

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 53.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.3%

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

- 1.5%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	65	76	+ 16.9%	142	149	+ 4.9%
Closed Sales	47	77	+ 63.8%	133	159	+ 19.5%
Median Sales Price*	\$300,000	\$319,000	+ 6.3%	\$280,000	\$310,000	+ 10.7%
Inventory of Homes for Sale	225	219	- 2.7%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 6.4%	--	--	--
Cumulative Days on Market Until Sale	108	105	- 3.3%	96	102	+ 6.2%
Percent of Original List Price Received*	92.2%	93.6%	+ 1.5%	93.6%	94.6%	+ 1.1%
New Listings	72	56	- 22.2%	139	142	+ 2.2%

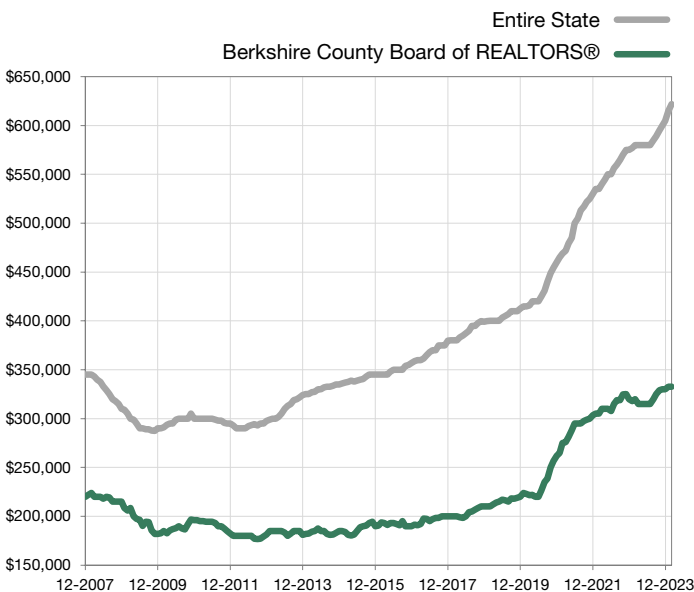
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	15	- 11.8%	22	27	+ 22.7%
Closed Sales	7	6	- 14.3%	21	24	+ 14.3%
Median Sales Price*	\$650,000	\$460,750	- 29.1%	\$575,000	\$512,500	- 10.9%
Inventory of Homes for Sale	43	45	+ 4.7%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 1.4%	--	--	--
Cumulative Days on Market Until Sale	189	136	- 27.8%	108	111	+ 3.5%
Percent of Original List Price Received*	97.9%	91.4%	- 6.7%	96.9%	94.7%	- 2.3%
New Listings	16	22	+ 37.5%	30	45	+ 50.0%

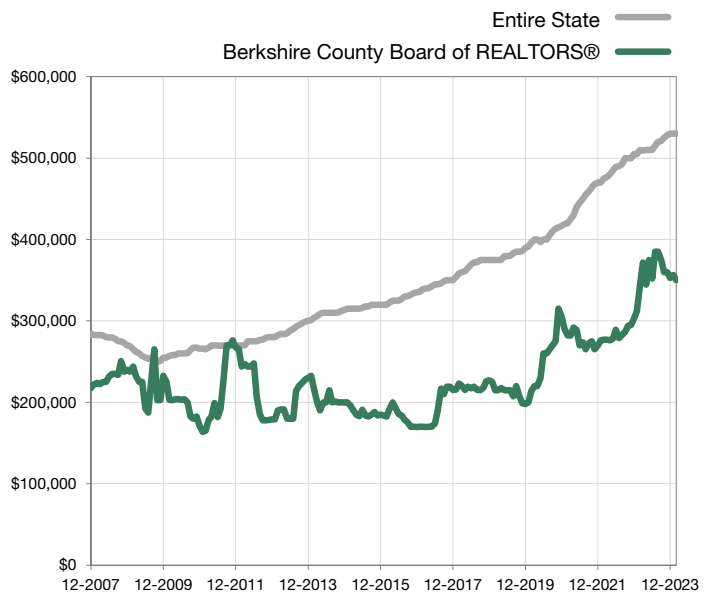
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 11.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.3%

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

+ 16.6%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	385	438	+ 13.8%	740	776	+ 4.9%
Closed Sales	314	326	+ 3.8%	658	632	- 4.0%
Median Sales Price*	\$660,000	\$700,000	+ 6.1%	\$660,000	\$695,000	+ 5.3%
Inventory of Homes for Sale	794	902	+ 13.6%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 34.5%	--	--	--
Cumulative Days on Market Until Sale	63	53	- 16.0%	54	51	- 5.6%
Percent of Original List Price Received*	94.2%	94.7%	+ 0.5%	94.4%	94.2%	- 0.2%
New Listings	391	492	+ 25.8%	712	881	+ 23.7%

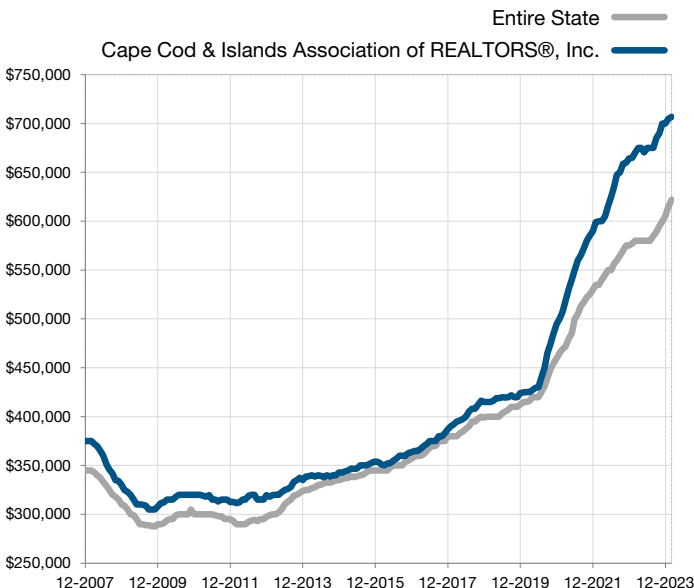
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	118	93	- 21.2%	195	186	- 4.6%
Closed Sales	59	91	+ 54.2%	145	170	+ 17.2%
Median Sales Price*	\$400,000	\$420,000	+ 5.0%	\$425,000	\$425,000	0.0%
Inventory of Homes for Sale	206	264	+ 28.2%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 38.7%	--	--	--
Cumulative Days on Market Until Sale	60	57	- 5.0%	55	51	- 7.2%
Percent of Original List Price Received*	95.7%	97.1%	+ 1.5%	96.0%	96.7%	+ 0.7%
New Listings	95	105	+ 10.5%	183	245	+ 33.9%

