

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	231	306	+ 32.5%	649	714	+ 10.0%
Closed Sales	236	229	- 3.0%	611	579	- 5.2%
Median Sales Price*	\$699,000	\$679,000	- 2.9%	\$677,000	\$695,000	+ 2.7%
Inventory of Homes for Sale	497	498	+ 0.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	56	58	+ 3.6%	58	55	- 5.2%
Percent of Original List Price Received*	95.8%	97.9%	+ 2.2%	94.6%	95.8%	+ 1.3%
New Listings	328	339	+ 3.4%	717	808	+ 12.7%

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

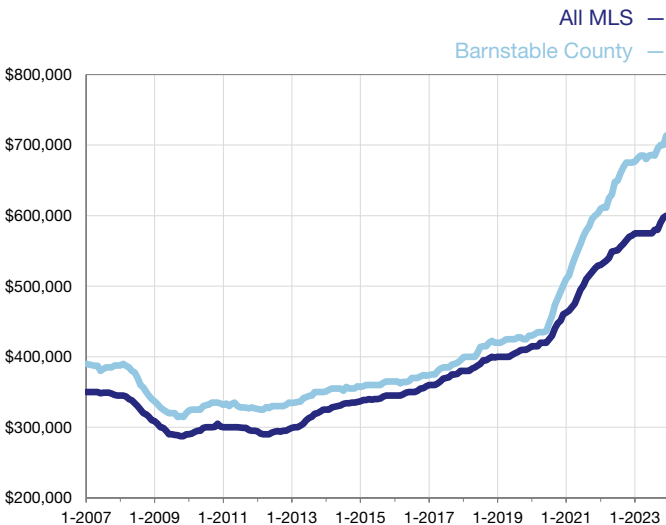
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	71	79	+ 11.3%	210	194	- 7.6%
Closed Sales	70	57	- 18.6%	163	165	+ 1.2%
Median Sales Price*	\$412,000	\$429,000	+ 4.1%	\$410,000	\$433,000	+ 5.6%
Inventory of Homes for Sale	147	153	+ 4.1%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	39	51	+ 30.8%	49	52	+ 6.1%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	96.6%	97.2%	+ 0.6%
New Listings	98	89	- 9.2%	221	239	+ 8.1%

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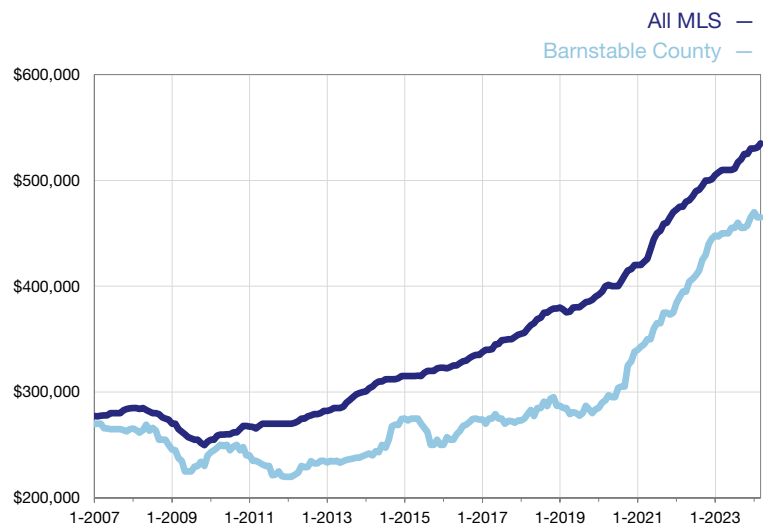
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	67	75	+ 11.9%	202	208	+ 3.0%
Closed Sales	74	65	- 12.2%	200	214	+ 7.0%
Median Sales Price*	\$262,500	\$325,000	+ 23.8%	\$272,500	\$312,500	+ 14.7%
Inventory of Homes for Sale	220	219	- 0.5%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	106	118	+ 11.3%	99	108	+ 9.1%
Percent of Original List Price Received*	93.7%	92.1%	- 1.7%	93.9%	93.8%	- 0.1%
New Listings	104	107	+ 2.9%	233	237	+ 1.7%

