

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

West Region

+ 1.7%

+ 12.7%

- 25.9%

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	314	385	+ 22.6%	314	385	+ 22.6%
Closed Sales	347	359	+ 3.5%	347	359	+ 3.5%
Median Sales Price*	\$287,500	\$315,000	+ 9.6%	\$287,500	\$315,000	+ 9.6%
Inventory of Homes for Sale	879	661	-24.8%	--	--	--
Months Supply of Inventory	1.6	1.4	-12.5%	--	--	--
Cumulative Days on Market Until Sale	59	57	-3.4%	59	57	-3.4%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	96.5%	98.1%	+ 1.7%
New Listings	371	384	+ 3.5%	371	384	+ 3.5%

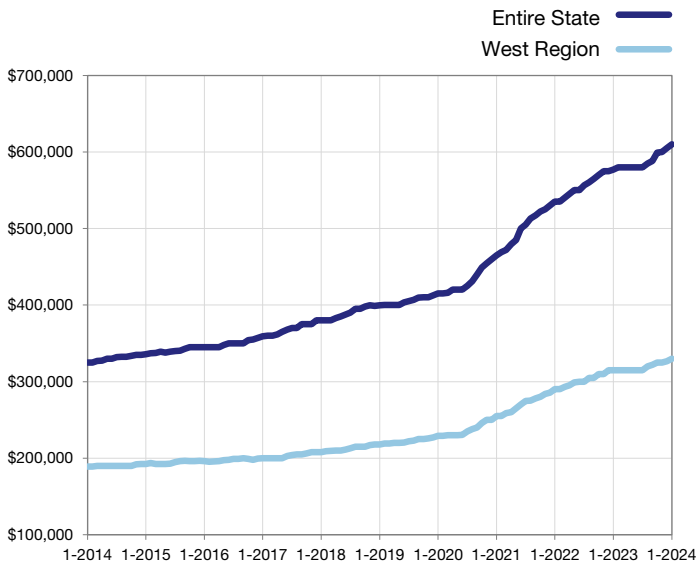
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	49	53	+ 8.2%	49	53	+ 8.2%
Closed Sales	57	54	-5.3%	57	54	-5.3%
Median Sales Price*	\$235,000	\$272,500	+ 16.0%	\$235,000	\$272,500	+ 16.0%
Inventory of Homes for Sale	166	108	-34.9%	--	--	--
Months Supply of Inventory	1.9	1.5	-21.1%	--	--	--
Cumulative Days on Market Until Sale	41	64	+ 56.1%	41	64	+ 56.1%
Percent of Original List Price Received*	98.4%	98.1%	-0.3%	98.4%	98.1%	-0.3%
New Listings	65	70	+ 7.7%	65	70	+ 7.7%

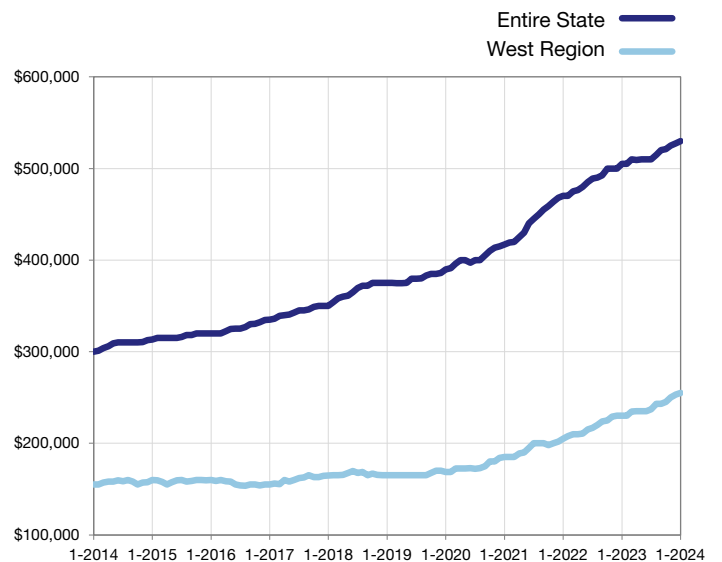
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Southeast Region

