

# Multi-Family Housing Activity Report

January 2024



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jan-2023	Jan-2024	+ / -	YTD 2023	YTD 2024	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		372	<b>366</b>	- 1.6%	372	<b>366</b>	- 1.6%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$555,000	<b>\$625,500</b>	+ 12.7%	\$555,000	<b>\$625,500</b>	+ 12.7%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,062	<b>664</b>	- 37.5%	--	<b>--</b>	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.9	<b>1.4</b>	- 24.0%	--	<b>--</b>	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		47	<b>42</b>	- 10.7%	47	<b>42</b>	- 10.7%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		96.5%	<b>98.3%</b>	+ 1.9%	96.5%	<b>98.3%</b>	+ 1.9%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		443	<b>561</b>	+ 26.6%	443	<b>561</b>	+ 26.6%

\*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