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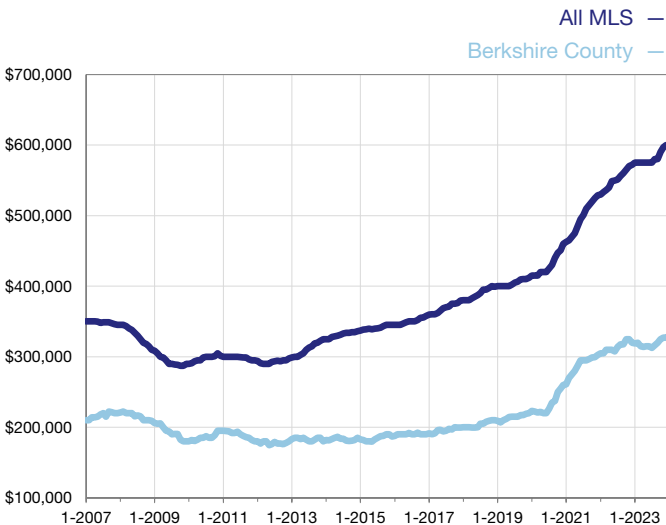
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	30	33	+ 10.0%
Closed Sales	11	10	- 9.1%	28	32	+ 14.3%
Median Sales Price*	\$500,000	\$320,000	- 36.0%	\$477,500	\$372,250	- 22.0%
Inventory of Homes for Sale	36	28	- 22.2%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	72	78	+ 8.3%	103	93	- 9.7%
Percent of Original List Price Received*	99.9%	97.3%	- 2.6%	97.7%	95.3%	- 2.5%
New Listings	12	4	- 66.7%	39	45	+ 15.4%

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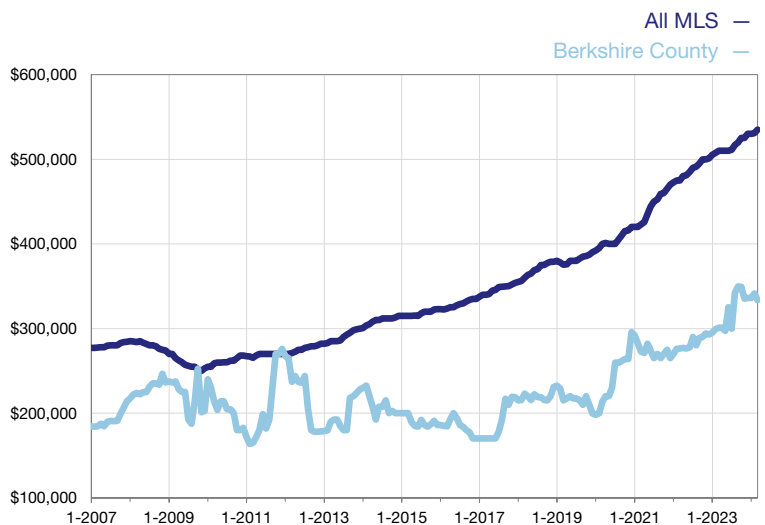
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	249	293	+ 17.7%	623	715	+ 14.8%
Closed Sales	212	215	+ 1.4%	605	570	- 5.8%
Median Sales Price*	\$437,450	\$500,000	+ 14.3%	\$440,000	\$484,900	+ 10.2%
Inventory of Homes for Sale	487	285	- 41.5%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	48	47	- 2.1%
Percent of Original List Price Received*	98.5%	99.4%	+ 0.9%	97.5%	98.8%	+ 1.3%
New Listings	318	275	- 13.5%	759	739	- 2.6%

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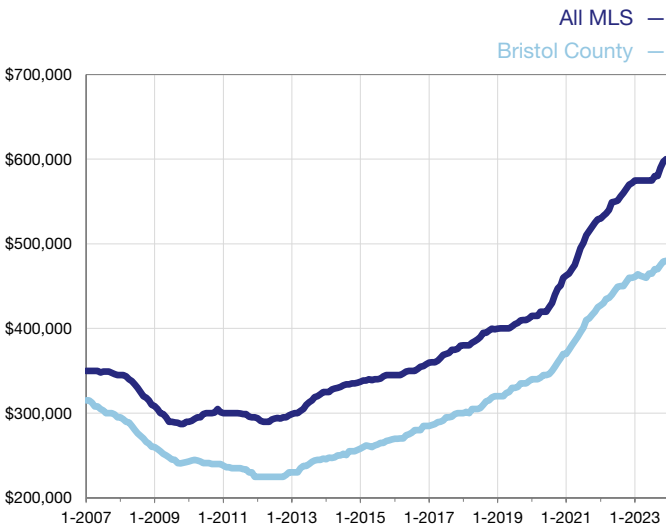
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	50	65	+ 30.0%	149	156	+ 4.7%
Closed Sales	51	42	- 17.6%	128	113	- 11.7%
Median Sales Price*	\$350,000	\$347,500	- 0.7%	\$340,000	\$340,000	0.0%
Inventory of Homes for Sale	59	68	+ 15.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	32	33	+ 3.1%	38	34	- 10.5%
Percent of Original List Price Received*	100.1%	100.3%	+ 0.2%	99.4%	99.8%	+ 0.4%
New Listings	52	79	+ 51.9%	152	184	+ 21.1%