- 20.0%

+ 7.1%

- 30.5%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	230	286	+ 24.3%	230	286	+ 24.3%
Closed Sales	270	219	-18.9%	270	219	-18.9%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$450,000	\$475,000	+ 5.6%
Inventory of Homes for Sale	684	448	-34.5%	--	--	--
Months Supply of Inventory	1.7	1.4	-17.6%	--	--	--
Cumulative Days on Market Until Sale	46	42	-8.7%	46	42	-8.7%
Percent of Original List Price Received*	97.0%	98.6%	+ 1.6%	97.0%	98.6%	+ 1.6%
New Listings	301	303	+ 0.7%	301	303	+ 0.7%

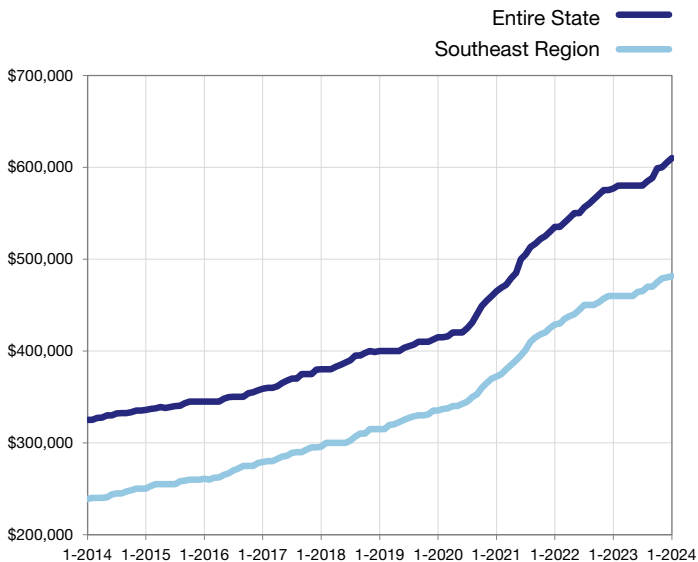
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	58	69	+ 19.0%	58	69	+ 19.0%
Closed Sales	48	36	-25.0%	48	36	-25.0%
Median Sales Price*	\$334,950	\$327,500	-2.2%	\$334,950	\$327,500	-2.2%
Inventory of Homes for Sale	121	98	-19.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	45	49	+ 8.9%	45	49	+ 8.9%
Percent of Original List Price Received*	99.1%	97.7%	-1.4%	99.1%	97.7%	-1.4%
New Listings	65	92	+ 41.5%	65	92	+ 41.5%

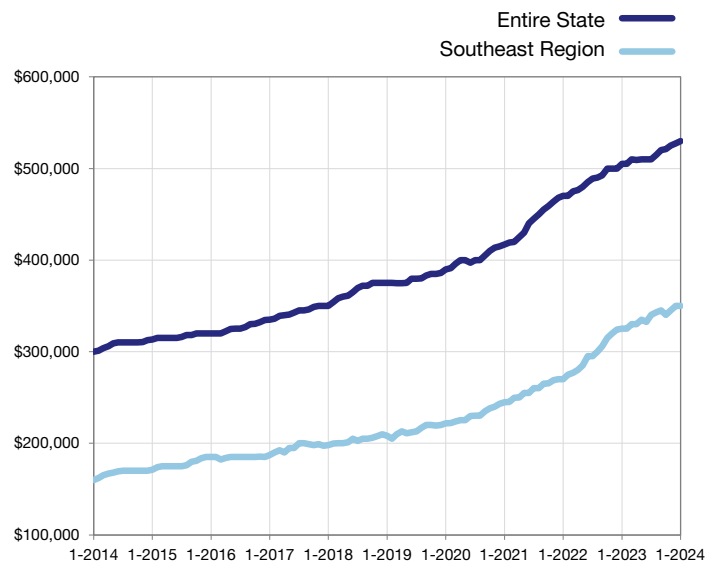
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

