

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 13.2%

+ 20.4%

- 6.5%

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

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	71	81	+ 14.1%	213	223	+ 4.7%
Closed Sales	79	67	- 15.2%	212	227	+ 7.1%
Median Sales Price*	\$265,000	\$325,000	+ 22.6%	\$276,375	\$319,000	+ 15.4%
Inventory of Homes for Sale	252	237	- 6.0%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 3.6%	--	--	--
Cumulative Days on Market Until Sale	104	118	+ 12.9%	99	108	+ 8.3%
Percent of Original List Price Received*	93.7%	92.4%	- 1.4%	93.7%	93.9%	+ 0.2%
New Listings	122	112	- 8.2%	261	256	- 1.9%

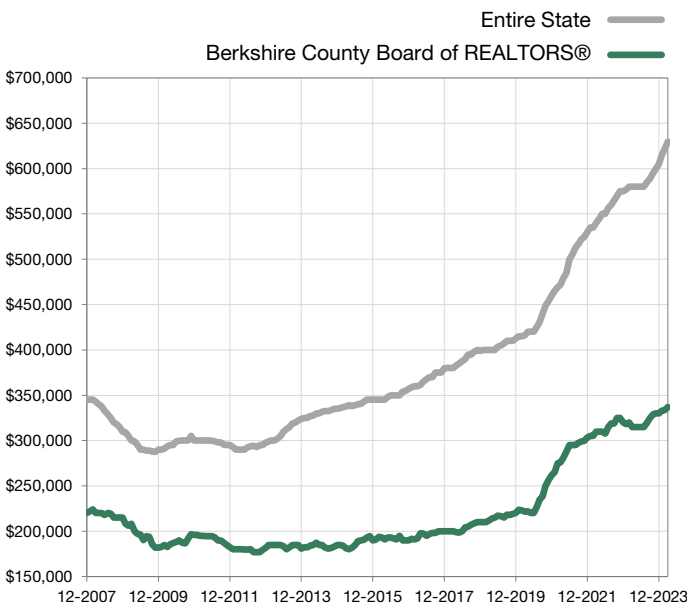
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	9	- 18.2%	33	37	+ 12.1%
Closed Sales	12	12	0.0%	33	36	+ 9.1%
Median Sales Price*	\$585,000	\$390,000	- 33.3%	\$575,000	\$450,000	- 21.7%
Inventory of Homes for Sale	42	38	- 9.5%	--	--	--
Months Supply of Inventory	3.3	2.9	- 14.0%	--	--	--
Cumulative Days on Market Until Sale	66	89	+ 33.8%	93	104	+ 12.1%
Percent of Original List Price Received*	100.3%	97.8%	- 2.5%	98.2%	95.7%	- 2.5%
New Listings	14	5	- 64.3%	44	51	+ 15.9%

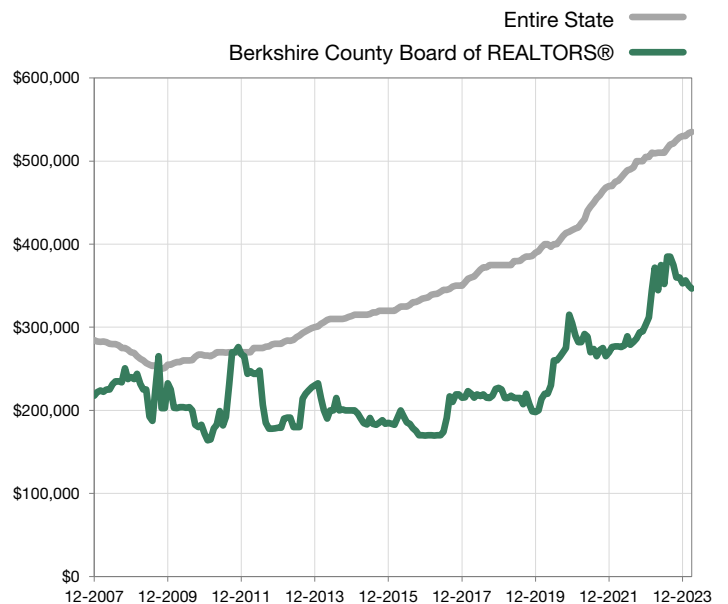
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 4.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.8%

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

+ 6.0%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	433	547	+ 26.3%	1,173	1,297	+ 10.6%
Closed Sales	415	407	- 1.9%	1,074	1,042	- 3.0%
Median Sales Price*	\$690,000	\$670,000	- 2.9%	\$660,500	\$685,000	+ 3.7%
Inventory of Homes for Sale	896	964	+ 7.6%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 26.6%	--	--	--
Cumulative Days on Market Until Sale	60	51	- 14.0%	56	51	- 9.1%
Percent of Original List Price Received*	95.6%	98.1%	+ 2.6%	94.9%	95.8%	+ 0.9%
New Listings	606	651	+ 7.4%	1,318	1,534	+ 16.4%

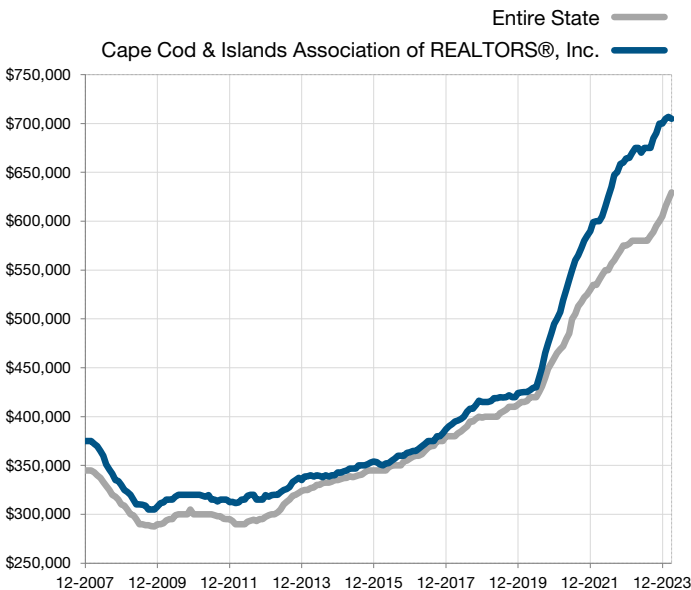
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	112	126	+ 12.5%	307	304	- 1.0%
Closed Sales	101	85	- 15.8%	246	255	+ 3.7%
Median Sales Price*	\$425,600	\$425,000	- 0.1%	\$425,300	\$425,000	- 0.1%
Inventory of Homes for Sale	256	257	+ 0.4%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	37	54	+ 46.6%	48	52	+ 9.4%
Percent of Original List Price Received*	97.8%	97.4%	- 0.3%	96.7%	96.9%	+ 0.2%
New Listings	162	147	- 9.3%	352	393	+ 11.6%

