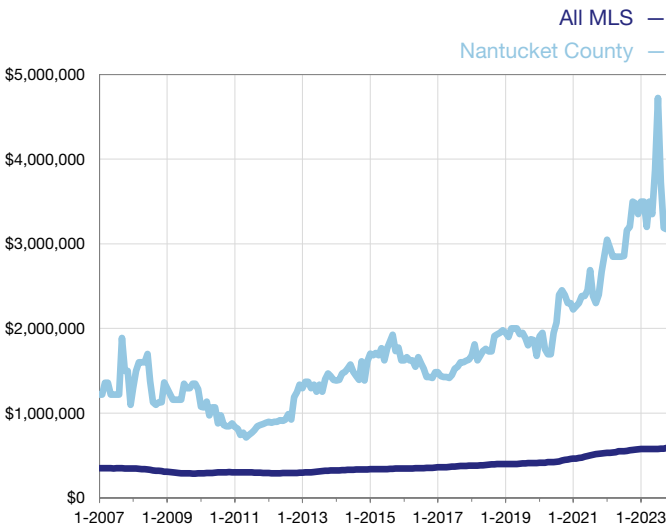
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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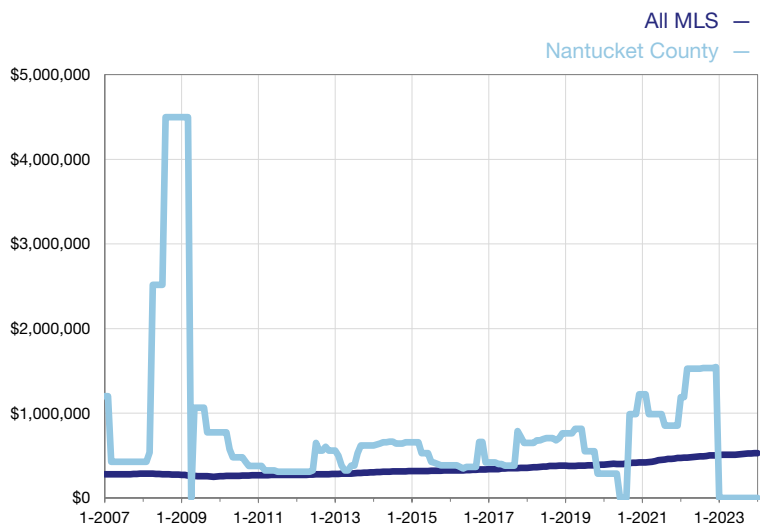
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Middlesex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	350	426	+ 21.7%	350	426	+ 21.7%
Closed Sales	418	407	- 2.6%	418	407	- 2.6%
Median Sales Price*	\$675,000	\$730,000	+ 8.1%	\$675,000	\$730,000	+ 8.1%
Inventory of Homes for Sale	778	534	- 31.4%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 10.6%	47	42	- 10.6%
Percent of Original List Price Received*	97.2%	98.5%	+ 1.3%	97.2%	98.5%	+ 1.3%
New Listings	446	520	+ 16.6%	446	520	+ 16.6%

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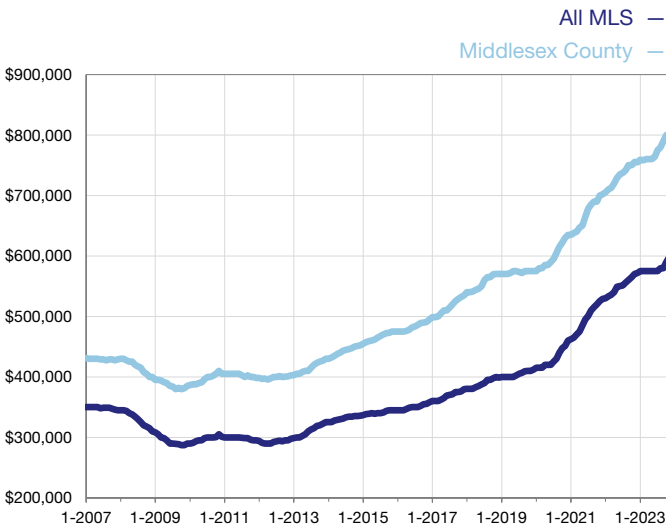
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	272	327	+ 20.2%	272	327	+ 20.2%
Closed Sales	263	212	- 19.4%	263	212	- 19.4%
Median Sales Price*	\$590,000	\$635,000	+ 7.6%	\$590,000	\$635,000	+ 7.6%
Inventory of Homes for Sale	574	383	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	52	46	- 11.5%	52	46	- 11.5%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.5%	97.9%	99.4%	+ 1.5%
New Listings	393	401	+ 2.0%	393	401	+ 2.0%