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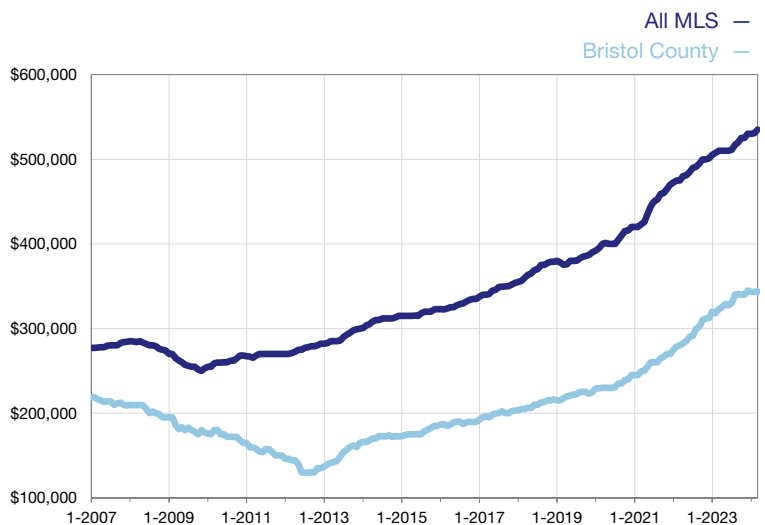
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	14	15	+ 7.1%
Closed Sales	7	4	- 42.9%	18	9	- 50.0%
Median Sales Price*	\$955,000	\$1,645,000	+ 72.3%	\$1,247,500	\$1,645,000	+ 31.9%
Inventory of Homes for Sale	30	40	+ 33.3%	--	--	--
Months Supply of Inventory	6.3	9.1	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	184	114	- 38.0%	108	102	- 5.6%
Percent of Original List Price Received*	83.9%	95.4%	+ 13.7%	89.9%	91.0%	+ 1.2%
New Listings	9	10	+ 11.1%	18	26	+ 44.4%

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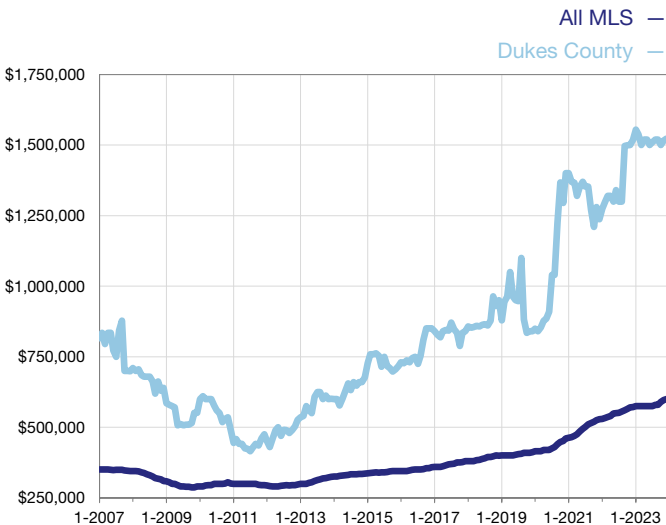
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	5.0	2.0	- 60.0%	--	--	--
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	1	0	- 100.0%	1	1	0.0%

