

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## West Region

**+ 20.3%**

**+ 12.9%**

**- 23.0%**

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	332	<b>398</b>	+ 19.9%	646	<b>730</b>	+ 13.0%
Closed Sales	265	<b>329</b>	+ 24.2%	612	<b>690</b>	+ 12.7%
Median Sales Price*	\$295,000	<b>\$322,500</b>	+ 9.3%	\$290,000	<b>\$320,000</b>	+ 10.3%
Inventory of Homes for Sale	830	<b>634</b>	-23.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	-13.3%	--	--	--
Cumulative Days on Market Until Sale	62	<b>61</b>	-1.6%	60	<b>59</b>	-1.7%
Percent of Original List Price Received*	95.9%	<b>98.1%</b>	+ 2.3%	96.2%	<b>98.1%</b>	+ 2.0%
New Listings	360	<b>359</b>	-0.3%	731	<b>746</b>	+ 2.1%

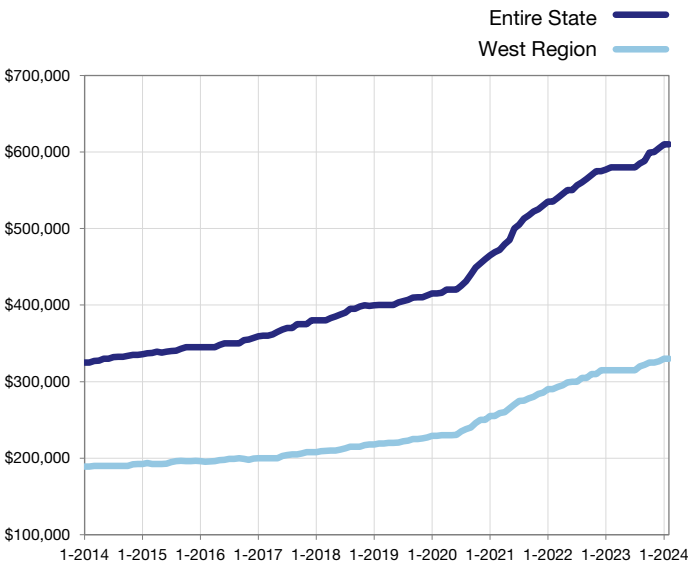
### Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	80	<b>68</b>	-15.0%	128	<b>119</b>	-7.0%
Closed Sales	47	<b>44</b>	-6.4%	104	<b>101</b>	-2.9%
Median Sales Price*	\$225,000	<b>\$260,000</b>	+ 15.6%	\$227,500	<b>\$260,000</b>	+ 14.3%
Inventory of Homes for Sale	134	<b>108</b>	-19.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.5</b>	-6.3%	--	--	--
Cumulative Days on Market Until Sale	55	<b>68</b>	+ 23.6%	47	<b>64</b>	+ 36.2%
Percent of Original List Price Received*	99.2%	<b>97.6%</b>	-1.6%	98.8%	<b>98.1%</b>	-0.7%
New Listings	62	<b>73</b>	+ 17.7%	127	<b>143</b>	+ 12.6%

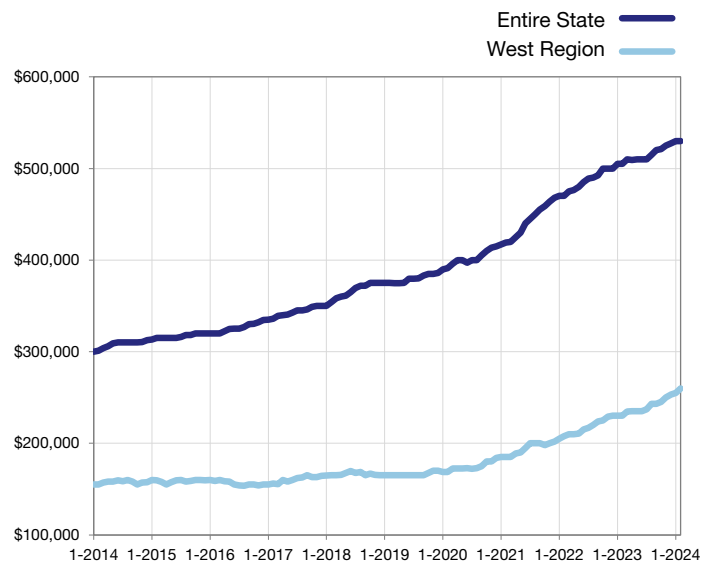
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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