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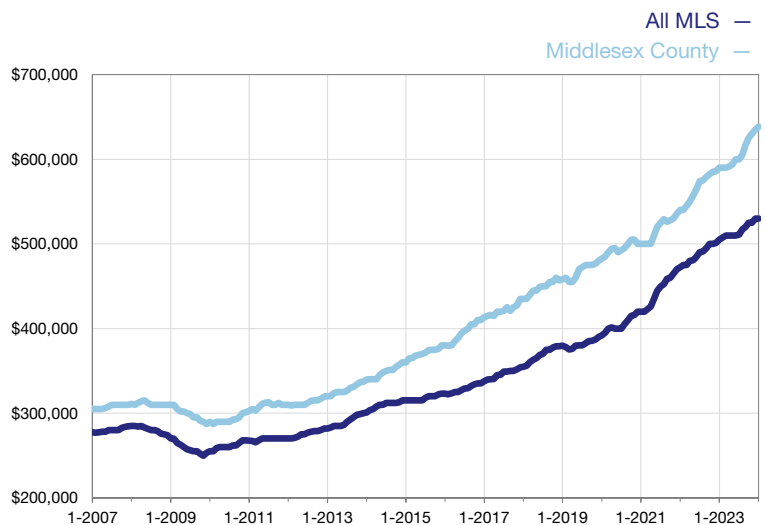
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Hampshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	37	47	+ 27.0%	37	47	+ 27.0%
Closed Sales	46	51	+ 10.9%	46	51	+ 10.9%
Median Sales Price*	\$391,500	\$404,500	+ 3.3%	\$391,500	\$404,500	+ 3.3%
Inventory of Homes for Sale	130	95	- 26.9%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	47	57	+ 21.3%	47	57	+ 21.3%
Percent of Original List Price Received*	97.2%	98.1%	+ 0.9%	97.2%	98.1%	+ 0.9%
New Listings	47	64	+ 36.2%	47	64	+ 36.2%

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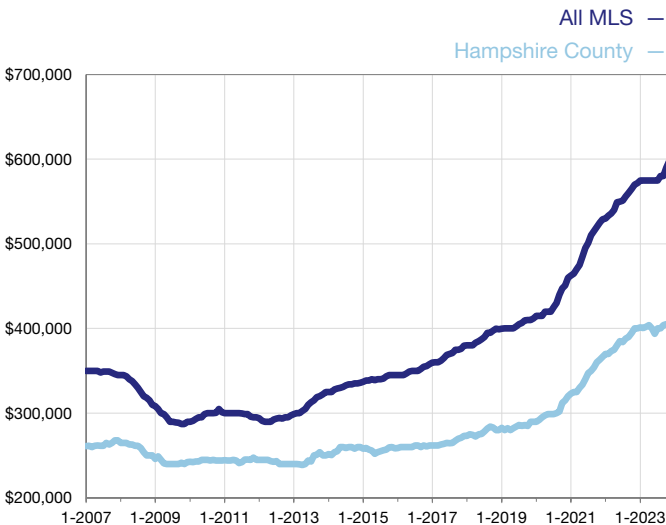
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	13	- 18.8%	16	13	- 18.8%
Closed Sales	11	12	+ 9.1%	11	12	+ 9.1%
Median Sales Price*	\$300,000	\$303,750	+ 1.3%	\$300,000	\$303,750	+ 1.3%
Inventory of Homes for Sale	53	20	- 62.3%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	41	+ 17.1%	35	41	+ 17.1%
Percent of Original List Price Received*	98.9%	97.4%	- 1.5%	98.9%	97.4%	- 1.5%
New Listings	14	12	- 14.3%	14	12	- 14.3%

