

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	224	<b>250</b>	+ 11.6%	418	<b>424</b>	+ 1.4%
Closed Sales	178	<b>174</b>	- 2.2%	375	<b>349</b>	- 6.9%
Median Sales Price*	\$675,000	<b>\$702,000</b>	+ 4.0%	\$660,000	<b>\$700,000</b>	+ 6.1%
Inventory of Homes for Sale	438	<b>485</b>	+ 10.7%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	70	<b>56</b>	- 20.0%	60	<b>53</b>	- 11.7%
Percent of Original List Price Received*	93.6%	<b>95.0%</b>	+ 1.5%	93.8%	<b>94.4%</b>	+ 0.6%
New Listings	206	<b>271</b>	+ 31.6%	389	<b>471</b>	+ 21.1%

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

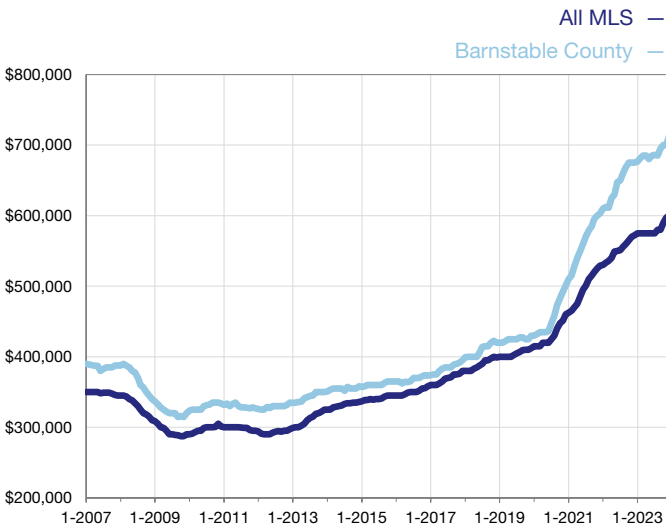
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	85	<b>59</b>	- 30.6%	139	<b>120</b>	- 13.7%
Closed Sales	38	<b>58</b>	+ 52.6%	93	<b>108</b>	+ 16.1%
Median Sales Price*	\$397,778	<b>\$420,000</b>	+ 5.6%	\$410,000	<b>\$439,500</b>	+ 7.2%
Inventory of Homes for Sale	124	<b>152</b>	+ 22.6%	--	--	--
Months Supply of Inventory	1.6	<b>2.1</b>	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	62	<b>63</b>	+ 1.6%	56	<b>53</b>	- 5.4%
Percent of Original List Price Received*	95.0%	<b>97.3%</b>	+ 2.4%	95.6%	<b>97.0%</b>	+ 1.5%
New Listings	64	<b>65</b>	+ 1.6%	123	<b>151</b>	+ 22.8%

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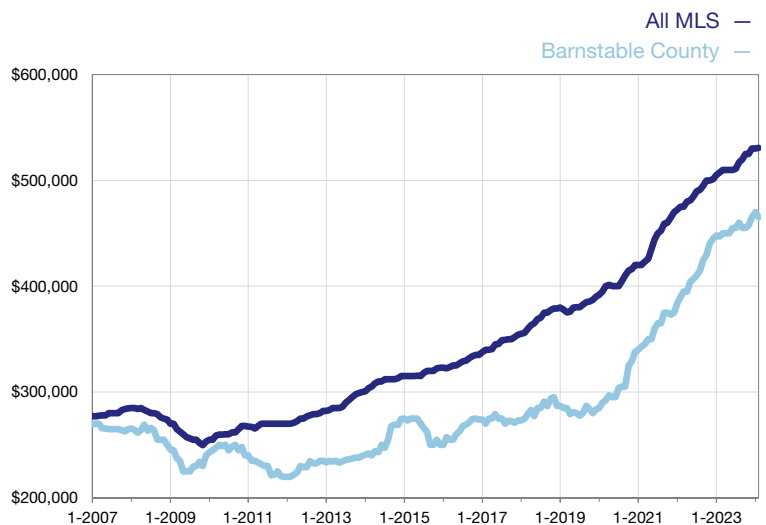
### Median Sales Price – Single-Family Properties

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®

## Berkshire County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	60	<b>71</b>	+ 18.3%	135	<b>139</b>	+ 3.0%
Closed Sales	46	<b>71</b>	+ 54.3%	126	<b>148</b>	+ 17.5%
Median Sales Price*	\$290,000	<b>\$315,000</b>	+ 8.6%	\$280,000	<b>\$309,900</b>	+ 10.7%
Inventory of Homes for Sale	201	<b>198</b>	- 1.5%	--	--	--
Months Supply of Inventory	1.9	<b>2.1</b>	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	107	<b>105</b>	- 1.9%	95	<b>102</b>	+ 7.4%
Percent of Original List Price Received*	92.7%	<b>93.6%</b>	+ 1.0%	94.1%	<b>94.7%</b>	+ 0.6%
New Listings	66	<b>52</b>	- 21.2%	129	<b>128</b>	- 0.8%

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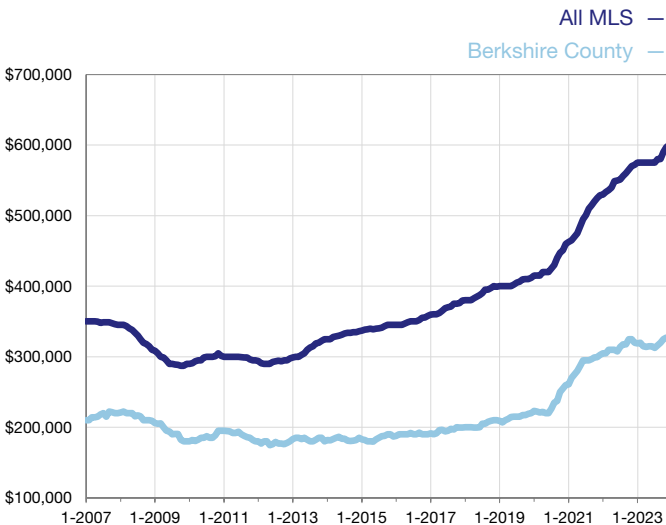
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	<b>12</b>	- 25.0%	21	<b>24</b>	+ 14.3%
Closed Sales	7	<b>6</b>	- 14.3%	17	<b>22</b>	+ 29.4%
Median Sales Price*	\$650,000	<b>\$460,750</b>	- 29.1%	\$465,000	<b>\$460,750</b>	- 0.9%
Inventory of Homes for Sale	37	<b>35</b>	- 5.4%	--	--	--
Months Supply of Inventory	3.2	<b>2.9</b>	- 9.4%	--	--	--
Cumulative Days on Market Until Sale	189	<b>136</b>	- 28.0%	124	<b>99</b>	- 20.2%
Percent of Original List Price Received*	97.9%	<b>91.4%</b>	- 6.6%	96.2%	<b>94.4%</b>	- 1.9%
New Listings	14	<b>20</b>	+ 42.9%	27	<b>41</b>	+ 51.9%