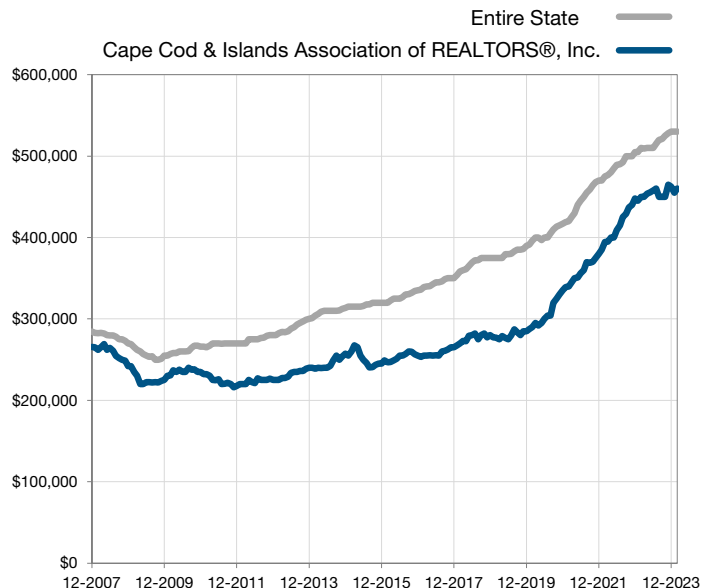
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

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 – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	619	695	+ 12.3%	1,074	1,142	+ 6.3%
Closed Sales	419	453	+ 8.1%	927	964	+ 4.0%
Median Sales Price*	\$700,000	\$785,000	+ 12.1%	\$703,500	\$801,500	+ 13.9%
Inventory of Homes for Sale	969	898	- 7.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	52	43	- 17.3%	50	43	- 14.0%
Percent of Original List Price Received*	96.9%	100.2%	+ 3.4%	96.7%	99.2%	+ 2.6%
New Listings	609	843	+ 38.4%	1,210	1,492	+ 23.3%

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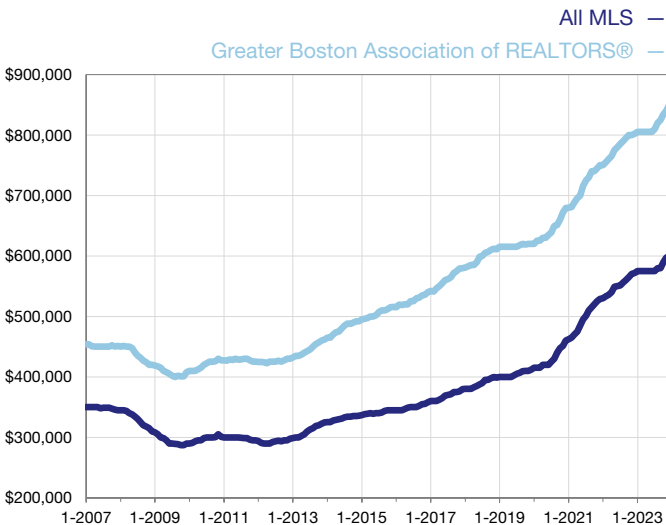
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	640	694	+ 8.4%	1,126	1,191	+ 5.8%
Closed Sales	447	455	+ 1.8%	1,010	875	- 13.4%
Median Sales Price*	\$639,900	\$690,000	+ 7.8%	\$675,000	\$689,000	+ 2.1%
Inventory of Homes for Sale	1,533	1,371	- 10.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	63	53	- 15.9%	58	58	0.0%
Percent of Original List Price Received*	97.7%	99.5%	+ 1.8%	97.8%	98.8%	+ 1.0%
New Listings	831	950	+ 14.3%	1,617	1,840	+ 13.8%

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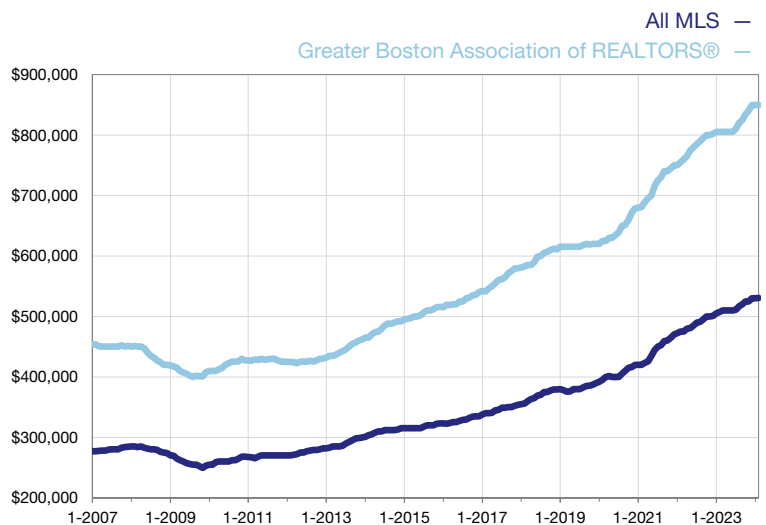
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 19.5%