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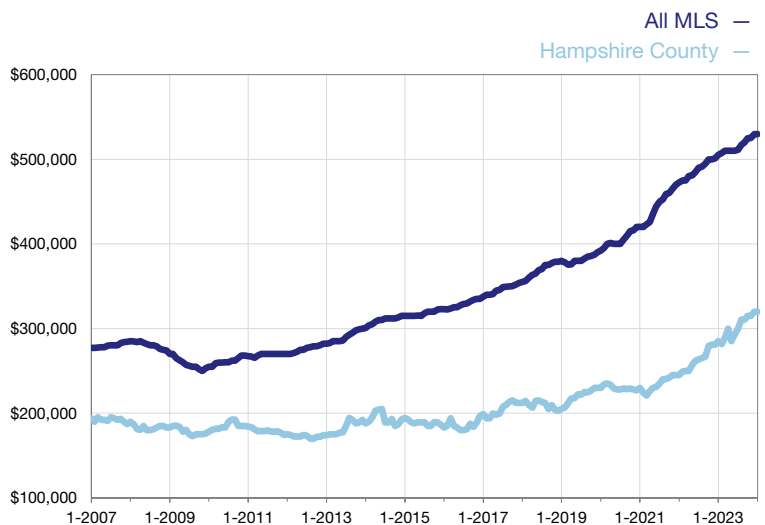
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Hampden County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	179	235	+ 31.3%	179	235	+ 31.3%
Closed Sales	179	200	+ 11.7%	179	200	+ 11.7%
Median Sales Price*	\$272,500	\$300,000	+ 10.1%	\$272,500	\$300,000	+ 10.1%
Inventory of Homes for Sale	421	249	- 40.9%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	43	43	0.0%	43	43	0.0%
Percent of Original List Price Received*	97.8%	99.2%	+ 1.4%	97.8%	99.2%	+ 1.4%
New Listings	238	212	- 10.9%	238	212	- 10.9%

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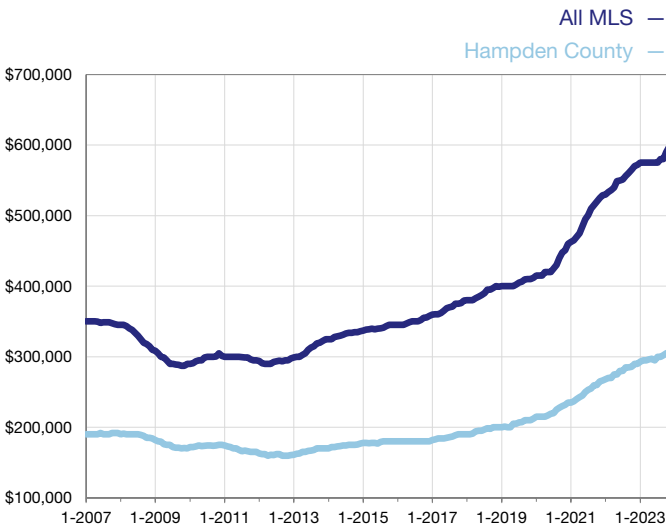
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	28	29	+ 3.6%	28	29	+ 3.6%
Closed Sales	31	23	- 25.8%	31	23	- 25.8%
Median Sales Price*	\$199,900	\$207,500	+ 3.8%	\$199,900	\$207,500	+ 3.8%
Inventory of Homes for Sale	58	40	- 31.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	31	44	+ 41.9%	31	44	+ 41.9%
Percent of Original List Price Received*	99.1%	100.0%	+ 0.9%	99.1%	100.0%	+ 0.9%
New Listings	34	32	- 5.9%	34	32	- 5.9%