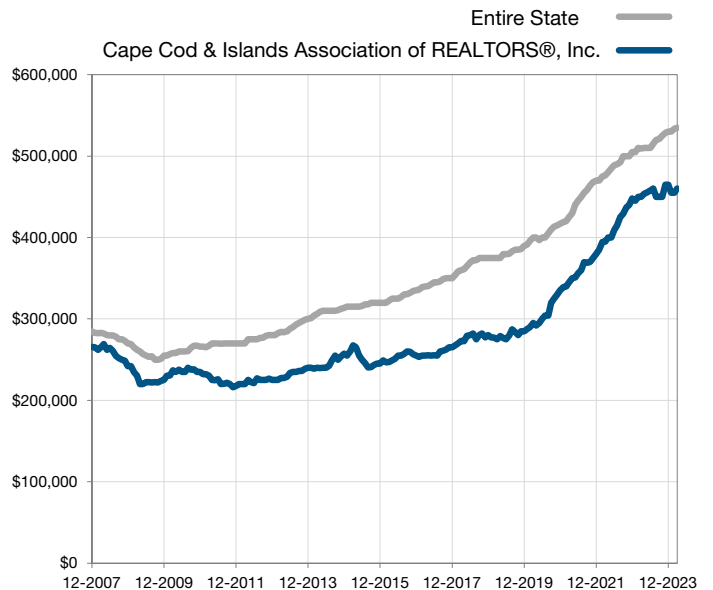
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	828	982	+ 18.6%	1,902	2,071	+ 8.9%
Closed Sales	625	592	- 5.3%	1,552	1,560	+ 0.5%
Median Sales Price*	\$827,000	\$900,500	+ 8.9%	\$749,500	\$830,500	+ 10.8%
Inventory of Homes for Sale	1,266	841	- 33.6%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	49	42	- 14.3%
Percent of Original List Price Received*	100.3%	102.4%	+ 2.1%	98.1%	100.4%	+ 2.3%
New Listings	1,244	972	- 21.9%	2,454	2,454	0.0%

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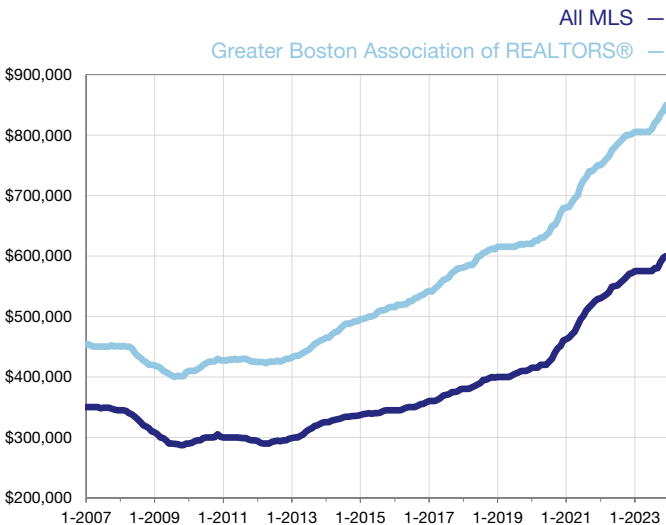
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	863	913	+ 5.8%	1,988	2,047	+ 3.0%
Closed Sales	713	638	- 10.5%	1,723	1,523	- 11.6%
Median Sales Price*	\$682,000	\$740,000	+ 8.5%	\$679,000	\$715,000	+ 5.3%
Inventory of Homes for Sale	1,834	1,428	- 22.1%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	55	46	- 16.4%	57	53	- 7.0%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	98.2%	99.2%	+ 1.0%
New Listings	1,334	1,067	- 20.0%	2,951	2,882	- 2.3%

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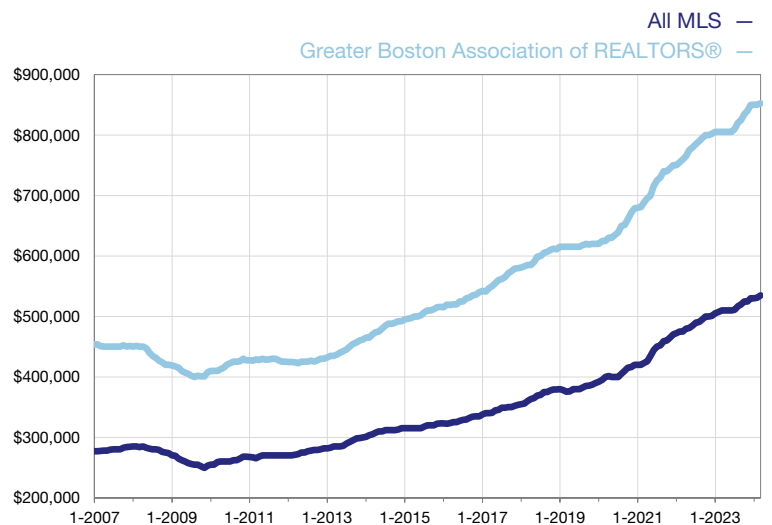
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 33.3%