**- 1.7%**

**+ 4.9%**

**- 30.2%**

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

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

### Single-Family Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	260	<b>321</b>	+ 23.5%	490	<b>559</b>	+ 14.1%
Closed Sales	242	<b>229</b>	-5.4%	512	<b>455</b>	-11.1%
Median Sales Price*	\$450,000	<b>\$485,000</b>	+ 7.8%	\$450,000	<b>\$480,000</b>	+ 6.7%
Inventory of Homes for Sale	650	<b>428</b>	-34.2%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	-18.8%	--	--	--
Cumulative Days on Market Until Sale	52	<b>53</b>	+ 1.9%	49	<b>47</b>	-4.1%
Percent of Original List Price Received*	97.0%	<b>98.2%</b>	+ 1.2%	97.0%	<b>98.5%</b>	+ 1.5%
New Listings	308	<b>304</b>	-1.3%	609	<b>608</b>	-0.2%

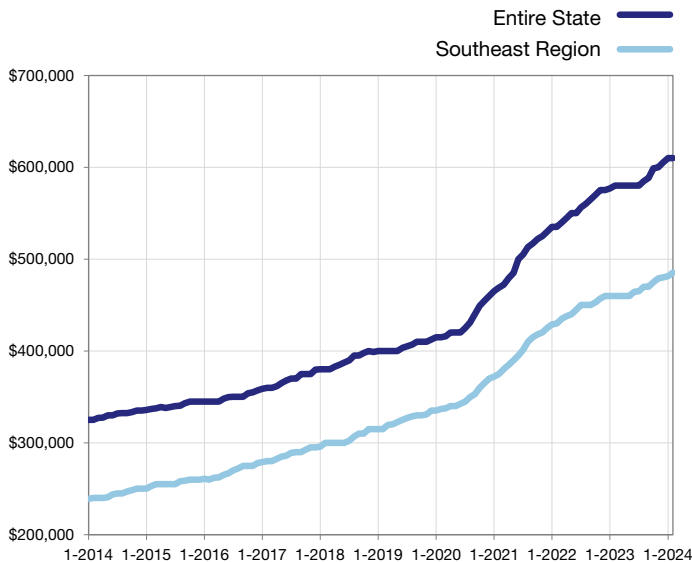
### Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	63	<b>72</b>	+ 14.3%	121	<b>127</b>	+ 5.0%
Closed Sales	47	<b>56</b>	+ 19.1%	95	<b>93</b>	-2.1%
Median Sales Price*	\$309,500	<b>\$338,000</b>	+ 9.2%	\$315,000	<b>\$336,000</b>	+ 6.7%
Inventory of Homes for Sale	117	<b>92</b>	-21.4%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	-6.7%	--	--	--
Cumulative Days on Market Until Sale	45	<b>34</b>	-24.4%	45	<b>40</b>	-11.1%
Percent of Original List Price Received*	98.3%	<b>100.5%</b>	+ 2.2%	98.7%	<b>99.3%</b>	+ 0.6%
New Listings	66	<b>61</b>	-7.6%	131	<b>153</b>	+ 16.8%

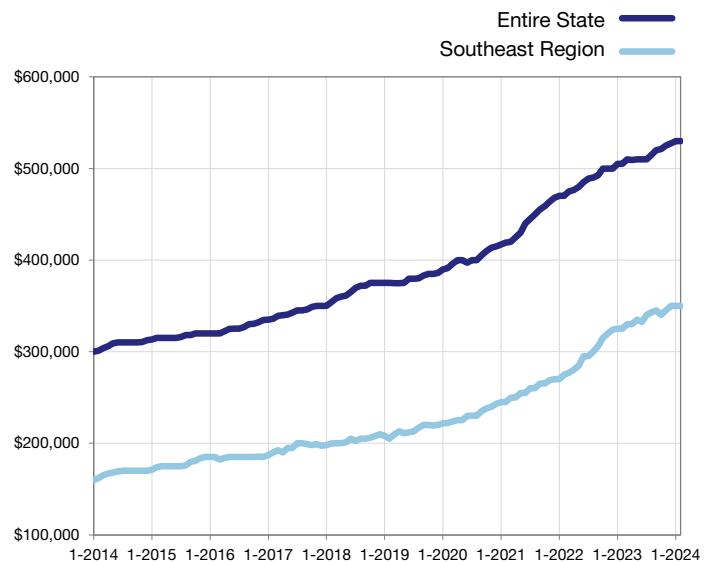
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Northern Region

