

Multi-Family Housing Activity Report

February 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2023	Feb-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		305	341	+ 11.8%	677	713	+ 5.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$585,000	\$625,000	+ 6.8%	\$570,000	\$625,500	+ 9.7%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		981	693	- 29.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.8	1.5	- 14.9%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		51	46	- 9.1%	49	44	- 9.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		96.8%	97.8%	+ 1.0%	96.6%	98.1%	+ 1.6%
New Listings A count of the properties that have been newly listed on the market in a given month.		453	519	+ 14.6%	896	1,082	+ 20.8%

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