Year-Over-Year
Change in
Closed Sales
All Properties

- 1.3%

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

- 13.4%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	30	46	+ 53.3%	88	109	+ 23.9%
Closed Sales	36	30	- 16.7%	76	93	+ 22.4%
Median Sales Price*	\$758,000	\$772,450	+ 1.9%	\$739,950	\$825,000	+ 11.5%
Inventory of Homes for Sale	57	45	- 21.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 4.6%	--	--	--
Cumulative Days on Market Until Sale	37	49	+ 32.7%	44	55	+ 25.2%
Percent of Original List Price Received*	102.0%	101.0%	- 0.9%	99.4%	99.6%	+ 0.3%
New Listings	42	43	+ 2.4%	117	113	- 3.4%

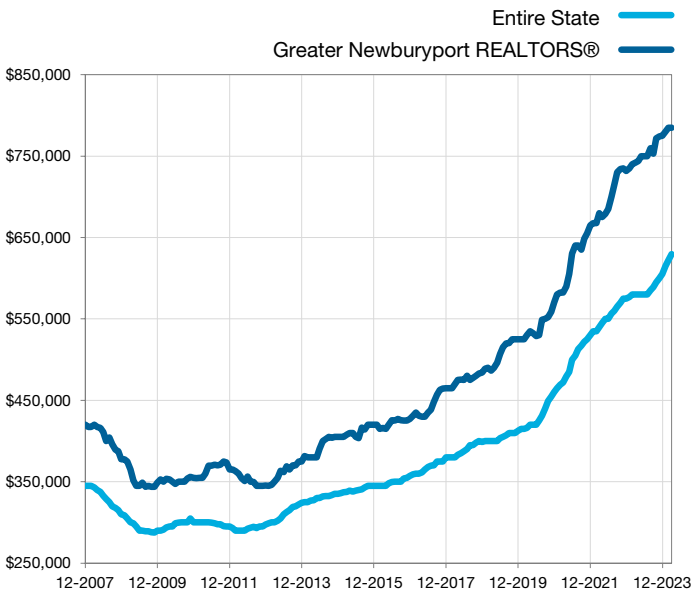
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	35	+ 40.0%	73	78	+ 6.8%
Closed Sales	36	18	- 50.0%	77	54	- 29.9%
Median Sales Price*	\$583,750	\$680,250	+ 16.5%	\$554,000	\$585,000	+ 5.6%
Inventory of Homes for Sale	40	39	- 2.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	71	49	- 30.8%	68	45	- 34.5%
Percent of Original List Price Received*	101.7%	99.5%	- 2.2%	100.0%	99.8%	- 0.2%
New Listings	39	38	- 2.6%	96	110	+ 14.6%

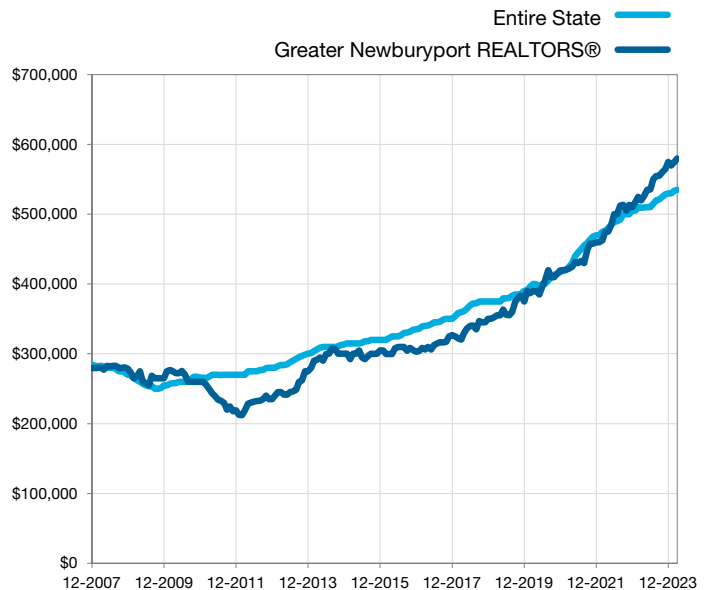
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

0.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.4%

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

- 35.1%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	154	183	+ 18.8%	382	445	+ 16.5%
Closed Sales	123	127	+ 3.3%	362	347	- 4.1%
Median Sales Price*	\$388,000	\$410,000	+ 5.7%	\$384,200	\$400,000	+ 4.1%
Inventory of Homes for Sale	284	185	- 34.9%	--	--	--
Months Supply of Inventory	1.4	1.1	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	38	46	+ 19.9%	46	43	- 6.3%
Percent of Original List Price Received*	99.1%	99.8%	+ 0.7%	98.0%	99.2%	+ 1.2%
New Listings	195	192	- 1.5%	463	489	+ 5.6%

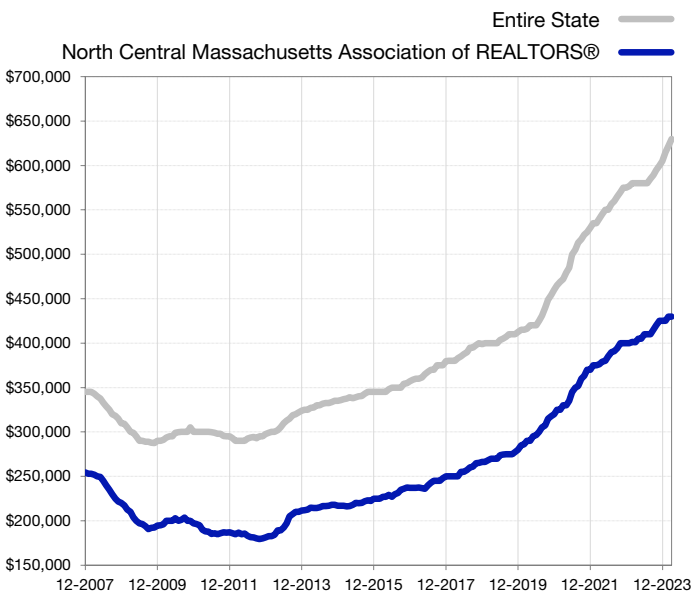
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	36	+ 38.5%	72	82	+ 13.9%
Closed Sales	24	20	- 16.7%	64	53	- 17.2%
Median Sales Price*	\$384,950	\$333,750	- 13.3%	\$304,750	\$302,000	- 0.9%
Inventory of Homes for Sale	52	33	- 36.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.3%	--	--	--
Cumulative Days on Market Until Sale	80	23	- 71.6%	55	34	- 38.6%
Percent of Original List Price Received*	102.5%	102.6%	+ 0.2%	101.4%	101.4%	+ 0.0%
New Listings	36	24	- 33.3%	88	87	- 1.1%