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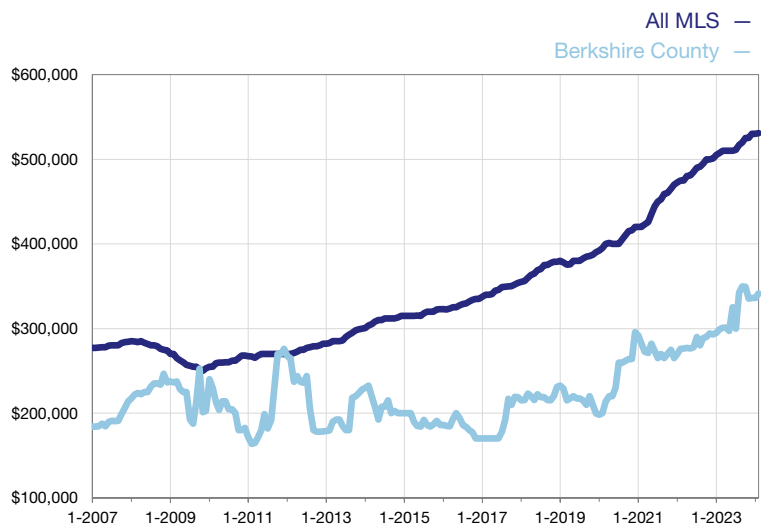
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Bristol County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	198	<b>257</b>	+ 29.8%	374	<b>446</b>	+ 19.3%
Closed Sales	191	<b>179</b>	- 6.3%	393	<b>352</b>	- 10.4%
Median Sales Price*	\$443,005	<b>\$485,000</b>	+ 9.5%	\$445,000	<b>\$473,000</b>	+ 6.3%
Inventory of Homes for Sale	449	<b>313</b>	- 30.3%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	52	<b>50</b>	- 3.8%	50	<b>46</b>	- 8.0%
Percent of Original List Price Received*	97.0%	<b>98.7%</b>	+ 1.8%	97.0%	<b>98.5%</b>	+ 1.5%
New Listings	216	<b>231</b>	+ 6.9%	440	<b>468</b>	+ 6.4%

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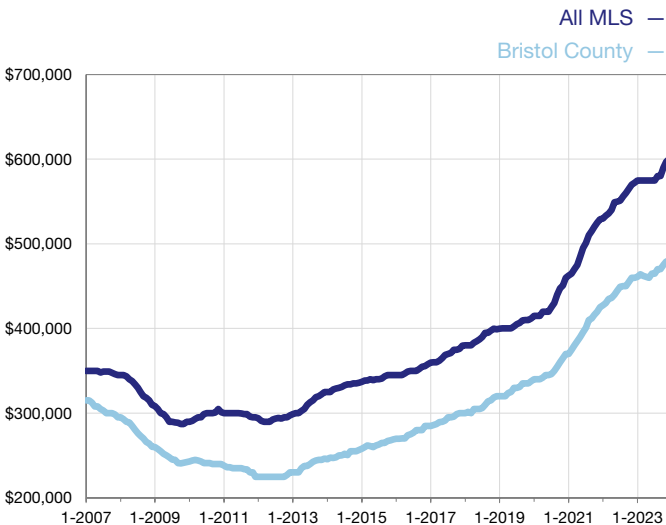
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	<b>57</b>	+ 7.5%	99	<b>95</b>	- 4.0%
Closed Sales	38	<b>41</b>	+ 7.9%	77	<b>70</b>	- 9.1%
Median Sales Price*	\$327,000	<b>\$340,000</b>	+ 4.0%	\$329,000	<b>\$335,500</b>	+ 2.0%
Inventory of Homes for Sale	66	<b>55</b>	- 16.7%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	41	<b>32</b>	- 22.0%	42	<b>35</b>	- 16.7%
Percent of Original List Price Received*	98.5%	<b>101.0%</b>	+ 2.5%	98.9%	<b>99.5%</b>	+ 0.6%
New Listings	44	<b>42</b>	- 4.5%	100	<b>104</b>	+ 4.0%

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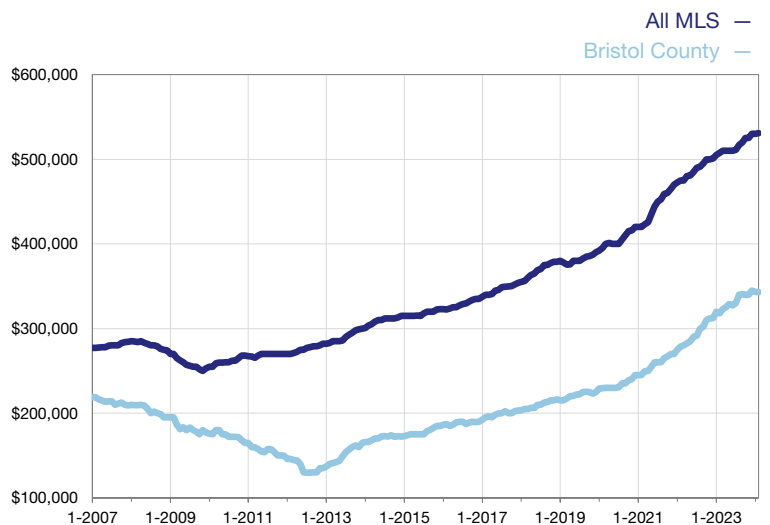
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2024

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## Dukes County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	6	- 14.3%	10	10	0.0%
Closed Sales	5	5	0.0%	11	5	- 54.5%
Median Sales Price*	\$1,295,000	<b>\$1,130,000</b>	- 12.7%	\$1,300,000	<b>\$1,130,000</b>	- 13.1%
Inventory of Homes for Sale	29	36	+ 24.1%	--	--	--
Months Supply of Inventory	6.2	8.3	+ 33.9%	--	--	--
Cumulative Days on Market Until Sale	53	92	+ 73.6%	59	92	+ 55.9%
Percent of Original List Price Received*	92.1%	87.4%	- 5.1%	93.8%	87.4%	- 6.8%
New Listings	7	8	+ 14.3%	9	16	+ 77.8%