- 1.4%

- 2.2%

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

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	30	- 11.8%	58	68	+ 17.2%
Closed Sales	22	24	+ 9.1%	40	63	+ 57.5%
Median Sales Price*	\$762,500	\$772,500	+ 1.3%	\$717,500	\$830,000	+ 15.7%
Inventory of Homes for Sale	54	51	- 5.6%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 11.7%	--	--	--
Cumulative Days on Market Until Sale	40	67	+ 65.5%	49	57	+ 15.6%
Percent of Original List Price Received*	100.8%	97.5%	- 3.3%	97.0%	98.9%	+ 2.0%
New Listings	37	40	+ 8.1%	75	71	- 5.3%

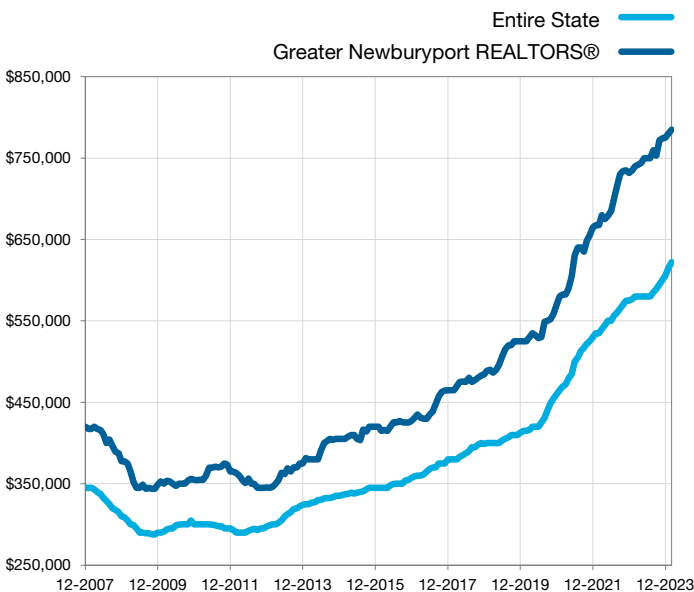
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	28	35	+ 25.0%	48	47	- 2.1%
Closed Sales	19	25	+ 31.6%	41	36	- 12.2%
Median Sales Price*	\$549,900	\$470,000	- 14.5%	\$420,000	\$505,000	+ 20.2%
Inventory of Homes for Sale	37	38	+ 2.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 13.5%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 7.1%	65	42	- 35.3%
Percent of Original List Price Received*	99.2%	100.4%	+ 1.3%	98.5%	100.0%	+ 1.5%
New Listings	33	38	+ 15.2%	57	73	+ 28.1%

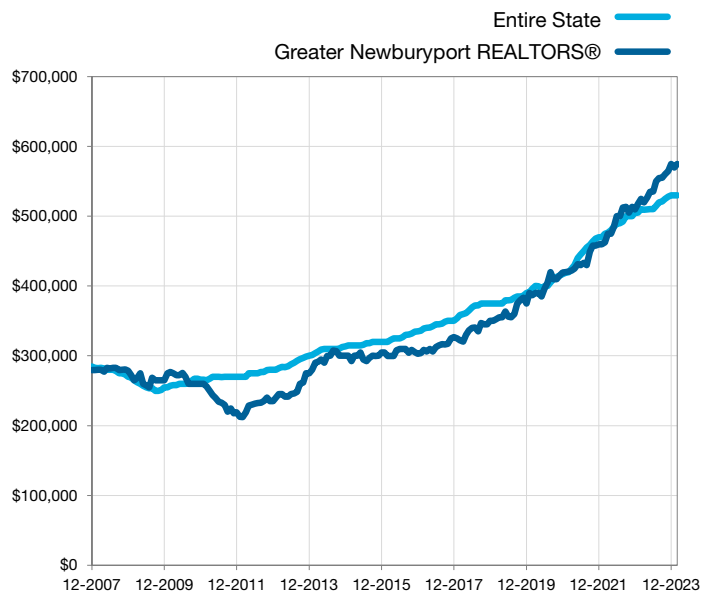
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 8.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.0%

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

- 25.7%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	122	169	+ 38.5%	228	272	+ 19.3%
Closed Sales	112	104	- 7.1%	239	220	- 7.9%
Median Sales Price*	\$380,000	\$400,000	+ 5.3%	\$383,400	\$400,000	+ 4.3%
Inventory of Homes for Sale	266	186	- 30.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 16.6%	--	--	--
Cumulative Days on Market Until Sale	56	43	- 23.7%	51	42	- 16.8%
Percent of Original List Price Received*	97.0%	99.1%	+ 2.1%	97.4%	98.8%	+ 1.4%
New Listings	134	156	+ 16.4%	268	297	+ 10.8%

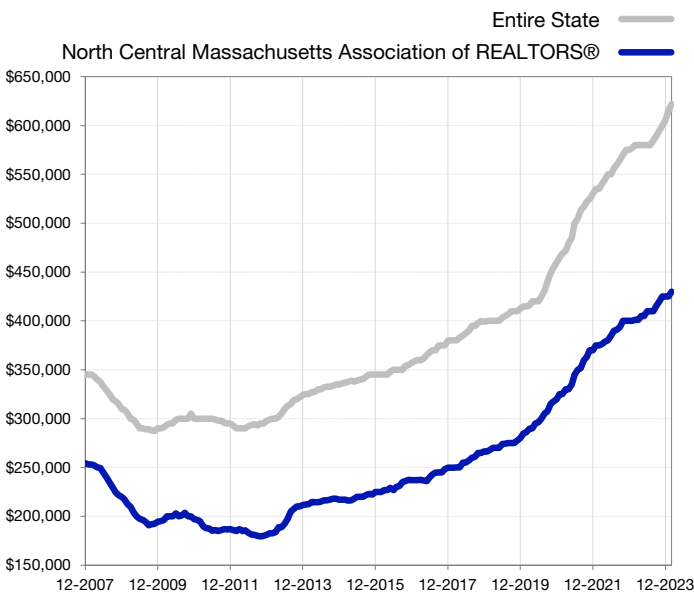
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	26	- 16.1%	46	48	+ 4.3%
Closed Sales	15	12	- 20.0%	40	32	- 20.0%
Median Sales Price*	\$305,000	\$260,300	- 14.7%	\$302,250	\$287,500	- 4.9%
Inventory of Homes for Sale	45	45	0.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 18.1%	--	--	--
Cumulative Days on Market Until Sale	49	53	+ 9.5%	40	39	- 2.1%
Percent of Original List Price Received*	100.5%	102.9%	+ 2.4%	100.8%	100.8%	+ 0.0%
New Listings	32	36	+ 12.5%	52	63	+ 21.2%