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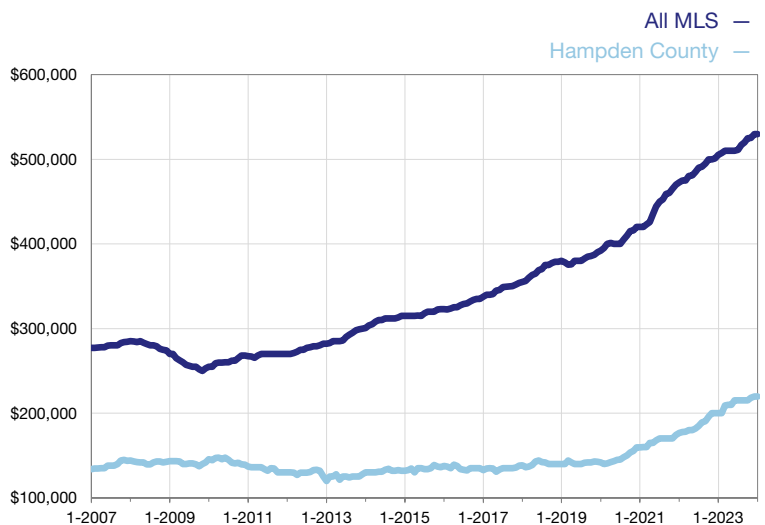
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Franklin County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	45	+ 55.2%	29	45	+ 55.2%
Closed Sales	38	31	- 18.4%	38	31	- 18.4%
Median Sales Price*	\$269,950	\$315,000	+ 16.7%	\$269,950	\$315,000	+ 16.7%
Inventory of Homes for Sale	73	45	- 38.4%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	80	36	- 55.0%	80	36	- 55.0%
Percent of Original List Price Received*	93.4%	96.5%	+ 3.3%	93.4%	96.5%	+ 3.3%
New Listings	17	29	+ 70.6%	17	29	+ 70.6%

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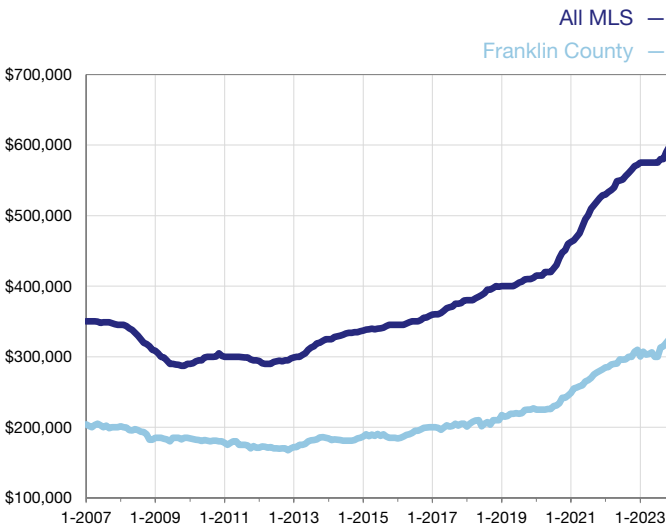
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$280,000	\$522,500	+ 86.6%	\$280,000	\$522,500	+ 86.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	34	37	+ 8.8%
Percent of Original List Price Received*	96.6%	97.7%	+ 1.1%	96.6%	97.7%	+ 1.1%
New Listings	1	3	+ 200.0%	1	3	+ 200.0%

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

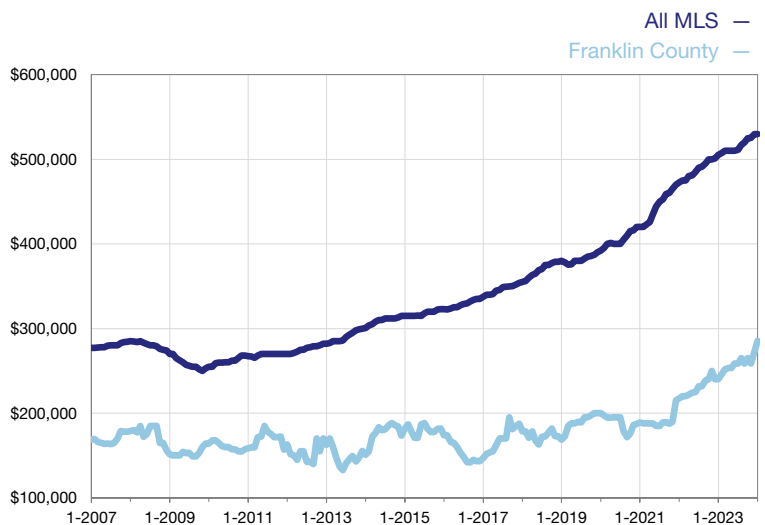
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	206	226	+ 9.7%	206	226	+ 9.7%
Closed Sales	203	248	+ 22.2%	203	248	+ 22.2%
Median Sales Price*	\$595,000	\$637,500	+ 7.1%	\$595,000	\$637,500	+ 7.1%
Inventory of Homes for Sale	410	261	- 36.3%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	39	38	- 2.6%
Percent of Original List Price Received*	97.8%	99.4%	+ 1.6%	97.8%	99.4%	+ 1.6%
New Listings	272	218	- 19.9%	272	218	- 19.9%