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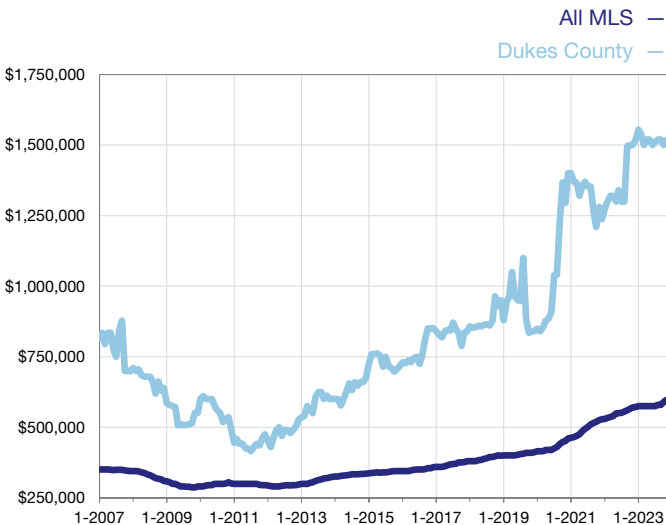
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--
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	1	--	0	1	--

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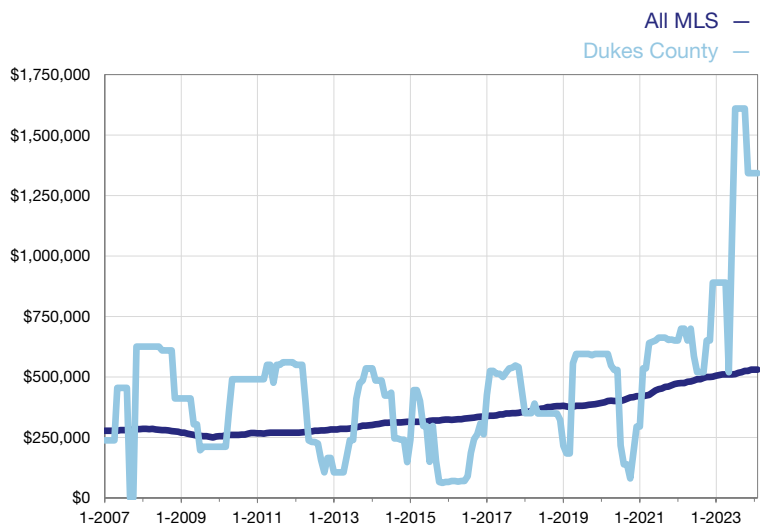
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2024

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## Essex County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	228	<b>230</b>	+ 0.9%	434	<b>419</b>	- 3.5%
Closed Sales	183	<b>156</b>	- 14.8%	386	<b>406</b>	+ 5.2%
Median Sales Price*	\$590,000	<b>\$697,500</b>	+ 18.2%	\$593,750	<b>\$665,000</b>	+ 12.0%
Inventory of Homes for Sale	366	<b>296</b>	- 19.1%	--	--	--
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	<b>50</b>	+ 16.3%	41	<b>42</b>	+ 2.4%
Percent of Original List Price Received*	99.3%	<b>99.4%</b>	+ 0.1%	98.5%	<b>99.4%</b>	+ 0.9%
New Listings	225	<b>247</b>	+ 9.8%	497	<b>465</b>	- 6.4%

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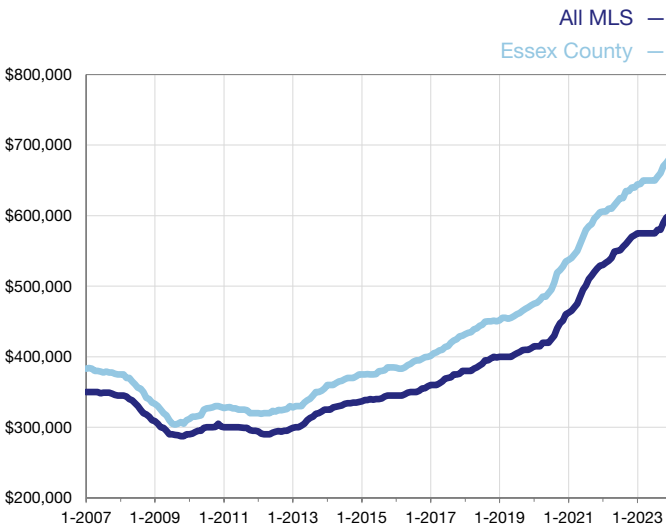
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	138	<b>159</b>	+ 15.2%	279	<b>269</b>	- 3.6%
Closed Sales	128	<b>112</b>	- 12.5%	251	<b>212</b>	- 15.5%
Median Sales Price*	\$399,450	<b>\$415,000</b>	+ 3.9%	\$407,000	<b>\$426,000</b>	+ 4.7%
Inventory of Homes for Sale	168	<b>165</b>	- 1.8%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	35	<b>36</b>	+ 2.9%	47	<b>40</b>	- 14.9%
Percent of Original List Price Received*	99.3%	<b>100.0%</b>	+ 0.7%	98.6%	<b>99.3%</b>	+ 0.7%
New Listings	137	<b>176</b>	+ 28.5%	290	<b>326</b>	+ 12.4%

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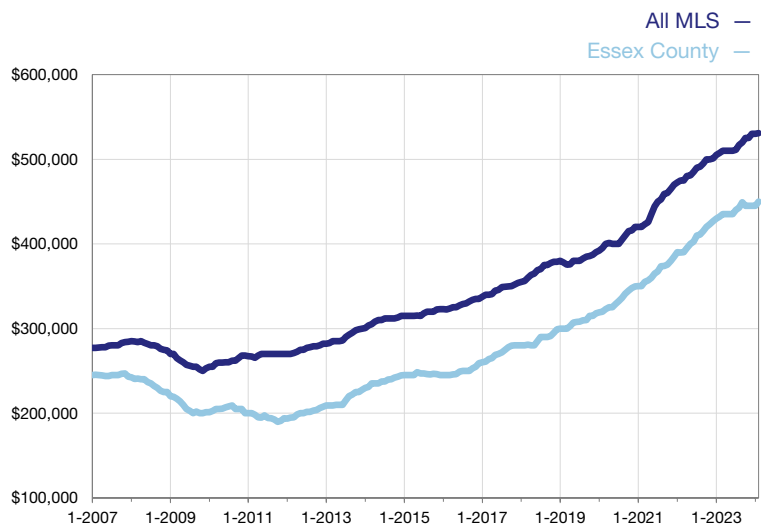
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2024