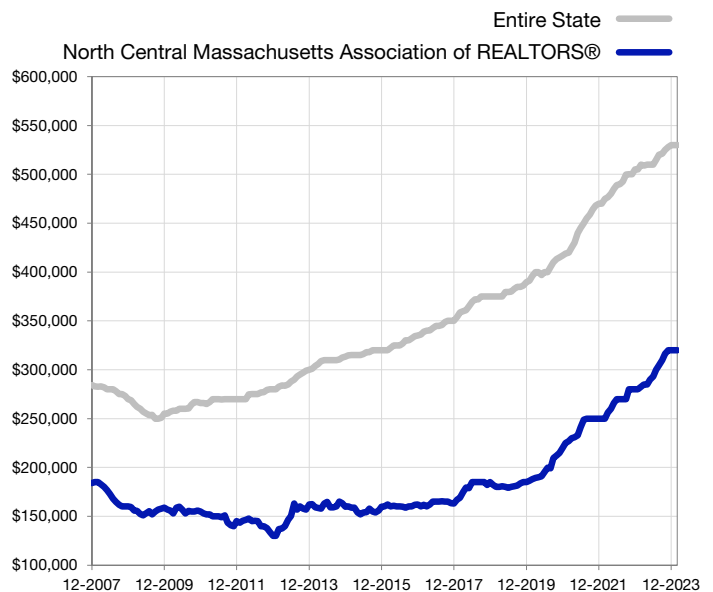
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 19.2%

+ 8.1%

- 14.3%

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

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	155	152	- 1.9%	300	273	- 9.0%
Closed Sales	131	100	- 23.7%	265	262	- 1.1%
Median Sales Price*	\$585,000	\$675,000	+ 15.4%	\$590,000	\$640,000	+ 8.5%
Inventory of Homes for Sale	252	199	- 21.0%	--	--	--
Months Supply of Inventory	0.9	0.9	- 0.6%	--	--	--
Cumulative Days on Market Until Sale	38	49	+ 28.1%	37	41	+ 9.9%
Percent of Original List Price Received*	98.8%	99.6%	+ 0.9%	98.4%	99.5%	+ 1.1%
New Listings	152	164	+ 7.9%	345	313	- 9.3%

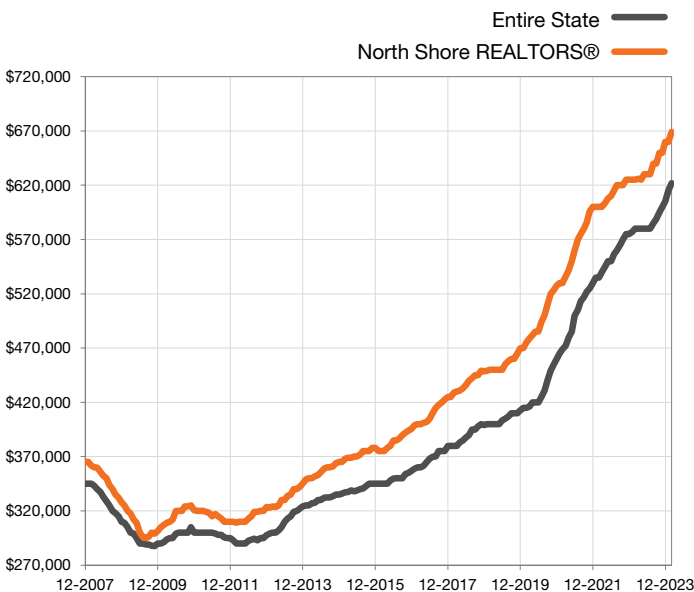
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	74	103	+ 39.2%	163	184	+ 12.9%
Closed Sales	82	72	- 12.2%	162	139	- 14.2%
Median Sales Price*	\$408,500	\$430,000	+ 5.3%	\$425,750	\$435,000	+ 2.2%
Inventory of Homes for Sale	105	107	+ 1.9%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 3.0%	40	41	+ 1.6%
Percent of Original List Price Received*	98.6%	99.5%	+ 0.9%	98.1%	98.8%	+ 0.7%
New Listings	80	112	+ 40.0%	166	206	+ 24.1%

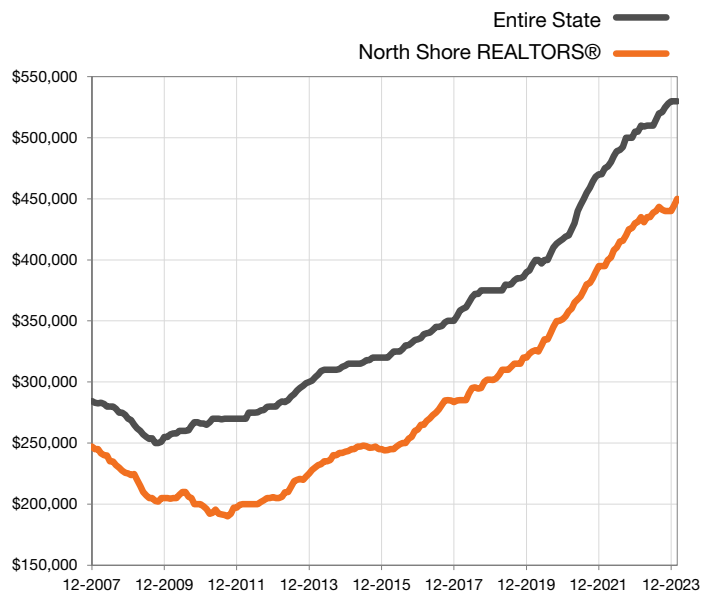
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 10.1%