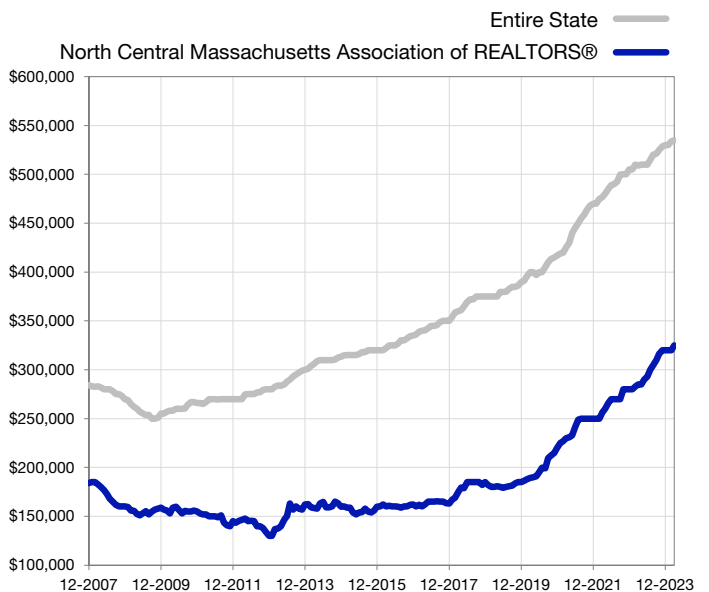
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

- 11.6%

+ 3.1%

- 32.0%

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

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	169	222	+ 31.4%	469	478	+ 1.9%
Closed Sales	178	135	- 24.2%	443	399	- 9.9%
Median Sales Price*	\$620,000	\$700,000	+ 12.9%	\$600,000	\$659,900	+ 10.0%
Inventory of Homes for Sale	312	190	- 39.1%	--	--	--
Months Supply of Inventory	1.2	0.9	- 22.1%	--	--	--
Cumulative Days on Market Until Sale	49	44	- 11.3%	42	42	- 0.9%
Percent of Original List Price Received*	98.4%	101.8%	+ 3.4%	98.4%	100.3%	+ 1.9%
New Listings	258	222	- 14.0%	603	535	- 11.3%

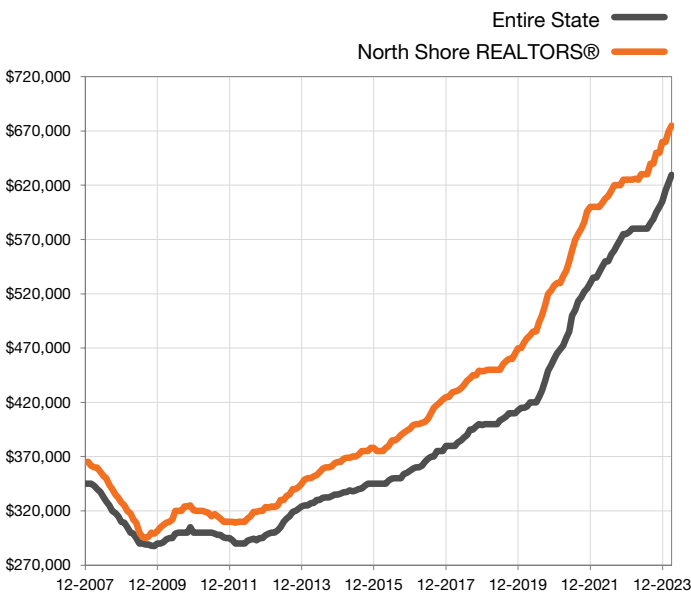
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	91	133	+ 46.2%	254	304	+ 19.7%
Closed Sales	99	110	+ 11.1%	261	249	- 4.6%
Median Sales Price*	\$410,000	\$449,500	+ 9.6%	\$419,900	\$449,000	+ 6.9%
Inventory of Homes for Sale	119	103	- 13.4%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 0.6%	--	--	--
Cumulative Days on Market Until Sale	37	33	- 9.7%	39	37	- 3.7%
Percent of Original List Price Received*	99.6%	101.2%	+ 1.6%	98.7%	99.9%	+ 1.2%
New Listings	118	123	+ 4.2%	284	329	+ 15.8%

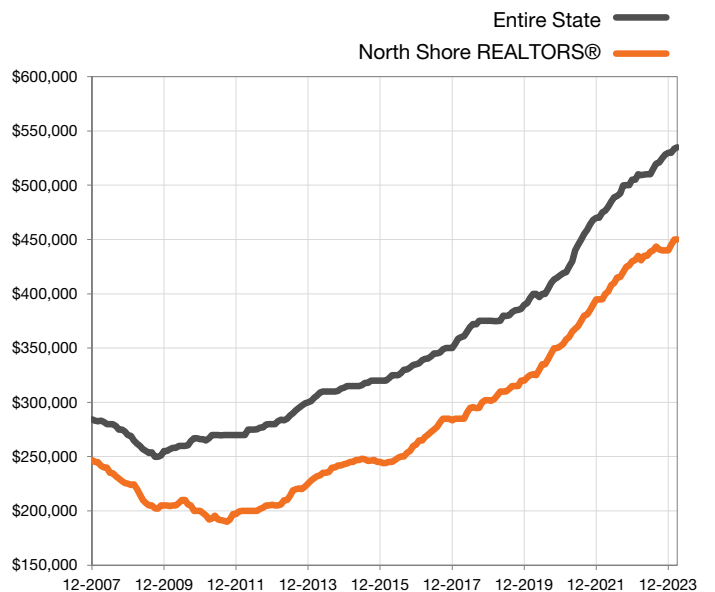
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