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## Franklin County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	36	+ 63.6%	51	72	+ 41.2%
Closed Sales	14	28	+ 100.0%	52	59	+ 13.5%
Median Sales Price*	\$332,500	<b>\$318,000</b>	- 4.4%	\$287,500	<b>\$315,000</b>	+ 9.6%
Inventory of Homes for Sale	67	49	- 26.9%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	48	88	+ 83.3%	71	61	- 14.1%
Percent of Original List Price Received*	97.0%	94.6%	- 2.5%	94.3%	95.6%	+ 1.4%
New Listings	23	31	+ 34.8%	40	59	+ 47.5%

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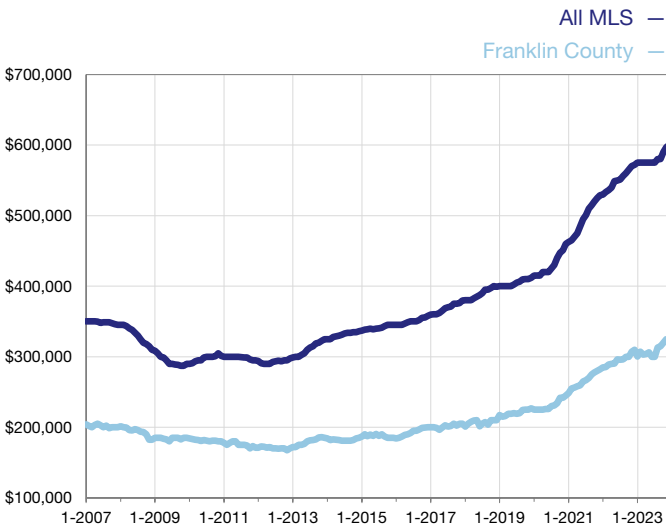
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	2	4	+ 100.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Median Sales Price*	\$0	<b>\$236,350</b>	--	\$280,000	<b>\$312,700</b>	+ 11.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	34	20	- 41.2%
Percent of Original List Price Received*	0.0%	111.2%	--	96.6%	106.7%	+ 10.5%
New Listings	2	5	+ 150.0%	3	8	+ 166.7%

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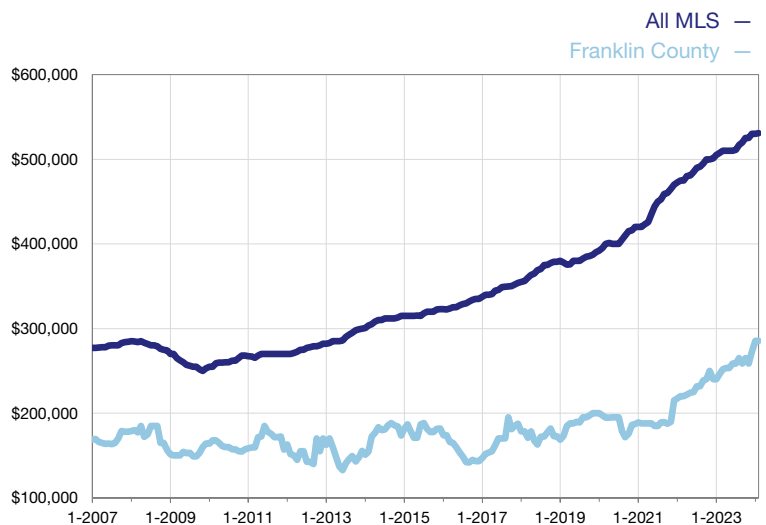
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampden County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	199	<b>228</b>	+ 14.6%	378	<b>415</b>	+ 9.8%
Closed Sales	168	<b>188</b>	+ 11.9%	347	<b>389</b>	+ 12.1%
Median Sales Price*	\$280,000	<b>\$305,000</b>	+ 8.9%	\$275,000	<b>\$300,000</b>	+ 9.1%
Inventory of Homes for Sale	399	<b>269</b>	- 32.6%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	53	<b>38</b>	- 28.3%	48	<b>40</b>	- 16.7%
Percent of Original List Price Received*	96.4%	<b>100.0%</b>	+ 3.7%	97.1%	<b>99.6%</b>	+ 2.6%
New Listings	208	<b>222</b>	+ 6.7%	446	<b>433</b>	- 2.9%

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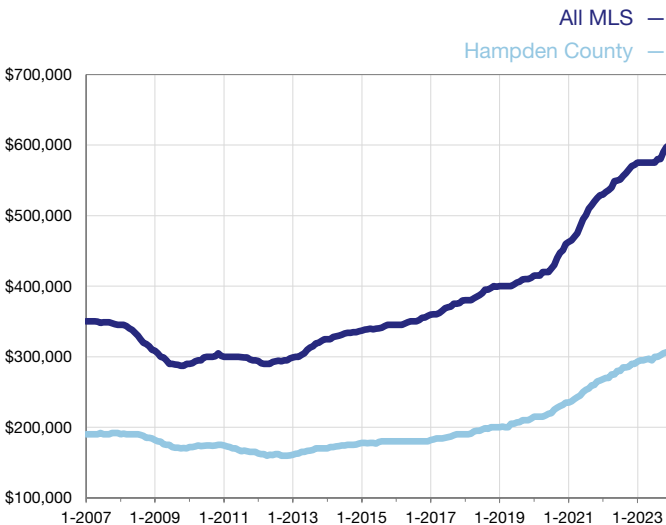
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	44	<b>38</b>	- 13.6%	72	<b>63</b>	- 12.5%
Closed Sales	30	<b>19</b>	- 36.7%	61	<b>44</b>	- 27.9%
Median Sales Price*	\$220,000	<b>\$230,000</b>	+ 4.5%	\$209,900	<b>\$220,000</b>	+ 4.8%
Inventory of Homes for Sale	39	<b>39</b>	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.2</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	33	<b>47</b>	+ 42.4%	32	<b>44</b>	+ 37.5%
Percent of Original List Price Received*	99.1%	<b>98.4%</b>	- 0.7%	99.1%	<b>99.7%</b>	+ 0.6%
New Listings	30	<b>34</b>	+ 13.3%	64	<b>66</b>	+ 3.1%