+ 11.6%

- 18.9%

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

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	120	156	+ 30.0%	239	286	+ 19.7%
Closed Sales	107	107	0.0%	253	256	+ 1.2%
Median Sales Price*	\$552,000	\$620,000	+ 12.3%	\$550,000	\$575,000	+ 4.5%
Inventory of Homes for Sale	192	155	- 19.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 8.4%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.1%	43	33	- 23.1%
Percent of Original List Price Received*	98.9%	100.4%	+ 1.5%	98.6%	99.8%	+ 1.2%
New Listings	127	158	+ 24.4%	267	315	+ 18.0%

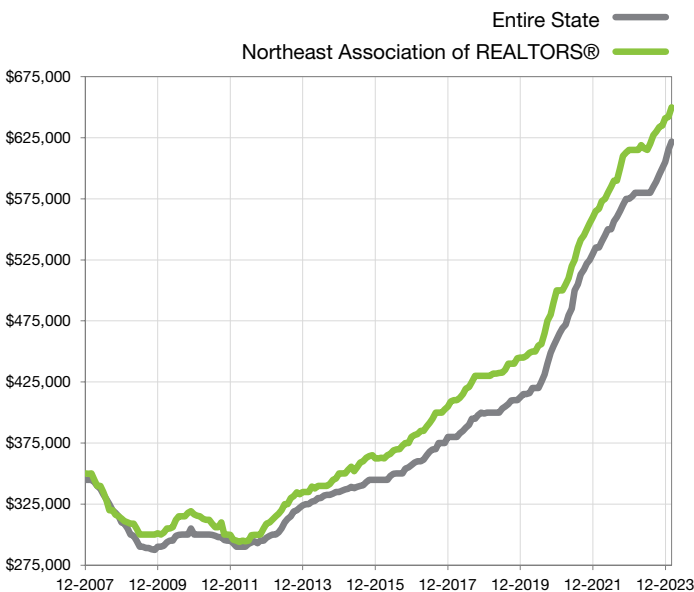
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	81	75	- 7.4%	169	138	- 18.3%
Closed Sales	71	53	- 25.4%	133	108	- 18.8%
Median Sales Price*	\$320,725	\$364,999	+ 13.8%	\$350,000	\$379,950	+ 8.6%
Inventory of Homes for Sale	99	81	- 18.2%	--	--	--
Months Supply of Inventory	0.9	0.9	- 0.7%	--	--	--
Cumulative Days on Market Until Sale	27	33	+ 23.6%	37	35	- 5.1%
Percent of Original List Price Received*	103.0%	100.2%	- 2.7%	101.3%	100.1%	- 1.2%
New Listings	79	83	+ 5.1%	183	167	- 8.7%

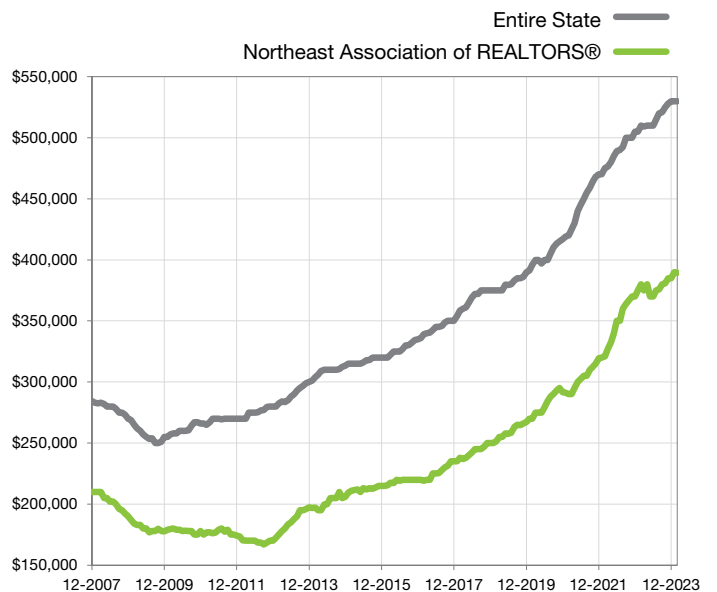
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 3.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.7%

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

- 2.4%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	279	310	+ 11.1%	525	547	+ 4.2%
Closed Sales	218	214	- 1.8%	493	480	- 2.6%
Median Sales Price*	\$425,000	\$485,000	+ 14.1%	\$420,000	\$475,000	+ 13.1%
Inventory of Homes for Sale	406	381	- 6.2%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	44	44	+ 0.6%	44	43	- 2.9%
Percent of Original List Price Received*	98.6%	99.0%	+ 0.4%	98.1%	98.9%	+ 0.8%
New Listings	245	337	+ 37.6%	538	637	+ 18.4%

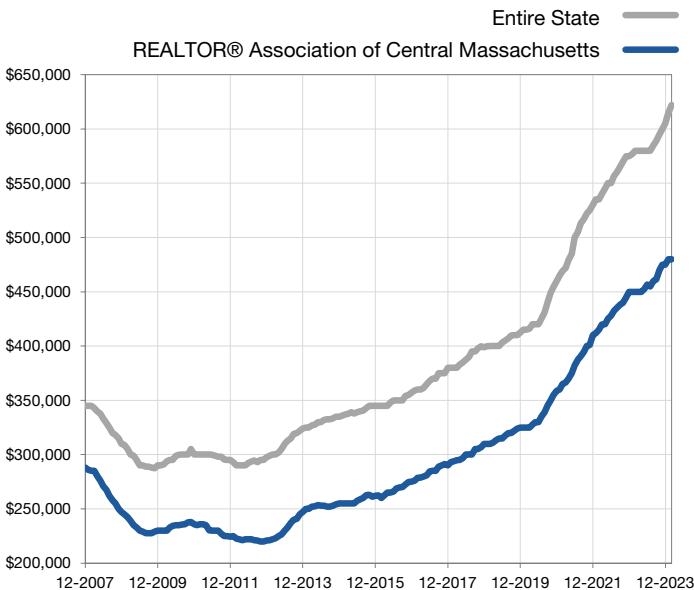
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	102	105	+ 2.9%	178	189	+ 6.2%
Closed Sales	74	67	- 9.5%	151	146	- 3.3%
Median Sales Price*	\$380,000	\$390,000	+ 2.6%	\$350,000	\$377,500	+ 7.9%
Inventory of Homes for Sale	133	145	+ 9.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	48	50	+ 4.3%	39	49	+ 25.5%
Percent of Original List Price Received*	101.6%	100.5%	- 1.1%	101.3%	99.9%	- 1.4%
New Listings	78	125	+ 60.3%	190	221	+ 16.3%