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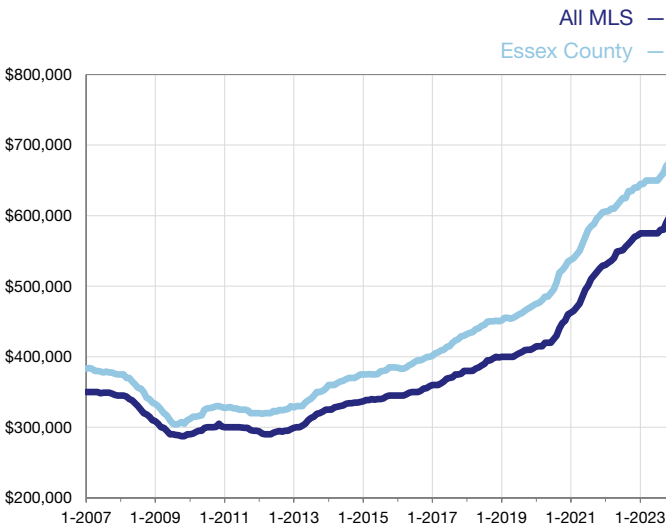
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	141	131	- 7.1%	141	131	- 7.1%
Closed Sales	123	98	- 20.3%	123	98	- 20.3%
Median Sales Price*	\$426,500	\$431,944	+ 1.3%	\$426,500	\$431,944	+ 1.3%
Inventory of Homes for Sale	191	139	- 27.2%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	59	43	- 27.1%	59	43	- 27.1%
Percent of Original List Price Received*	97.9%	98.7%	+ 0.8%	97.9%	98.7%	+ 0.8%
New Listings	153	153	0.0%	153	153	0.0%

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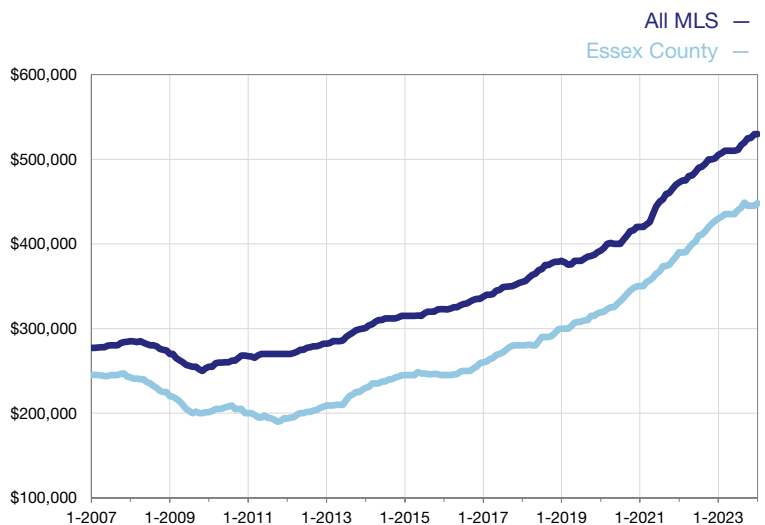
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	6	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$1,750,000	\$0	- 100.0%	\$1,750,000	\$0	- 100.0%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	6.9	7.3	+ 5.8%	--	--	--
Cumulative Days on Market Until Sale	65	0	- 100.0%	65	0	- 100.0%
Percent of Original List Price Received*	95.2%	0.0%	- 100.0%	95.2%	0.0%	- 100.0%
New Listings	2	7	+ 250.0%	2	7	+ 250.0%