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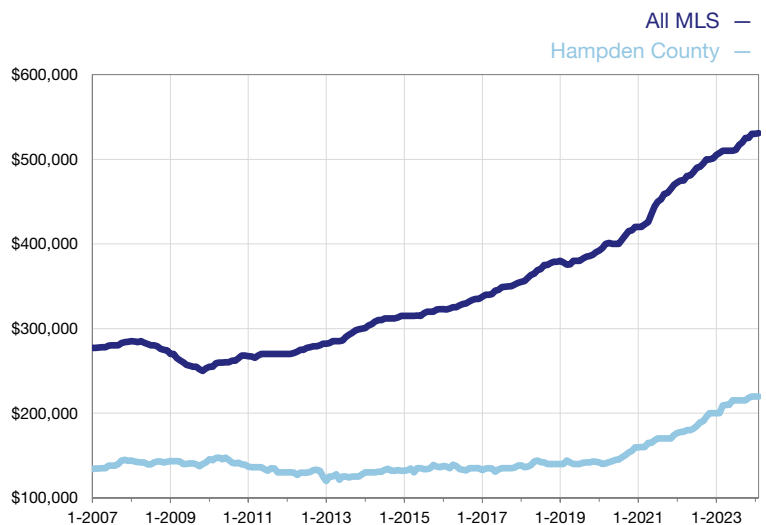
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Hampshire County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	50	65	+ 30.0%	87	104	+ 19.5%
Closed Sales	43	41	- 4.7%	89	92	+ 3.4%
Median Sales Price*	\$339,000	<b>\$416,300</b>	+ 22.8%	\$360,000	<b>\$411,000</b>	+ 14.2%
Inventory of Homes for Sale	121	87	- 28.1%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	50	61	+ 22.0%	48	59	+ 22.9%
Percent of Original List Price Received*	98.3%	100.4%	+ 2.1%	97.7%	99.1%	+ 1.4%
New Listings	53	51	- 3.8%	100	114	+ 14.0%

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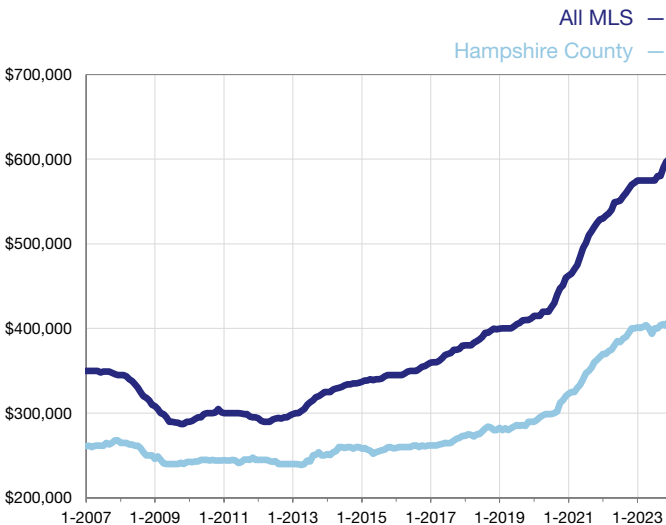
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	13	- 18.8%	31	26	- 16.1%
Closed Sales	10	17	+ 70.0%	21	29	+ 38.1%
Median Sales Price*	\$225,825	<b>\$295,000</b>	+ 30.6%	\$250,000	<b>\$295,000</b>	+ 18.0%
Inventory of Homes for Sale	48	16	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.8	- 65.2%	--	--	--
Cumulative Days on Market Until Sale	29	74	+ 155.2%	32	60	+ 87.5%
Percent of Original List Price Received*	100.3%	97.2%	- 3.1%	99.6%	97.3%	- 2.3%
New Listings	14	13	- 7.1%	28	25	- 10.7%

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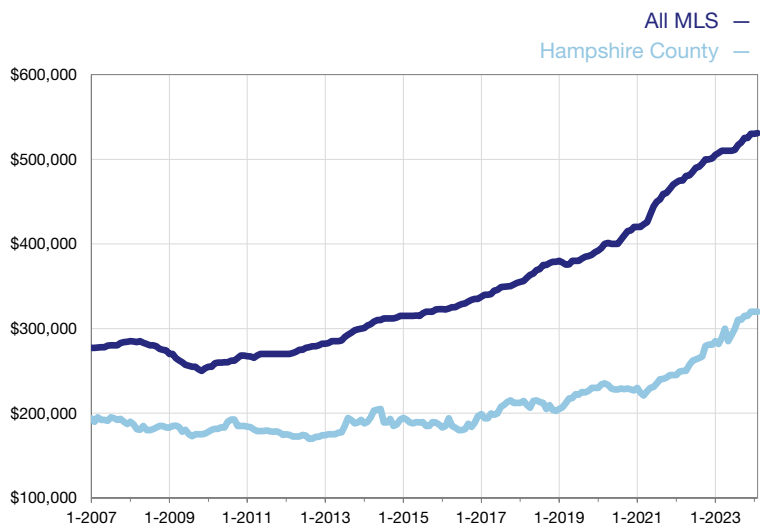
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





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## Middlesex County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	468	<b>549</b>	+ 17.3%	818	<b>909</b>	+ 11.1%
Closed Sales	325	<b>361</b>	+ 11.1%	743	<b>771</b>	+ 3.8%
Median Sales Price*	\$657,000	<b>\$770,000</b>	+ 17.2%	\$670,000	<b>\$750,000</b>	+ 11.9%
Inventory of Homes for Sale	697	<b>650</b>	- 6.7%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	47	<b>42</b>	- 10.6%	47	<b>42</b>	- 10.6%
Percent of Original List Price Received*	97.9%	<b>100.6%</b>	+ 2.8%	97.5%	<b>99.5%</b>	+ 2.1%
New Listings	462	<b>635</b>	+ 37.4%	908	<b>1,149</b>	+ 26.5%