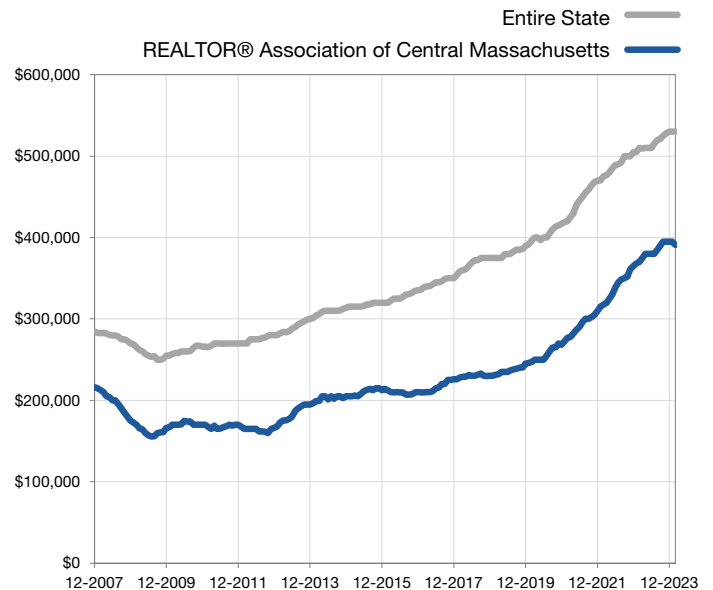
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 12.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.9%

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

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	267	322	+ 20.6%	504	581	+ 15.3%
Closed Sales	218	252	+ 15.6%	479	531	+ 10.9%
Median Sales Price*	\$295,000	\$324,000	+ 9.8%	\$290,000	\$320,000	+ 10.3%
Inventory of Homes for Sale	605	415	- 31.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 19.6%	--	--	--
Cumulative Days on Market Until Sale	52	48	- 8.8%	50	46	- 7.9%
Percent of Original List Price Received*	96.7%	99.5%	+ 2.8%	97.0%	99.1%	+ 2.2%
New Listings	288	303	+ 5.2%	592	604	+ 2.0%

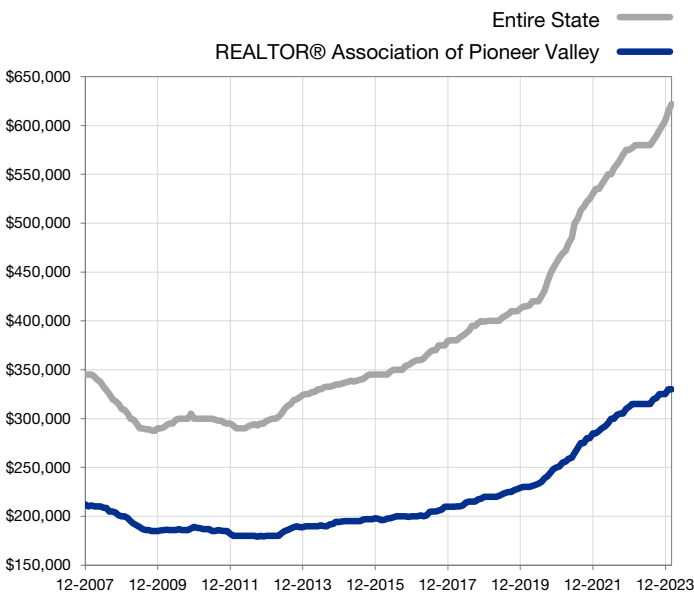
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	63	53	- 15.9%	106	92	- 13.2%
Closed Sales	40	38	- 5.0%	83	77	- 7.2%
Median Sales Price*	\$220,825	\$241,250	+ 9.2%	\$216,650	\$240,000	+ 10.8%
Inventory of Homes for Sale	91	63	- 30.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 14.4%	--	--	--
Cumulative Days on Market Until Sale	32	57	+ 78.2%	32	49	+ 53.9%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	99.2%	99.2%	- 0.1%
New Listings	46	51	+ 10.9%	97	98	+ 1.0%

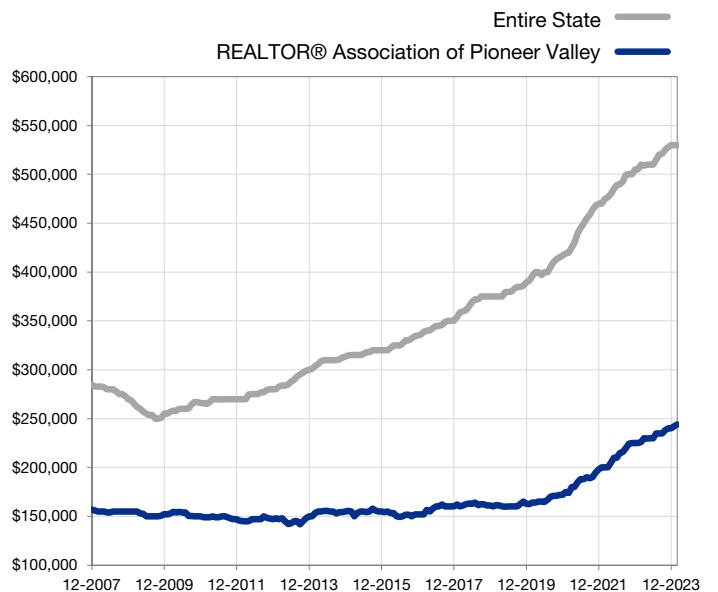
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 5.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.1%