**- 12.0%**

**+ 8.3%**

**- 14.8%**

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	309	<b>338</b>	+ 9.4%	597	<b>627</b>	+ 5.0%
Closed Sales	260	<b>231</b>	-11.2%	558	<b>581</b>	+ 4.1%
Median Sales Price*	\$580,000	<b>\$665,000</b>	+ 14.7%	\$579,950	<b>\$630,000</b>	+ 8.6%
Inventory of Homes for Sale	498	<b>405</b>	-18.7%	--	--	--
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	<b>44</b>	0.0%	41	<b>39</b>	-4.9%
Percent of Original List Price Received*	99.0%	<b>99.8%</b>	+ 0.8%	98.4%	<b>99.6%</b>	+ 1.2%
New Listings	316	<b>362</b>	+ 14.6%	687	<b>699</b>	+ 1.7%

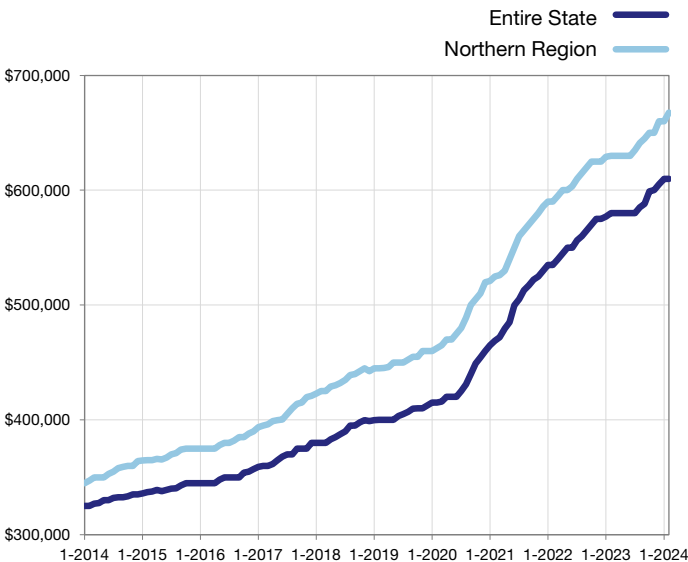
### Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	183	<b>213</b>	+ 16.4%	380	<b>369</b>	-2.9%
Closed Sales	172	<b>150</b>	-12.8%	336	<b>283</b>	-15.8%
Median Sales Price*	\$385,000	<b>\$400,000</b>	+ 3.9%	\$390,000	<b>\$415,000</b>	+ 6.4%
Inventory of Homes for Sale	241	<b>226</b>	-6.2%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	<b>36</b>	+ 9.1%	42	<b>39</b>	-7.1%
Percent of Original List Price Received*	100.5%	<b>99.9%</b>	-0.6%	99.4%	<b>99.4%</b>	0.0%
New Listings	192	<b>233</b>	+ 21.4%	406	<b>446</b>	+ 9.9%

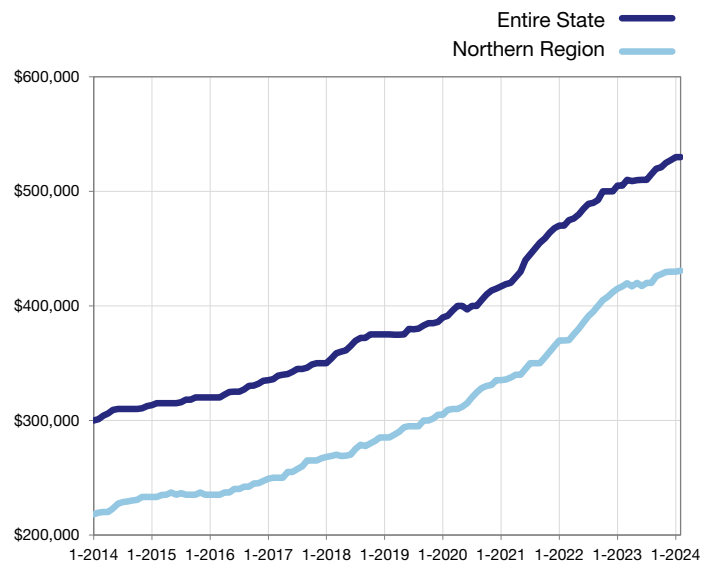
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### Single-Family Properties