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

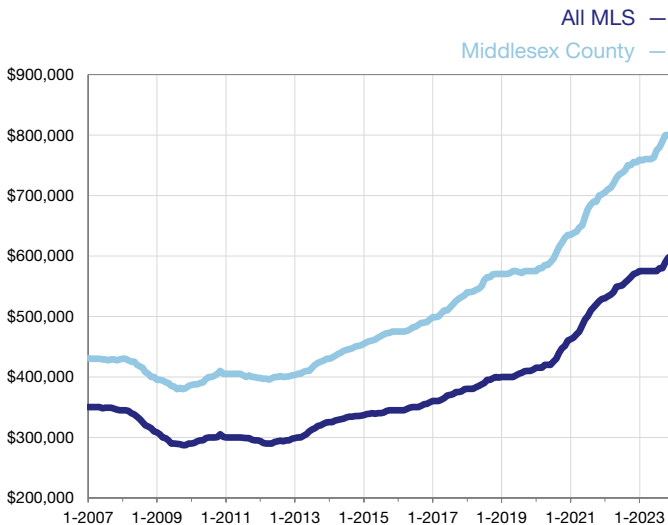
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	343	<b>349</b>	+ 1.7%	615	<b>624</b>	+ 1.5%
Closed Sales	232	<b>258</b>	+ 11.2%	495	<b>473</b>	- 4.4%
Median Sales Price*	\$537,950	<b>\$649,750</b>	+ 20.8%	\$570,000	<b>\$640,000</b>	+ 12.3%
Inventory of Homes for Sale	552	<b>485</b>	- 12.1%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	<b>44</b>	- 15.4%	52	<b>45</b>	- 13.5%
Percent of Original List Price Received*	99.6%	<b>100.4%</b>	+ 0.8%	98.7%	<b>99.9%</b>	+ 1.2%
New Listings	374	<b>423</b>	+ 13.1%	767	<b>819</b>	+ 6.8%

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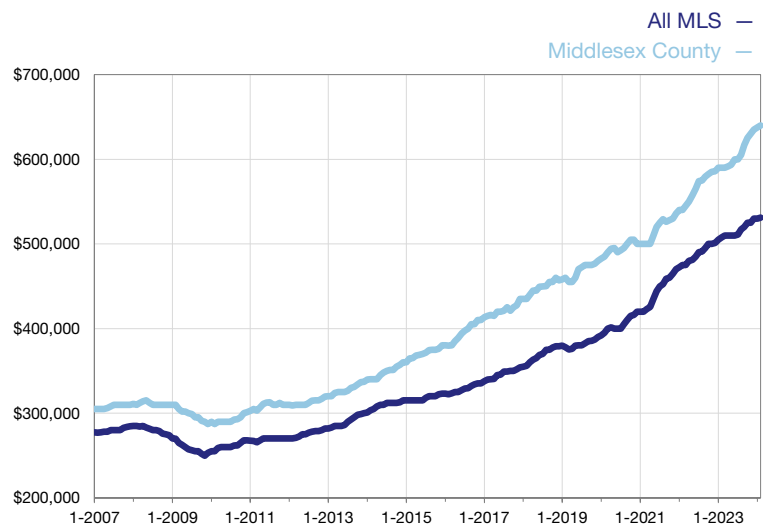
### Median Sales Price – Single-Family Properties

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®

## Nantucket County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	4	0	- 100.0%
Closed Sales	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,700,000	--
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	3.5	5.1	+ 45.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	81	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	81.0%	--
New Listings	4	5	+ 25.0%	5	9	+ 80.0%

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

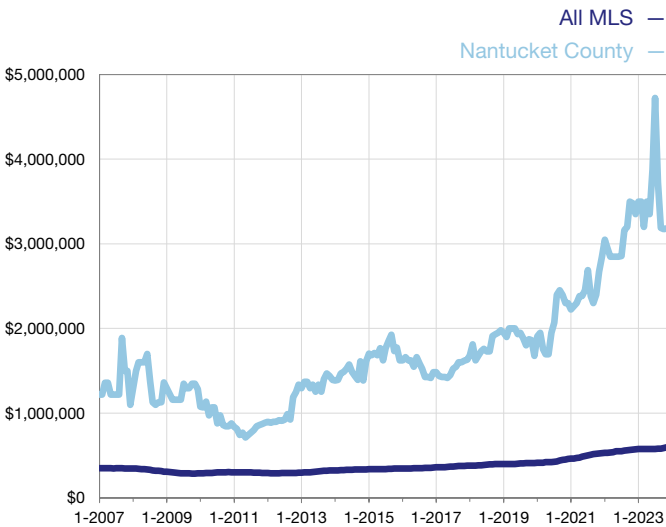
### Condominium Properties

Key Metrics	February			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	--

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

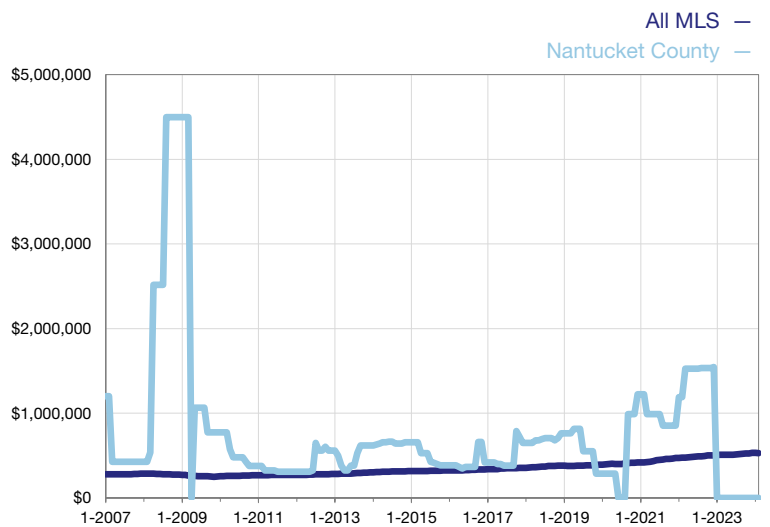
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	270	<b>297</b>	+ 10.0%	494	<b>510</b>	+ 3.2%
Closed Sales	226	<b>198</b>	- 12.4%	452	<b>438</b>	- 3.1%
Median Sales Price*	\$588,750	<b>\$688,000</b>	+ 16.9%	\$610,000	<b>\$700,000</b>	+ 14.8%
Inventory of Homes for Sale	415	<b>365</b>	- 12.0%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</b>	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	50	<b>41</b>	- 18.0%	46	<b>39</b>	- 15.2%
Percent of Original List Price Received*	96.4%	<b>100.2%</b>	+ 3.9%	96.7%	<b>99.4%</b>	+ 2.8%
New Listings	268	<b>355</b>	+ 32.5%	538	<b>623</b>	+ 15.8%