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

- 32.9%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	219	255	+ 16.4%	396	451	+ 13.9%
Closed Sales	182	190	+ 4.4%	398	370	- 7.0%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$457,500	\$500,000	+ 9.3%
Inventory of Homes for Sale	514	341	- 33.7%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	50	52	+ 4.4%	47	46	- 1.0%
Percent of Original List Price Received*	97.3%	98.4%	+ 1.1%	97.4%	98.8%	+ 1.4%
New Listings	252	251	- 0.4%	491	499	+ 1.6%

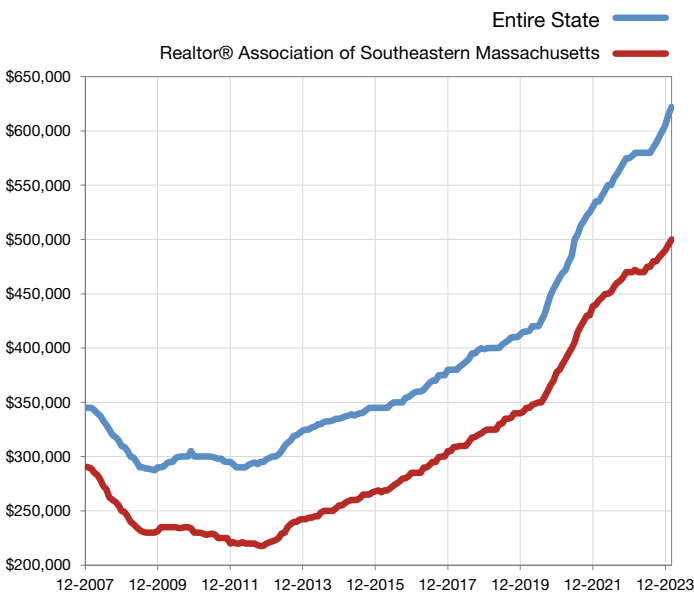
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	54	60	+ 11.1%	105	107	+ 1.9%
Closed Sales	43	48	+ 11.6%	83	80	- 3.6%
Median Sales Price*	\$325,000	\$340,500	+ 4.8%	\$340,000	\$340,500	+ 0.1%
Inventory of Homes for Sale	97	69	- 28.9%	--	--	--
Months Supply of Inventory	1.4	1.2	- 12.7%	--	--	--
Cumulative Days on Market Until Sale	46	35	- 24.2%	45	40	- 10.7%
Percent of Original List Price Received*	98.8%	100.7%	+ 1.9%	98.9%	99.6%	+ 0.7%
New Listings	59	55	- 6.8%	112	131	+ 17.0%

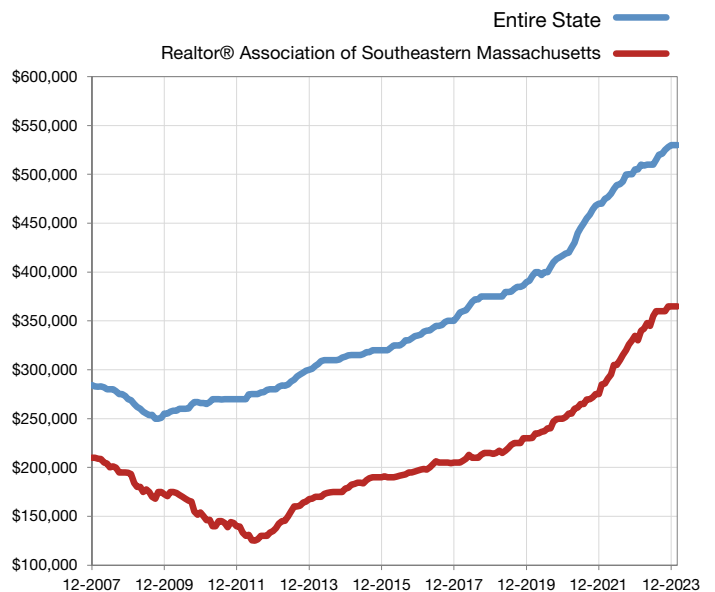
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 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

- 26.6%

+ 6.3%

- 29.5%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	66	+ 61.0%	94	108	+ 14.9%
Closed Sales	60	39	- 35.0%	114	85	- 25.4%
Median Sales Price*	\$407,000	\$459,000	+ 12.8%	\$405,000	\$435,000	+ 7.4%
Inventory of Homes for Sale	136	87	- 36.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 24.5%	--	--	--
Cumulative Days on Market Until Sale	55	56	+ 1.2%	56	53	- 5.3%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	95.7%	97.2%	+ 1.5%
New Listings	56	53	- 5.4%	118	109	- 7.6%

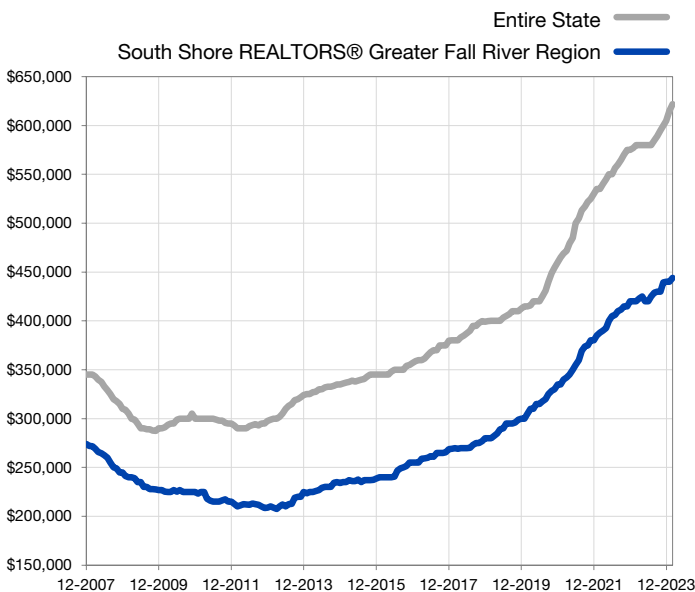
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	12	+ 33.3%	16	20	+ 25.0%
Closed Sales	4	8	+ 100.0%	12	13	+ 8.3%
Median Sales Price*	\$263,750	\$254,450	- 3.5%	\$235,000	\$249,000	+ 6.0%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.3%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 29.9%	46	38	- 17.0%
Percent of Original List Price Received*	92.3%	99.1%	+ 7.3%	96.9%	97.7%	+ 0.8%
New Listings	7	6	- 14.3%	19	22	+ 15.8%