### Condominium Properties



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## Central Region

**- 6.3%**

**+ 8.1%**

**- 12.4%**

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	401	479	+ 19.5%	753	819	+ 8.8%
Closed Sales	330	318	-3.6%	732	700	-4.4%
Median Sales Price*	\$403,325	<b>\$450,000</b>	+ 11.6%	\$410,000	<b>\$445,000</b>	+ 8.5%
Inventory of Homes for Sale	672	567	-15.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	48	44	-8.3%	46	42	-8.7%
Percent of Original List Price Received*	98.1%	99.0%	+ 0.9%	97.9%	98.8%	+ 0.9%
New Listings	379	493	+ 30.1%	806	934	+ 15.9%

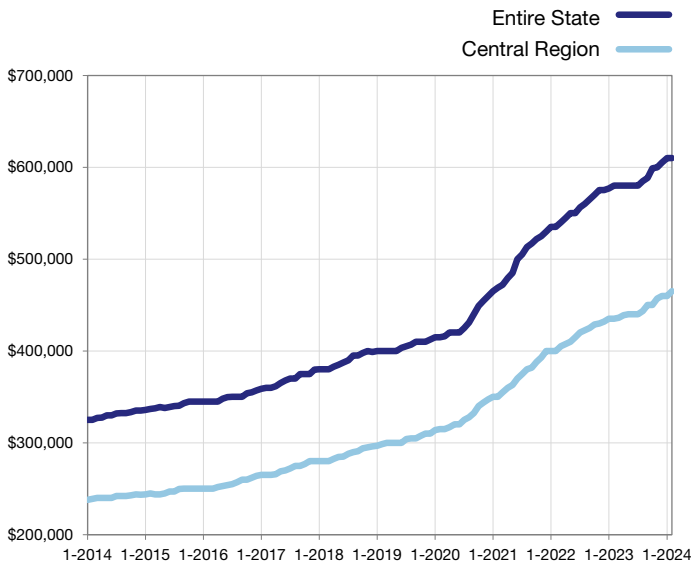
### Condominium Properties

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	133	131	-1.5%	224	237	+ 5.8%
Closed Sales	89	79	-11.2%	191	178	-6.8%
Median Sales Price*	\$335,000	<b>\$380,000</b>	+ 13.4%	\$330,000	<b>\$356,250</b>	+ 8.0%
Inventory of Homes for Sale	178	190	+ 6.7%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	48	50	+ 4.2%	39	47	+ 20.5%
Percent of Original List Price Received*	101.4%	100.8%	-0.6%	101.2%	100.1%	-1.1%
New Listings	110	161	+ 46.4%	242	284	+ 17.4%

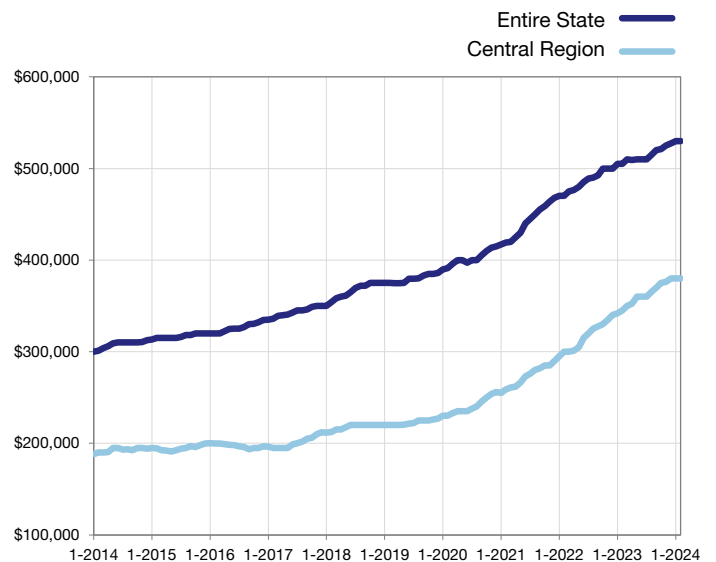
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