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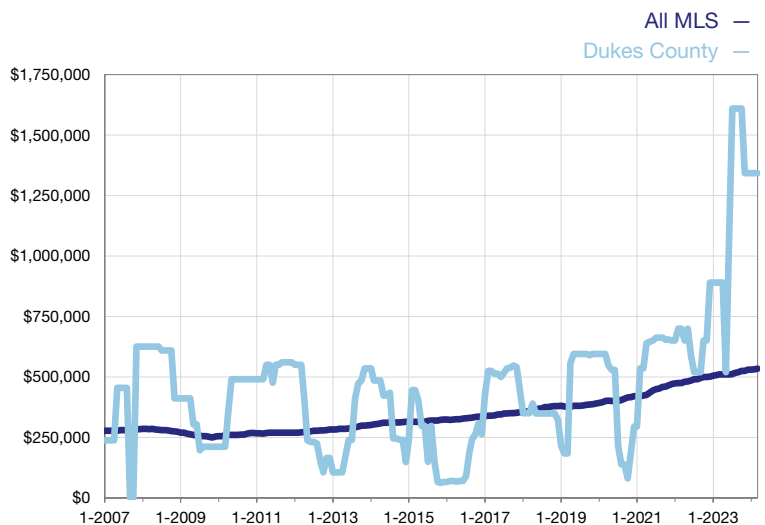
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	262	348	+ 32.8%	696	744	+ 6.9%
Closed Sales	262	207	- 21.0%	648	615	- 5.1%
Median Sales Price*	\$645,450	\$700,000	+ 8.5%	\$610,000	\$675,000	+ 10.7%
Inventory of Homes for Sale	447	281	- 37.1%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	46	45	- 2.2%	43	43	0.0%
Percent of Original List Price Received*	99.3%	101.6%	+ 2.3%	98.8%	100.2%	+ 1.4%
New Listings	380	344	- 9.5%	877	802	- 8.6%

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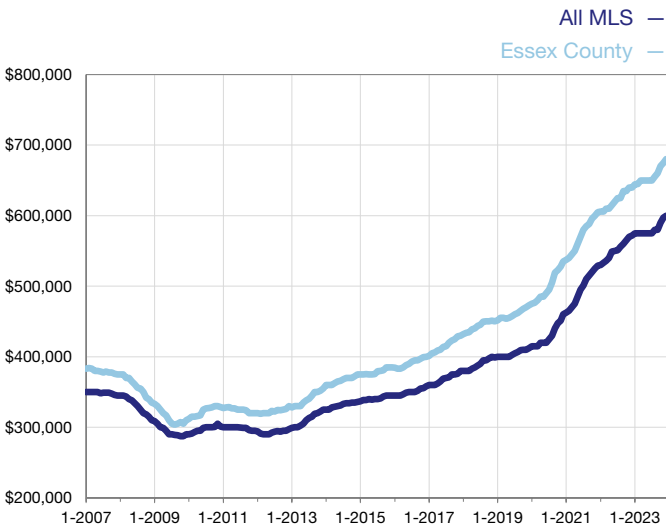
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	148	208	+ 40.5%	427	459	+ 7.5%
Closed Sales	166	144	- 13.3%	417	356	- 14.6%
Median Sales Price*	\$440,000	\$448,000	+ 1.8%	\$420,000	\$441,850	+ 5.2%
Inventory of Homes for Sale	200	163	- 18.5%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	34	- 20.9%	45	38	- 15.6%
Percent of Original List Price Received*	100.5%	101.3%	+ 0.8%	99.4%	100.1%	+ 0.7%
New Listings	199	200	+ 0.5%	489	525	+ 7.4%

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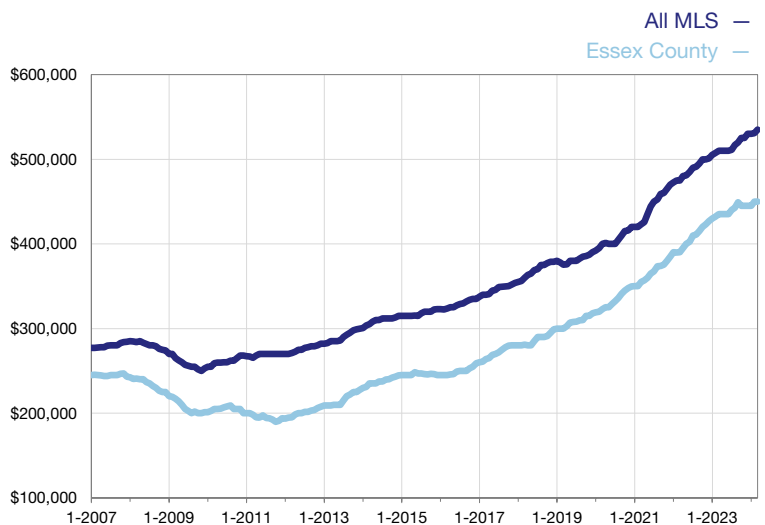
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	30	38	+ 26.7%	81	107	+ 32.1%
Closed Sales	28	31	+ 10.7%	80	90	+ 12.5%
Median Sales Price*	\$275,000	\$335,000	+ 21.8%	\$280,000	\$323,000	+ 15.4%
Inventory of Homes for Sale	60	49	- 18.3%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	58	53	- 8.6%	67	58	- 13.4%
Percent of Original List Price Received*	96.7%	97.7%	+ 1.0%	95.1%	96.3%	+ 1.3%
New Listings	27	37	+ 37.0%	67	96	+ 43.3%