+ 3.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.6%

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

- 31.7%

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

Single-Family Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	288	345	+ 19.8%	288	345	+ 19.8%
Closed Sales	298	346	+ 16.1%	298	346	+ 16.1%
Median Sales Price*	\$575,000	\$600,000	+ 4.3%	\$575,000	\$600,000	+ 4.3%
Inventory of Homes for Sale	564	370	-34.4%	--	--	--
Months Supply of Inventory	1.0	0.8	-20.0%	--	--	--
Cumulative Days on Market Until Sale	38	36	-5.3%	38	36	-5.3%
Percent of Original List Price Received*	97.9%	99.4%	+ 1.5%	97.9%	99.4%	+ 1.5%
New Listings	371	339	-8.6%	371	339	-8.6%

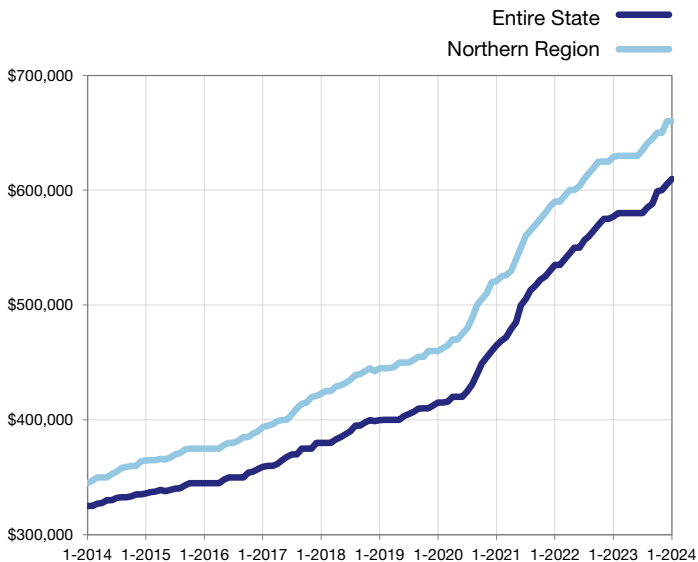
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	197	187	-5.1%	197	187	-5.1%
Closed Sales	164	131	-20.1%	164	131	-20.1%
Median Sales Price*	\$393,500	\$427,000	+ 8.5%	\$393,500	\$427,000	+ 8.5%
Inventory of Homes for Sale	263	189	-28.1%	--	--	--
Months Supply of Inventory	1.0	0.8	-20.0%	--	--	--
Cumulative Days on Market Until Sale	51	40	-21.6%	51	40	-21.6%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	98.3%	99.0%	+ 0.7%
New Listings	214	213	-0.5%	214	213	-0.5%

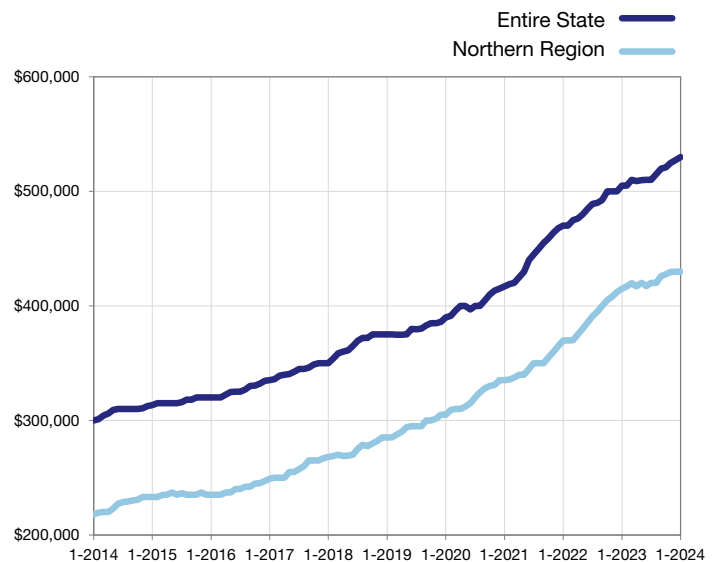
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Single-Family Properties