- 17.2%

+ 19.1%

- 32.0%

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

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	183	223	+ 21.9%	422	494	+ 17.1%
Closed Sales	154	143	- 7.1%	407	399	- 2.0%
Median Sales Price*	\$583,500	\$685,000	+ 17.4%	\$565,000	\$615,000	+ 8.8%
Inventory of Homes for Sale	230	167	- 27.4%	--	--	--
Months Supply of Inventory	0.9	0.8	- 3.5%	--	--	--
Cumulative Days on Market Until Sale	41	39	- 3.7%	42	35	- 16.3%
Percent of Original List Price Received*	101.1%	102.9%	+ 1.8%	99.6%	100.9%	+ 1.4%
New Listings	243	238	- 2.1%	510	554	+ 8.6%

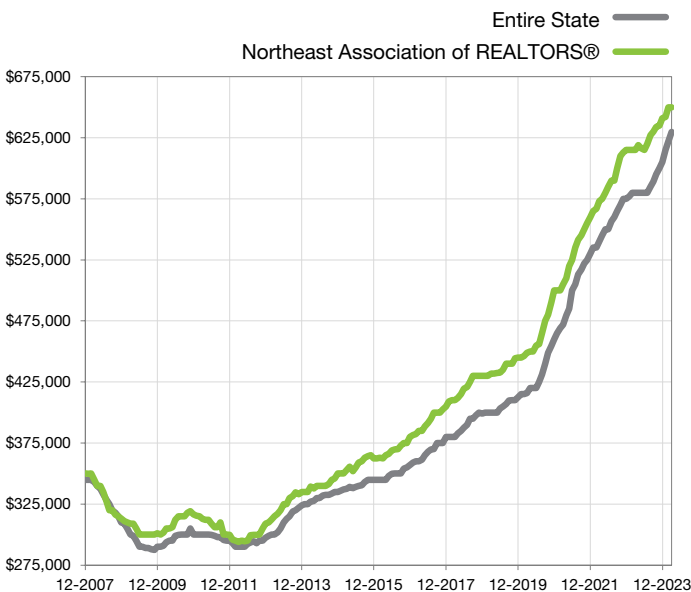
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	90	113	+ 25.6%	259	249	- 3.9%
Closed Sales	90	59	- 34.4%	223	167	- 25.1%
Median Sales Price*	\$387,500	\$390,000	+ 0.6%	\$370,000	\$385,000	+ 4.1%
Inventory of Homes for Sale	123	73	- 40.7%	--	--	--
Months Supply of Inventory	1.1	0.9	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.1%	33	31	- 7.5%
Percent of Original List Price Received*	101.0%	102.9%	+ 1.9%	101.2%	101.1%	- 0.1%
New Listings	118	113	- 4.2%	301	280	- 7.0%

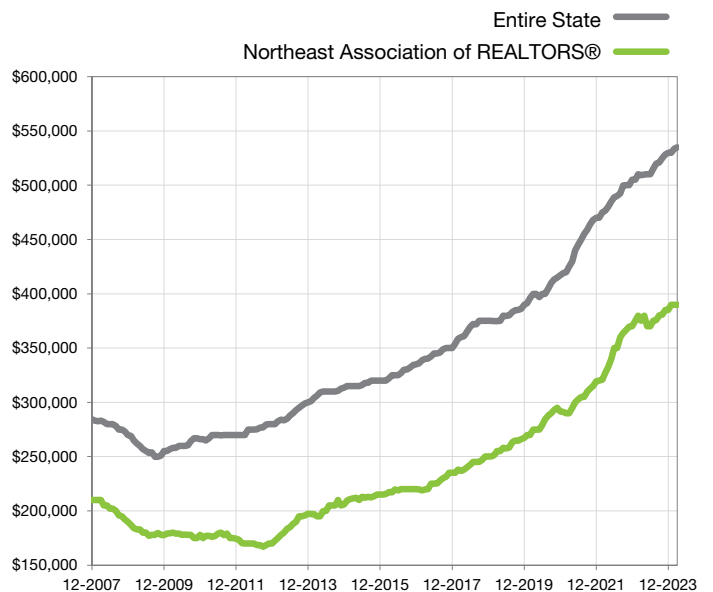
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 1.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.6%

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

- 24.0%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	295	397	+ 34.6%	820	911	+ 11.1%
Closed Sales	284	272	- 4.2%	777	758	- 2.4%
Median Sales Price*	\$450,500	\$480,750	+ 6.7%	\$430,000	\$478,000	+ 11.2%
Inventory of Homes for Sale	489	364	- 25.6%	--	--	--
Months Supply of Inventory	1.1	1.0	- 8.5%	--	--	--
Cumulative Days on Market Until Sale	48	38	- 20.6%	45	41	- 9.4%
Percent of Original List Price Received*	99.2%	100.1%	+ 0.9%	98.5%	99.2%	+ 0.8%
New Listings	424	401	- 5.4%	962	1,037	+ 7.8%

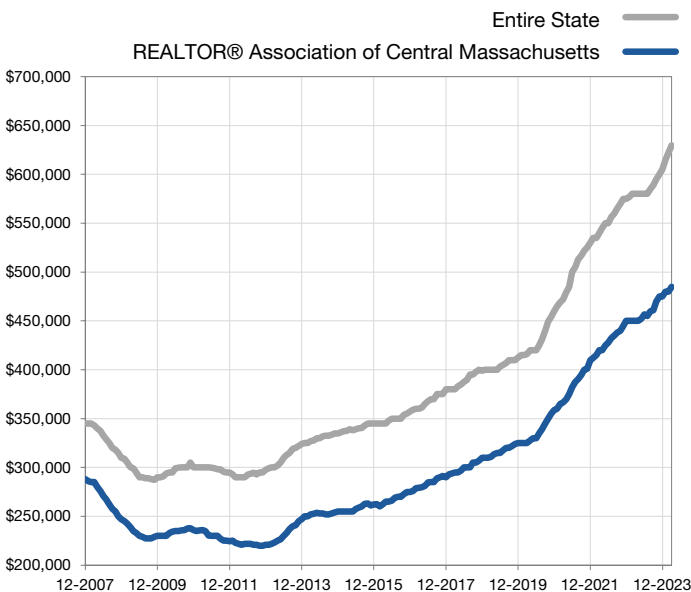
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	110	152	+ 38.2%	288	333	+ 15.6%
Closed Sales	100	105	+ 5.0%	251	253	+ 0.8%
Median Sales Price*	\$395,950	\$375,000	- 5.3%	\$366,000	\$375,000	+ 2.5%
Inventory of Homes for Sale	169	136	- 19.5%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	45	33	- 26.1%	41	43	+ 3.1%
Percent of Original List Price Received*	102.1%	101.6%	- 0.4%	101.6%	100.6%	- 1.0%
New Listings	159	146	- 8.2%	349	366	+ 4.9%