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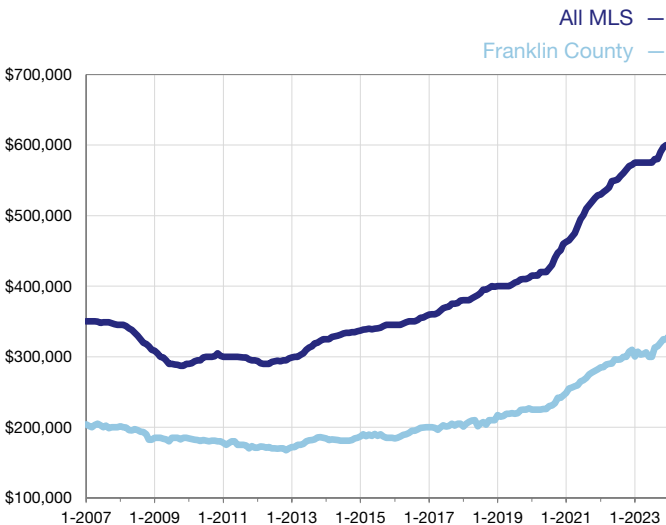
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	3	7	+ 133.3%
Closed Sales	2	1	- 50.0%	3	4	+ 33.3%
Median Sales Price*	\$205,000	\$335,000	+ 63.4%	\$265,000	\$323,850	+ 22.2%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	7	22	+ 214.3%	16	21	+ 31.3%
Percent of Original List Price Received*	101.7%	97.1%	- 4.5%	100.0%	104.3%	+ 4.3%
New Listings	4	4	0.0%	7	12	+ 71.4%

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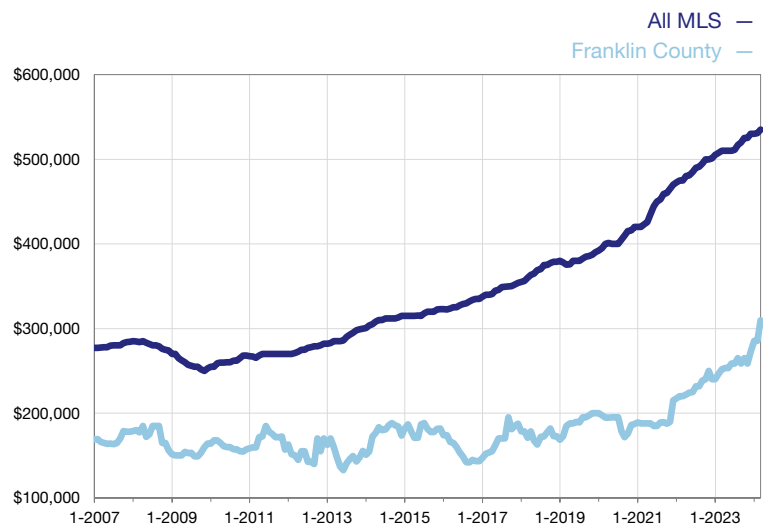
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	247	292	+ 18.2%	624	676	+ 8.3%
Closed Sales	222	188	- 15.3%	569	579	+ 1.8%
Median Sales Price*	\$278,000	\$309,950	+ 11.5%	\$275,000	\$303,000	+ 10.2%
Inventory of Homes for Sale	374	224	- 40.1%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	53	41	- 22.6%	50	41	- 18.0%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	97.4%	99.6%	+ 2.3%
New Listings	259	252	- 2.7%	705	686	- 2.7%