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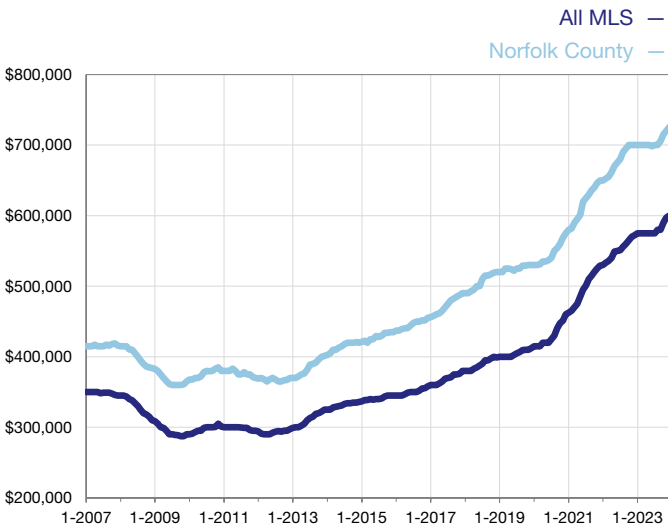
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	151	<b>152</b>	+ 0.7%	248	<b>247</b>	- 0.4%
Closed Sales	100	<b>98</b>	- 2.0%	210	<b>192</b>	- 8.6%
Median Sales Price*	\$559,500	<b>\$479,000</b>	- 14.4%	\$520,250	<b>\$520,000</b>	- 0.0%
Inventory of Homes for Sale	260	<b>230</b>	- 11.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	53	<b>42</b>	- 20.8%	50	<b>50</b>	0.0%
Percent of Original List Price Received*	98.6%	<b>99.9%</b>	+ 1.3%	99.1%	<b>99.5%</b>	+ 0.4%
New Listings	176	<b>166</b>	- 5.7%	321	<b>341</b>	+ 6.2%

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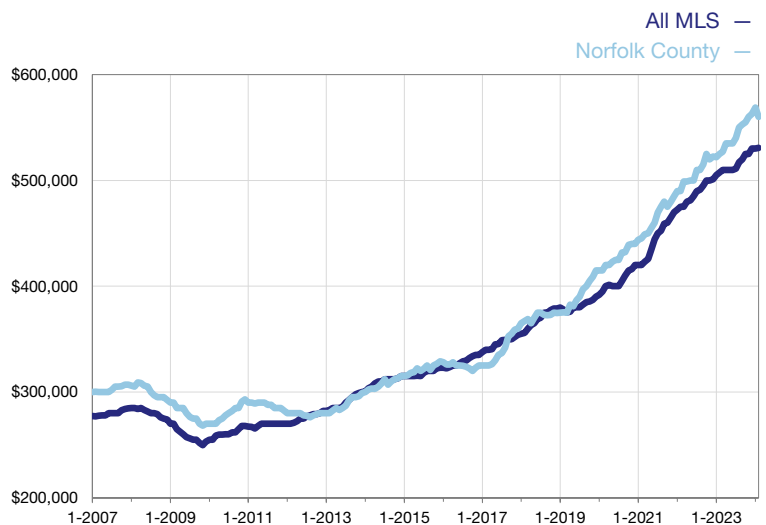
### Median Sales Price – Single-Family Properties

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®

## Plymouth County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	272	306	+ 12.5%	474	507	+ 7.0%
Closed Sales	199	192	- 3.5%	455	425	- 6.6%
Median Sales Price*	\$545,000	\$570,000	+ 4.6%	\$531,900	\$582,500	+ 9.5%
Inventory of Homes for Sale	546	428	- 21.6%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	56	54	- 3.6%	49	47	- 4.1%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	96.6%	97.9%	+ 1.3%
New Listings	269	327	+ 21.6%	519	600	+ 15.6%

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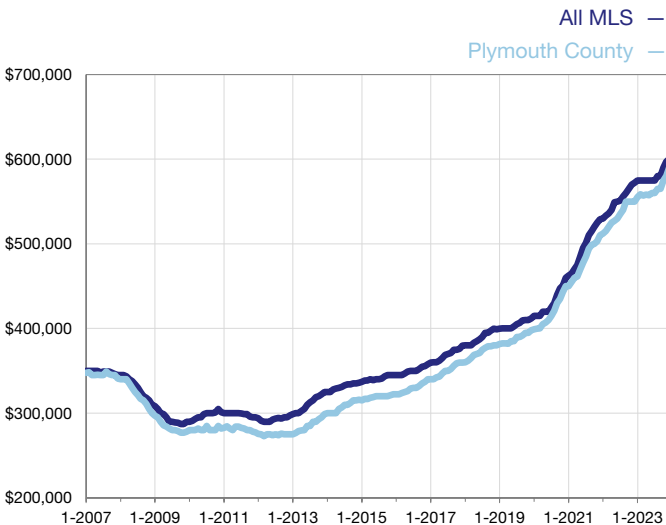
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	58	74	+ 27.6%	114	140	+ 22.8%
Closed Sales	56	64	+ 14.3%	129	105	- 18.6%
Median Sales Price*	\$375,000	\$399,950	+ 6.7%	\$399,000	\$422,400	+ 5.9%
Inventory of Homes for Sale	138	152	+ 10.1%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	44	41	- 6.8%
Percent of Original List Price Received*	99.6%	99.6%	0.0%	99.7%	99.3%	- 0.4%
New Listings	77	104	+ 35.1%	135	192	+ 42.2%

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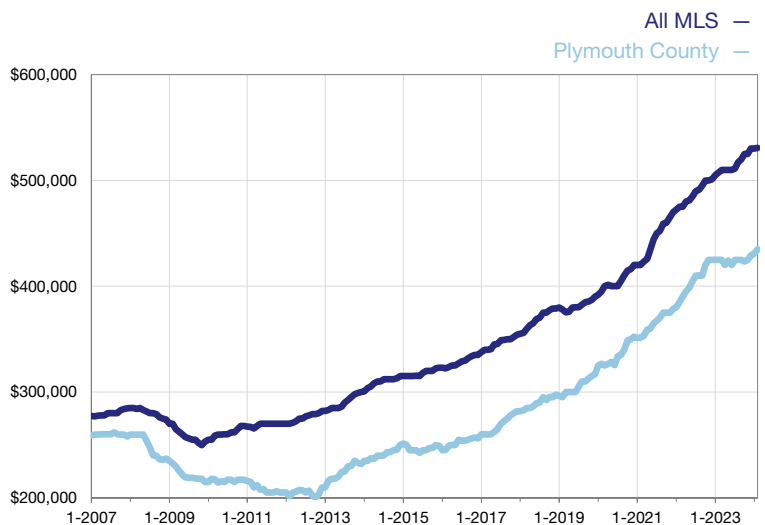
### Median Sales Price – Single-Family Properties