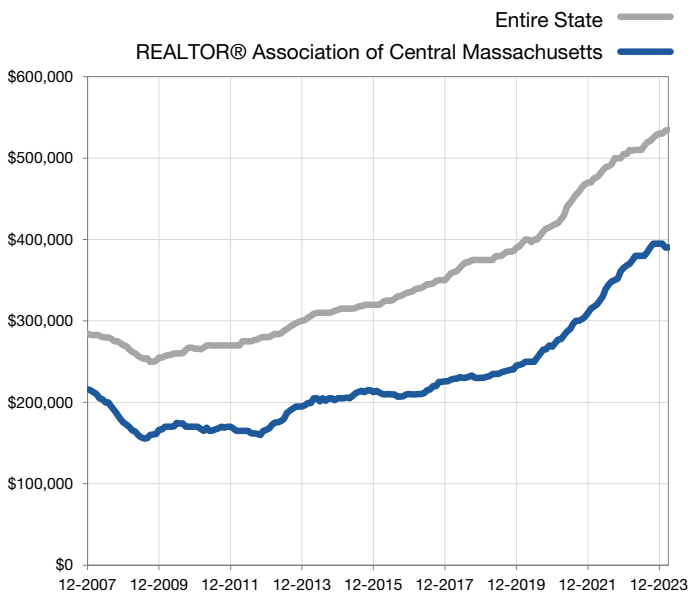
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 13.4%

+ 12.7%

- 37.5%

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

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	336	401	+ 19.3%	839	940	+ 12.0%
Closed Sales	309	272	- 12.0%	788	805	+ 2.2%
Median Sales Price*	\$295,000	\$335,000	+ 13.6%	\$290,575	\$325,000	+ 11.8%
Inventory of Homes for Sale	583	361	- 38.1%	--	--	--
Months Supply of Inventory	1.4	1.0	- 27.7%	--	--	--
Cumulative Days on Market Until Sale	53	45	- 15.3%	51	46	- 10.7%
Percent of Original List Price Received*	97.8%	99.3%	+ 1.5%	97.3%	99.2%	+ 1.9%
New Listings	376	351	- 6.6%	968	956	- 1.2%

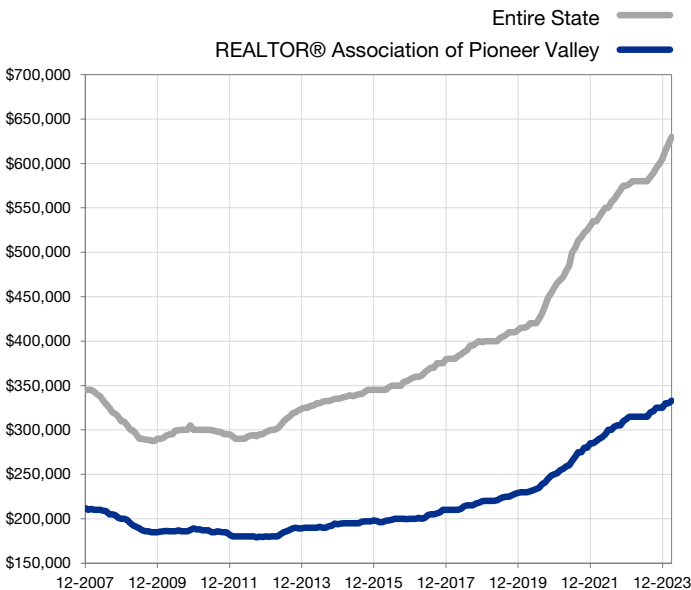
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	56	67	+ 19.6%	162	151	- 6.8%
Closed Sales	58	46	- 20.7%	141	123	- 12.8%
Median Sales Price*	\$223,500	\$249,950	+ 11.8%	\$219,000	\$242,500	+ 10.7%
Inventory of Homes for Sale	95	63	- 33.7%	--	--	--
Months Supply of Inventory	1.4	1.1	- 18.0%	--	--	--
Cumulative Days on Market Until Sale	54	41	- 23.4%	41	46	+ 12.7%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	100.3%	99.4%	- 0.8%
New Listings	64	63	- 1.6%	161	161	0.0%

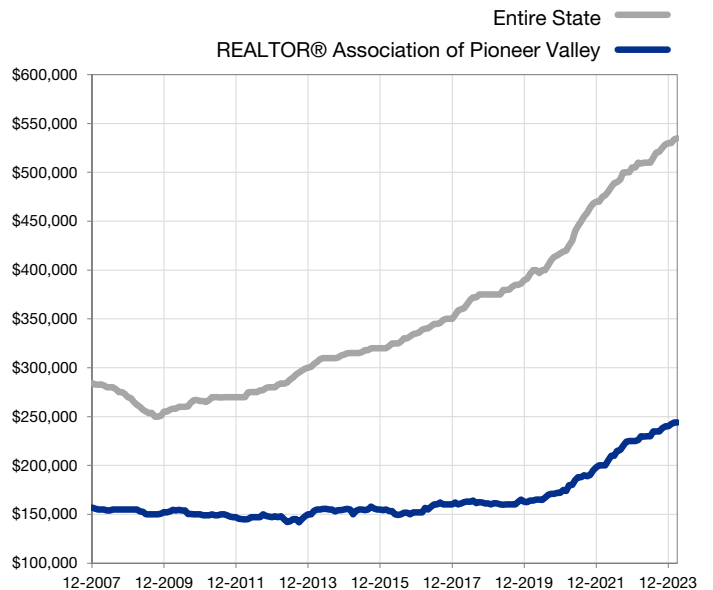
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 8.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.3%