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Central Region

- 6.5%

+ 5.5%

- 33.9%

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	352	418	+ 18.8%	352	418	+ 18.8%
Closed Sales	402	373	-7.2%	402	373	-7.2%
Median Sales Price*	\$415,000	\$439,000	+ 5.8%	\$415,000	\$439,000	+ 5.8%
Inventory of Homes for Sale	785	524	-33.2%	--	--	--
Months Supply of Inventory	1.2	1.0	-16.7%	--	--	--
Cumulative Days on Market Until Sale	44	41	-6.8%	44	41	-6.8%
Percent of Original List Price Received*	97.7%	98.7%	+ 1.0%	97.7%	98.7%	+ 1.0%
New Listings	427	442	+ 3.5%	427	442	+ 3.5%

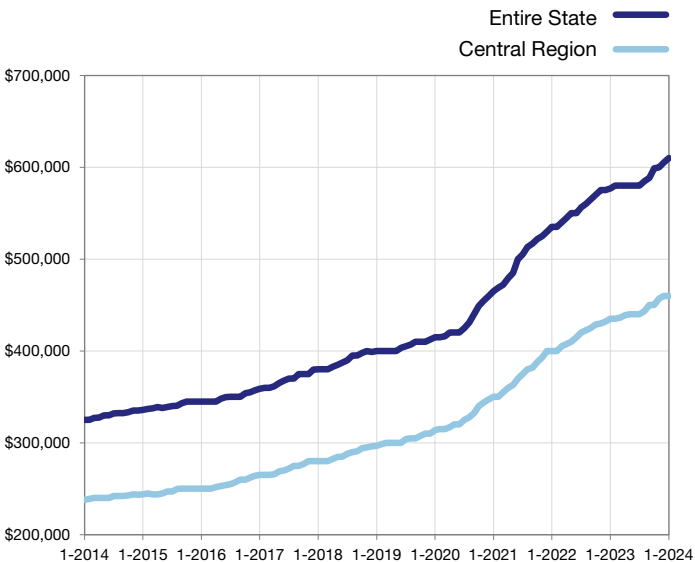
Condominium Properties

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	91	137	+ 50.5%	91	137	+ 50.5%
Closed Sales	102	97	-4.9%	102	97	-4.9%
Median Sales Price*	\$327,500	\$342,500	+ 4.6%	\$327,500	\$342,500	+ 4.6%
Inventory of Homes for Sale	214	143	-33.2%	--	--	--
Months Supply of Inventory	1.3	1.0	-23.1%	--	--	--
Cumulative Days on Market Until Sale	32	45	+ 40.6%	32	45	+ 40.6%
Percent of Original List Price Received*	101.1%	99.3%	-1.8%	101.1%	99.3%	-1.8%
New Listings	132	123	-6.8%	132	123	-6.8%

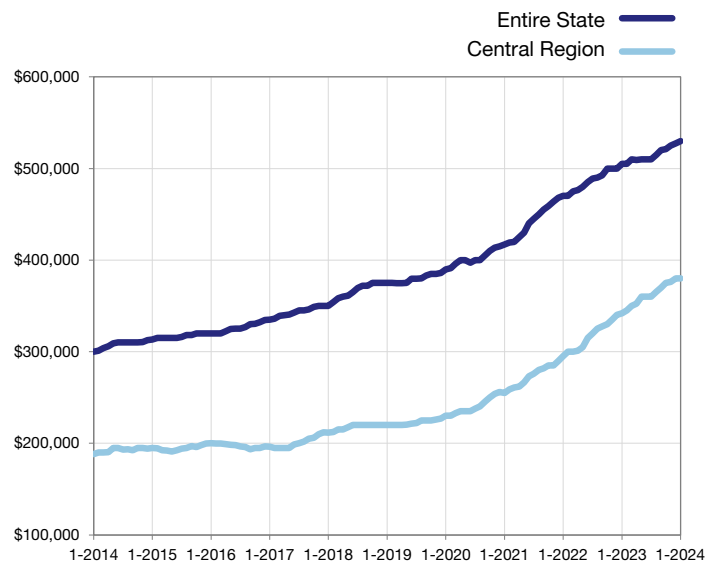
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