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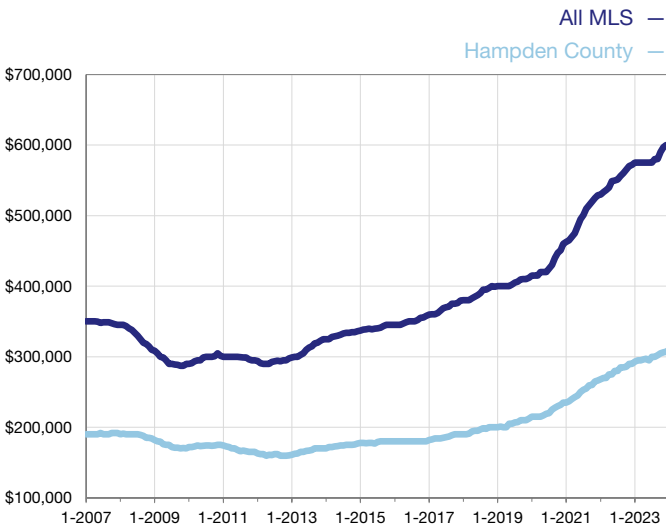
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	30	44	+ 46.7%	102	102	0.0%
Closed Sales	35	34	- 2.9%	96	78	- 18.8%
Median Sales Price*	\$189,000	\$211,000	+ 11.6%	\$199,950	\$220,000	+ 10.0%
Inventory of Homes for Sale	41	36	- 12.2%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	45	25	- 44.4%	37	36	- 2.7%
Percent of Original List Price Received*	101.4%	99.7%	- 1.7%	100.0%	99.7%	- 0.3%
New Listings	34	38	+ 11.8%	98	104	+ 6.1%

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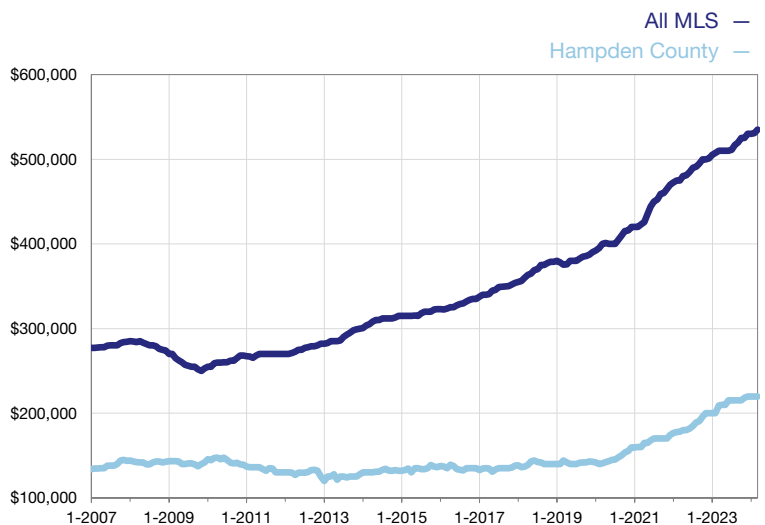
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	65	72	+ 10.8%	152	169	+ 11.2%
Closed Sales	62	58	- 6.5%	151	150	- 0.7%
Median Sales Price*	\$391,000	\$420,000	+ 7.4%	\$371,700	\$415,500	+ 11.8%
Inventory of Homes for Sale	132	84	- 36.4%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	48	45	- 6.3%	48	54	+ 12.5%
Percent of Original List Price Received*	98.3%	99.1%	+ 0.8%	98.0%	99.1%	+ 1.1%
New Listings	86	65	- 24.4%	186	178	- 4.3%

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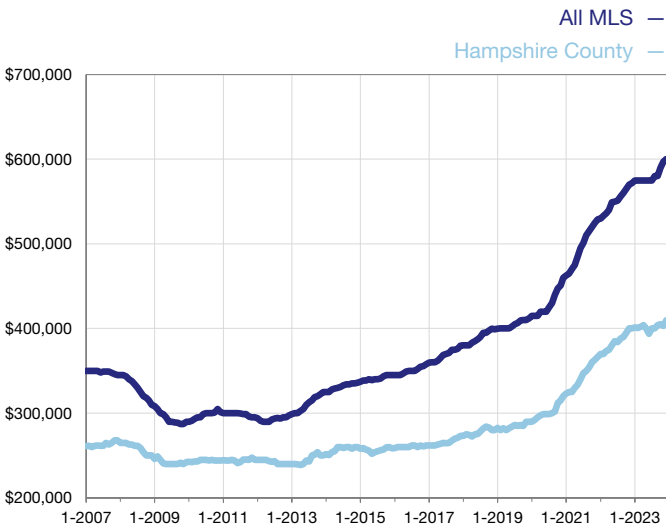
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	19	- 20.8%	55	43	- 21.8%
Closed Sales	21	12	- 42.9%	42	41	- 2.4%
Median Sales Price*	\$304,500	\$335,000	+ 10.0%	\$290,000	\$317,500	+ 9.5%
Inventory of Homes for Sale	48	18	- 62.5%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	74	88	+ 18.9%	53	68	+ 28.3%
Percent of Original List Price Received*	102.2%	100.4%	- 1.8%	100.9%	98.2%	- 2.7%
New Listings	26	21	- 19.2%	54	46	- 14.8%