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

- 35.7%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	274	305	+ 11.3%	670	734	+ 9.6%
Closed Sales	239	216	- 9.6%	637	588	- 7.7%
Median Sales Price*	\$450,000	\$495,000	+ 10.0%	\$450,000	\$500,000	+ 11.1%
Inventory of Homes for Sale	526	314	- 40.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	53	39	- 26.2%	49	44	- 11.2%
Percent of Original List Price Received*	97.7%	99.8%	+ 2.2%	97.5%	99.1%	+ 1.7%
New Listings	333	301	- 9.6%	824	801	- 2.8%

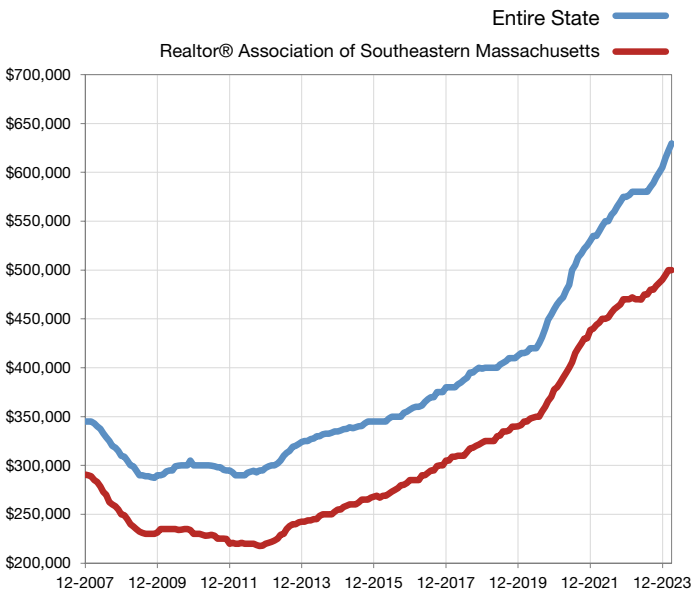
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	73	+ 37.7%	158	177	+ 12.0%
Closed Sales	54	52	- 3.7%	137	133	- 2.9%
Median Sales Price*	\$360,450	\$377,500	+ 4.7%	\$355,000	\$359,000	+ 1.1%
Inventory of Homes for Sale	87	80	- 8.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	42	39	- 8.5%	44	39	- 10.5%
Percent of Original List Price Received*	100.4%	100.5%	+ 0.0%	99.5%	99.9%	+ 0.4%
New Listings	52	89	+ 71.2%	164	220	+ 34.1%

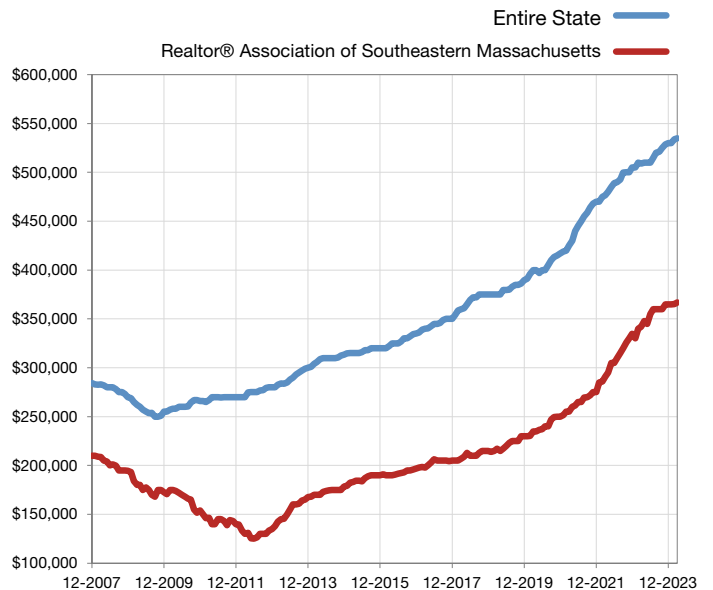
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 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

+ 33.3%

+ 14.1%

- 34.5%

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

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	58	71	+ 22.4%	152	171	+ 12.5%
Closed Sales	40	58	+ 45.0%	154	144	- 6.5%
Median Sales Price*	\$412,500	\$462,500	+ 12.1%	\$409,500	\$445,000	+ 8.7%
Inventory of Homes for Sale	146	81	- 44.5%	--	--	--
Months Supply of Inventory	2.2	1.3	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	45	65	+ 44.6%	53	58	+ 9.3%
Percent of Original List Price Received*	101.3%	98.1%	- 3.2%	97.2%	97.5%	+ 0.4%
New Listings	82	65	- 20.7%	200	174	- 13.0%

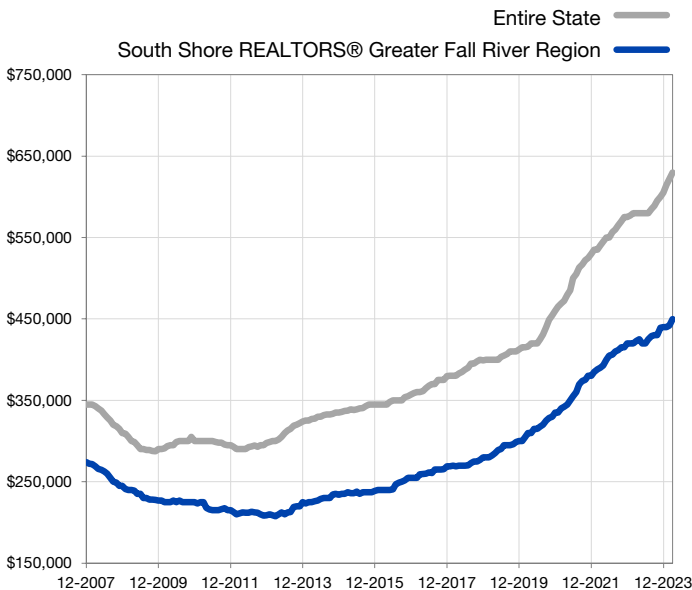
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	11	+ 57.1%	23	30	+ 30.4%
Closed Sales	8	6	- 25.0%	20	19	- 5.0%
Median Sales Price*	\$238,000	\$252,000	+ 5.9%	\$235,000	\$249,000	+ 6.0%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 72.1%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 44.2%	45	34	- 25.4%
Percent of Original List Price Received*	99.2%	99.7%	+ 0.5%	97.9%	98.3%	+ 0.5%
New Listings	10	17	+ 70.0%	29	39	+ 34.5%