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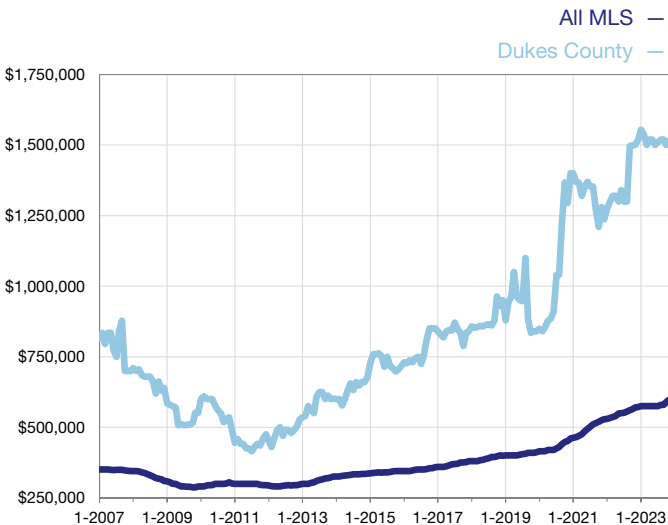
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
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	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

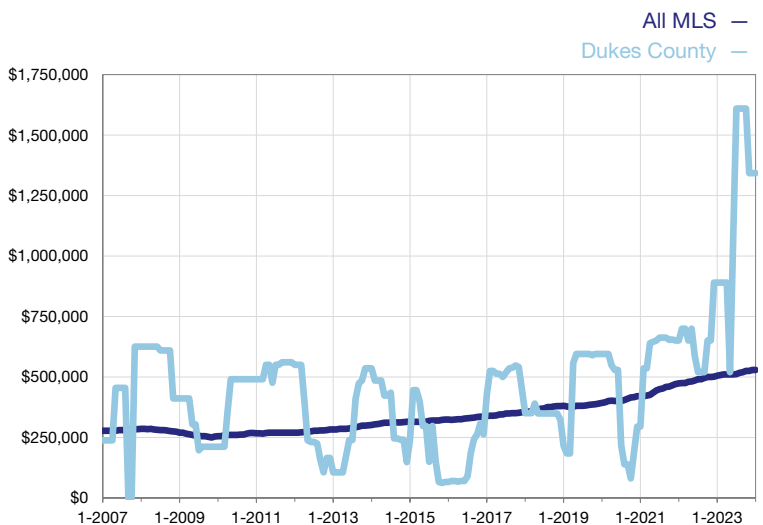
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Bristol County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	176	228	+ 29.5%	176	228	+ 29.5%
Closed Sales	202	166	- 17.8%	202	166	- 17.8%
Median Sales Price*	\$445,000	\$467,000	+ 4.9%	\$445,000	\$467,000	+ 4.9%
Inventory of Homes for Sale	491	341	- 30.5%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 10.6%	47	42	- 10.6%
Percent of Original List Price Received*	97.1%	98.2%	+ 1.1%	97.1%	98.2%	+ 1.1%
New Listings	224	241	+ 7.6%	224	241	+ 7.6%

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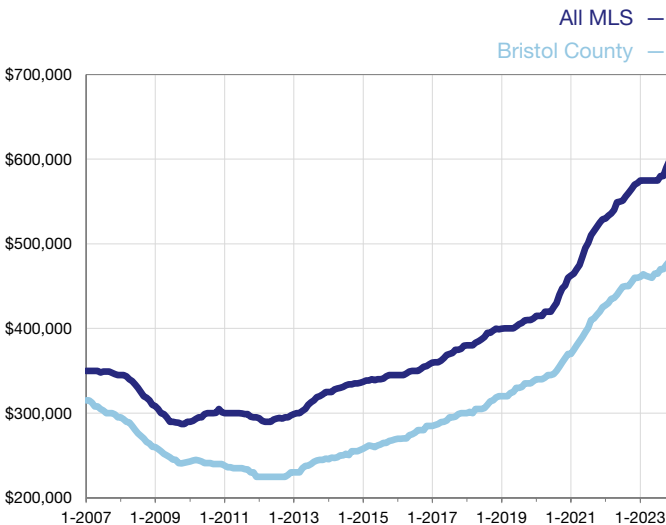
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	46	48	+ 4.3%	46	48	+ 4.3%
Closed Sales	39	29	- 25.6%	39	29	- 25.6%
Median Sales Price*	\$354,900	\$323,000	- 9.0%	\$354,900	\$323,000	- 9.0%
Inventory of Homes for Sale	79	65	- 17.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	42	38	- 9.5%	42	38	- 9.5%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	99.3%	97.5%	- 1.8%
New Listings	56	64	+ 14.3%	56	64	+ 14.3%