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®

## Suffolk County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	75	<b>78</b>	+ 4.0%	124	<b>131</b>	+ 5.6%
Closed Sales	47	<b>39</b>	- 17.0%	102	<b>92</b>	- 9.8%
Median Sales Price*	\$665,000	<b>\$635,000</b>	- 4.5%	\$657,500	<b>\$650,000</b>	- 1.1%
Inventory of Homes for Sale	141	<b>109</b>	- 22.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	62	<b>46</b>	- 25.8%	54	<b>44</b>	- 18.5%
Percent of Original List Price Received*	94.9%	<b>97.7%</b>	+ 3.0%	94.5%	<b>97.8%</b>	+ 3.5%
New Listings	69	<b>89</b>	+ 29.0%	140	<b>166</b>	+ 18.6%

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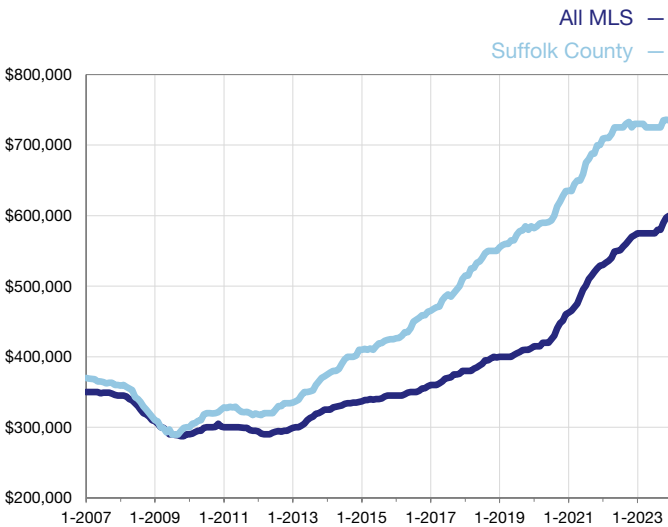
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	270	<b>302</b>	+ 11.9%	479	<b>516</b>	+ 7.7%
Closed Sales	190	<b>180</b>	- 5.3%	449	<b>354</b>	- 21.2%
Median Sales Price*	\$642,500	<b>\$689,500</b>	+ 7.3%	\$690,000	<b>\$690,000</b>	0.0%
Inventory of Homes for Sale	846	<b>799</b>	- 5.6%	--	--	--
Months Supply of Inventory	2.2	<b>2.6</b>	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	71	<b>67</b>	- 5.6%	60	<b>71</b>	+ 18.3%
Percent of Original List Price Received*	96.4%	<b>98.0%</b>	+ 1.7%	97.1%	<b>97.3%</b>	+ 0.2%
New Listings	402	<b>476</b>	+ 18.4%	767	<b>915</b>	+ 19.3%

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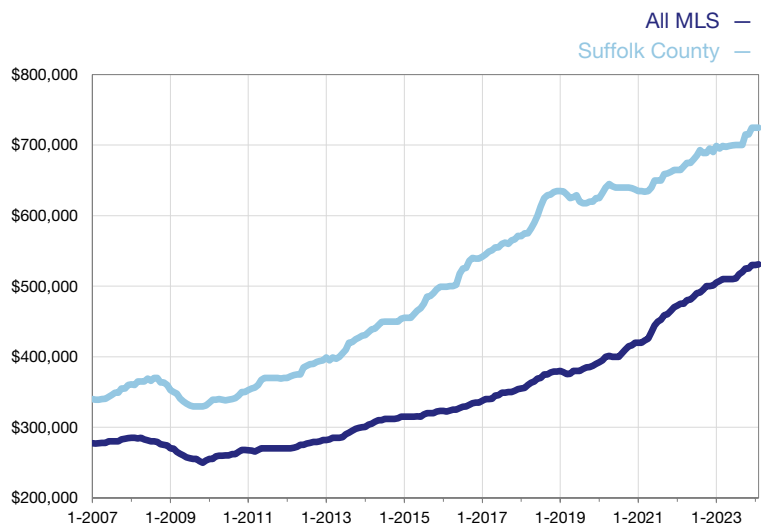
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	351	<b>419</b>	+ 19.4%	672	<b>730</b>	+ 8.6%
Closed Sales	291	<b>290</b>	- 0.3%	651	<b>629</b>	- 3.4%
Median Sales Price*	\$399,000	<b>\$440,000</b>	+ 10.3%	\$405,000	<b>\$440,000</b>	+ 8.6%
Inventory of Homes for Sale	580	<b>496</b>	- 14.5%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	<b>43</b>	- 10.4%	46	<b>43</b>	- 6.5%
Percent of Original List Price Received*	98.0%	<b>98.9%</b>	+ 0.9%	97.8%	<b>98.9%</b>	+ 1.1%
New Listings	325	<b>431</b>	+ 32.6%	701	<b>816</b>	+ 16.4%

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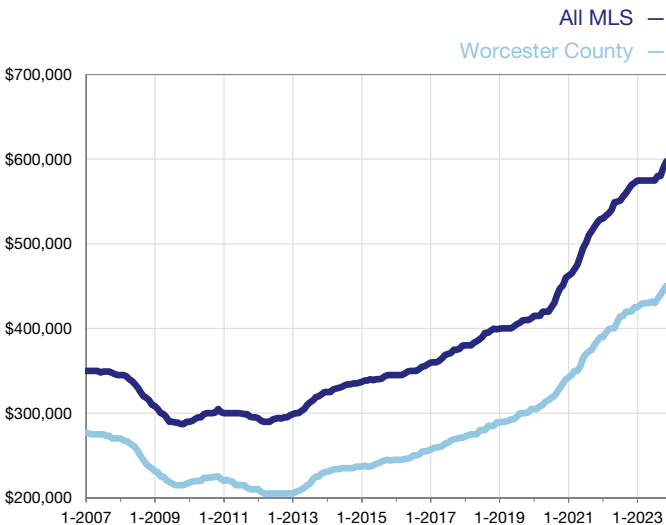
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	119	<b>114</b>	- 4.2%	197	<b>210</b>	+ 6.6%
Closed Sales	83	<b>70</b>	- 15.7%	179	<b>160</b>	- 10.6%
Median Sales Price*	\$337,500	<b>\$380,000</b>	+ 12.6%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	160	<b>155</b>	- 3.1%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	48	<b>47</b>	- 2.1%	40	<b>46</b>	+ 15.0%
Percent of Original List Price Received*	101.3%	<b>100.4%</b>	- 0.9%	101.1%	<b>99.9%</b>	- 1.2%
New Listings	96	<b>137</b>	+ 42.7%	212	<b>243</b>	+ 14.6%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