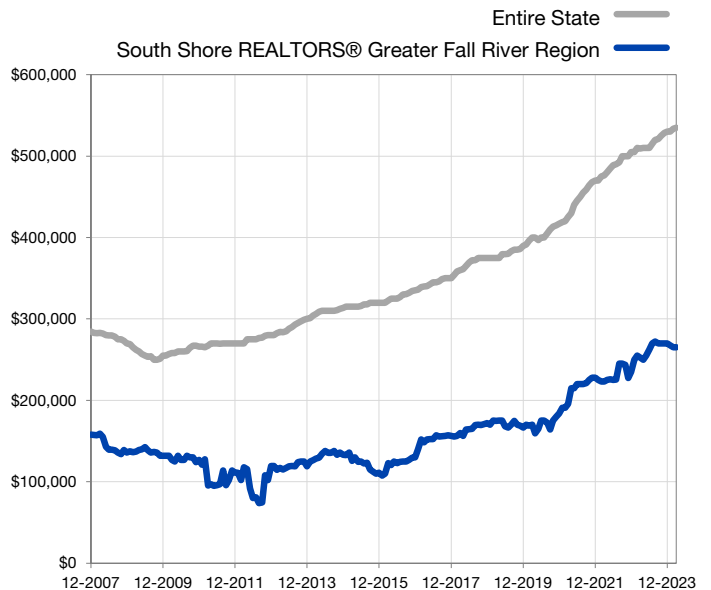
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 0.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.7%

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

- 29.7%

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

Single-Family Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	315	388	+ 23.2%	797	862	+ 8.2%
Closed Sales	264	264	0.0%	714	675	- 5.5%
Median Sales Price*	\$578,400	\$665,000	+ 15.0%	\$570,000	\$649,750	+ 14.0%
Inventory of Homes for Sale	534	350	- 34.5%	--	--	--
Months Supply of Inventory	1.4	1.1	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	49	45	- 8.9%	49	44	- 9.8%
Percent of Original List Price Received*	98.0%	99.9%	+ 1.9%	96.9%	98.8%	+ 2.0%
New Listings	436	356	- 18.3%	938	975	+ 3.9%

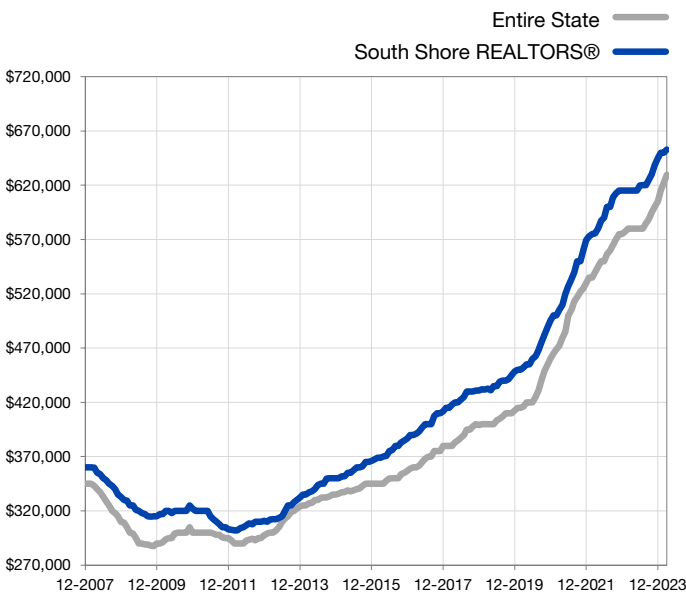
Condominium Properties

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	121	157	+ 29.8%	301	331	+ 10.0%
Closed Sales	102	103	+ 1.0%	258	238	- 7.8%
Median Sales Price*	\$442,000	\$450,000	+ 1.8%	\$419,950	\$448,000	+ 6.7%
Inventory of Homes for Sale	189	158	- 16.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 11.3%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 7.5%	40	39	- 1.2%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	99.6%	98.8%	- 0.8%
New Listings	167	132	- 21.0%	389	399	+ 2.6%

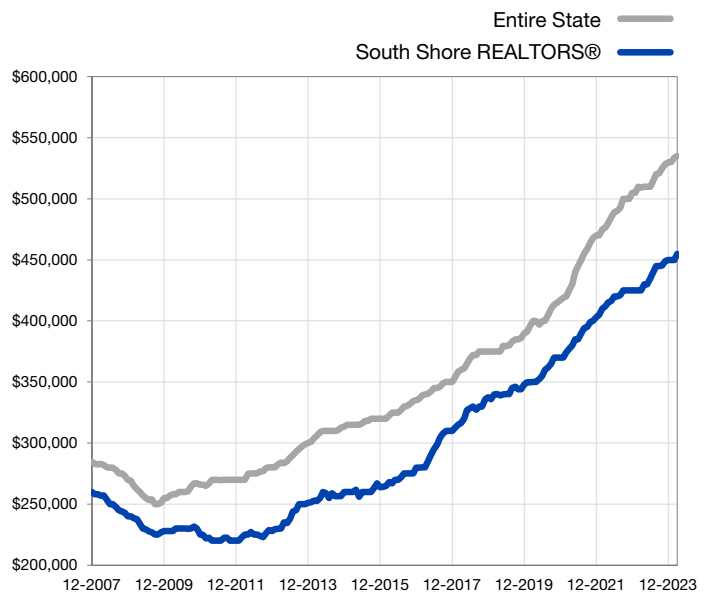
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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