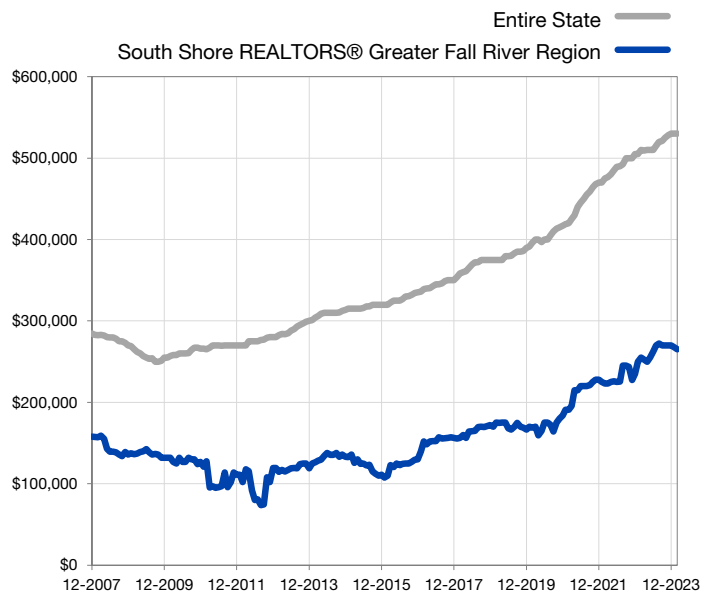
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 6.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.5%

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

- 5.5%

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

Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	273	307	+ 12.5%	482	504	+ 4.6%
Closed Sales	206	176	- 14.6%	450	408	- 9.3%
Median Sales Price*	\$572,250	\$631,000	+ 10.3%	\$569,950	\$625,000	+ 9.7%
Inventory of Homes for Sale	459	397	- 13.5%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 3.2%	--	--	--
Cumulative Days on Market Until Sale	54	49	- 10.0%	48	43	- 11.1%
Percent of Original List Price Received*	96.4%	98.7%	+ 2.3%	96.2%	98.2%	+ 2.1%
New Listings	250	341	+ 36.4%	502	619	+ 23.3%

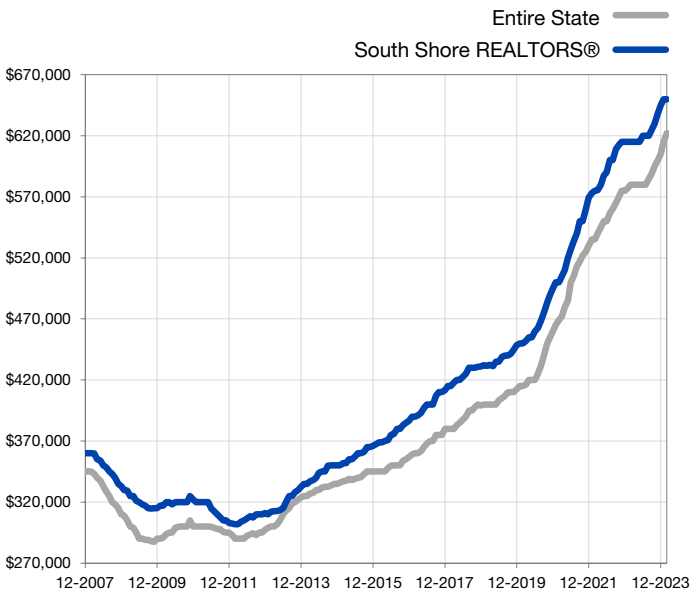
Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	114	107	- 6.1%	180	186	+ 3.3%
Closed Sales	71	82	+ 15.5%	156	135	- 13.5%
Median Sales Price*	\$390,000	\$437,500	+ 12.2%	\$405,000	\$444,000	+ 9.6%
Inventory of Homes for Sale	155	183	+ 18.1%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 28.2%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 1.2%	40	37	- 7.4%
Percent of Original List Price Received*	99.2%	99.0%	- 0.2%	99.6%	99.1%	- 0.6%
New Listings	126	145	+ 15.1%	222	266	+ 19.8%

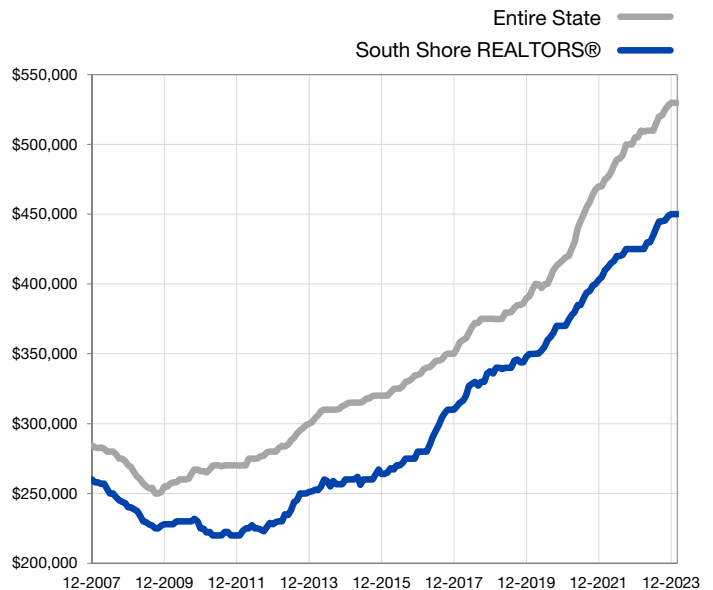
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Single-Family Properties



Condominium Properties



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