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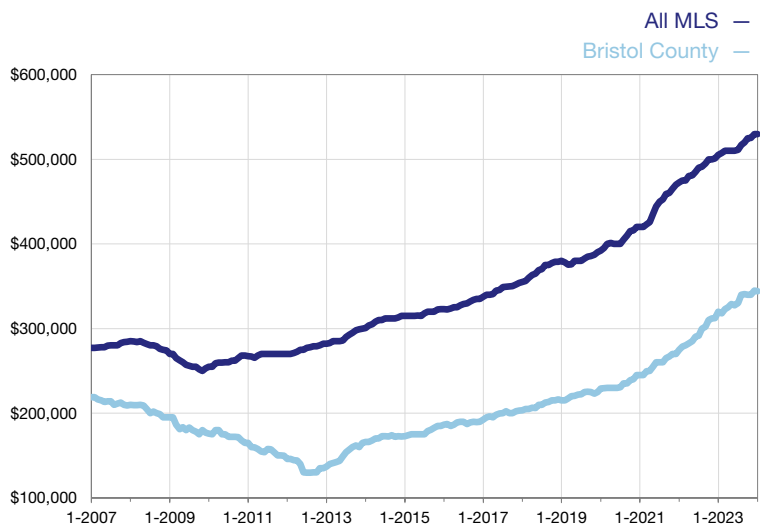
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – January 2024

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Berkshire County

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	75	59	- 21.3%	75	59	- 21.3%
Closed Sales	80	77	- 3.8%	80	77	- 3.8%
Median Sales Price*	\$275,000	\$308,998	+ 12.4%	\$275,000	\$308,998	+ 12.4%
Inventory of Homes for Sale	212	235	+ 10.8%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	89	99	+ 11.2%	89	99	+ 11.2%
Percent of Original List Price Received*	94.8%	95.7%	+ 0.9%	94.8%	95.7%	+ 0.9%
New Listings	63	75	+ 19.0%	63	75	+ 19.0%

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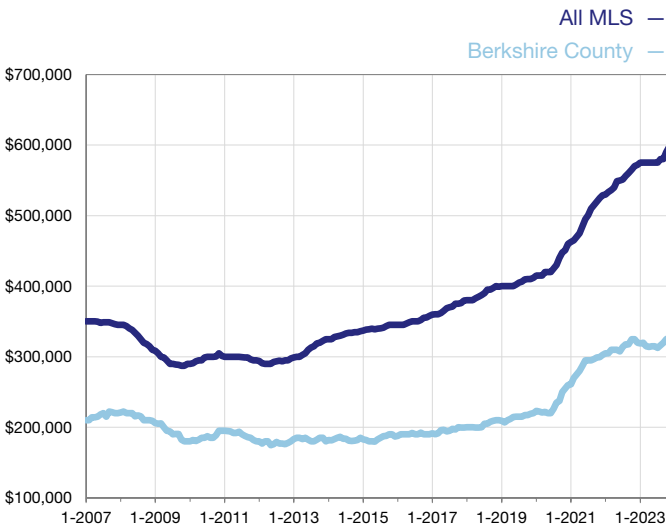
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	10	+ 100.0%	5	10	+ 100.0%
Closed Sales	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$384,000	\$320,000	- 16.7%	\$384,000	\$320,000	- 16.7%
Inventory of Homes for Sale	45	33	- 26.7%	--	--	--
Months Supply of Inventory	4.0	2.7	- 32.5%	--	--	--
Cumulative Days on Market Until Sale	78	91	+ 16.7%	78	91	+ 16.7%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	95.0%	95.3%	+ 0.3%
New Listings	13	21	+ 61.5%	13	21	+ 61.5%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