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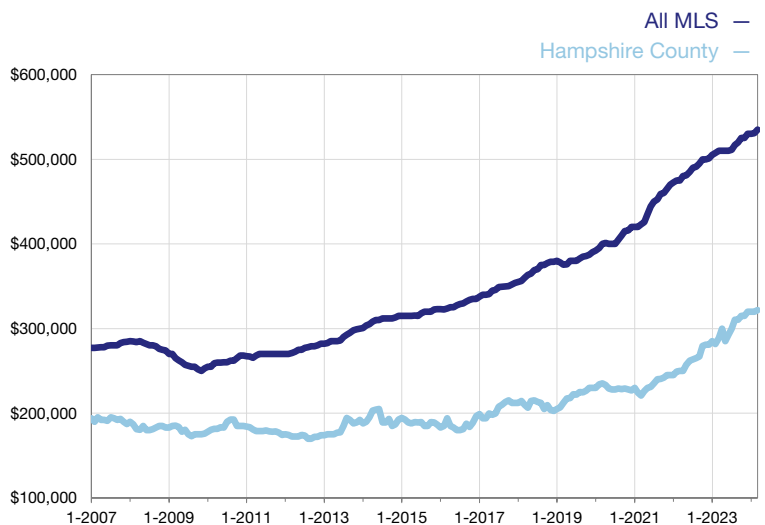
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2024

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Middlesex County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	652	792	+ 21.5%	1,470	1,661	+ 13.0%
Closed Sales	504	471	- 6.5%	1,247	1,243	- 0.3%
Median Sales Price*	\$782,500	\$865,000	+ 10.5%	\$700,000	\$785,000	+ 12.1%
Inventory of Homes for Sale	905	610	- 32.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	41	- 10.9%	47	42	- 10.6%
Percent of Original List Price Received*	100.9%	102.9%	+ 2.0%	98.9%	100.8%	+ 1.9%
New Listings	943	782	- 17.1%	1,851	1,918	+ 3.6%

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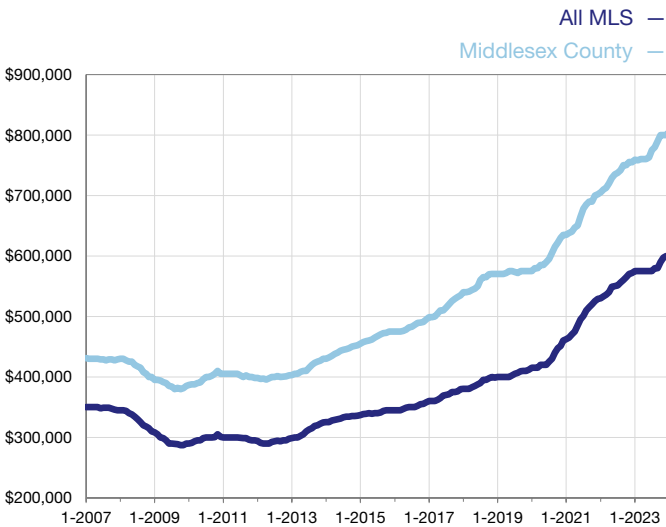
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	429	471	+ 9.8%	1,044	1,077	+ 3.2%
Closed Sales	363	353	- 2.8%	858	830	- 3.3%
Median Sales Price*	\$585,000	\$699,900	+ 19.6%	\$575,000	\$660,000	+ 14.8%
Inventory of Homes for Sale	676	462	- 31.7%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 28.0%	51	41	- 19.6%
Percent of Original List Price Received*	99.7%	100.7%	+ 1.0%	99.1%	100.3%	+ 1.2%
New Listings	596	472	- 20.8%	1,363	1,287	- 5.6%

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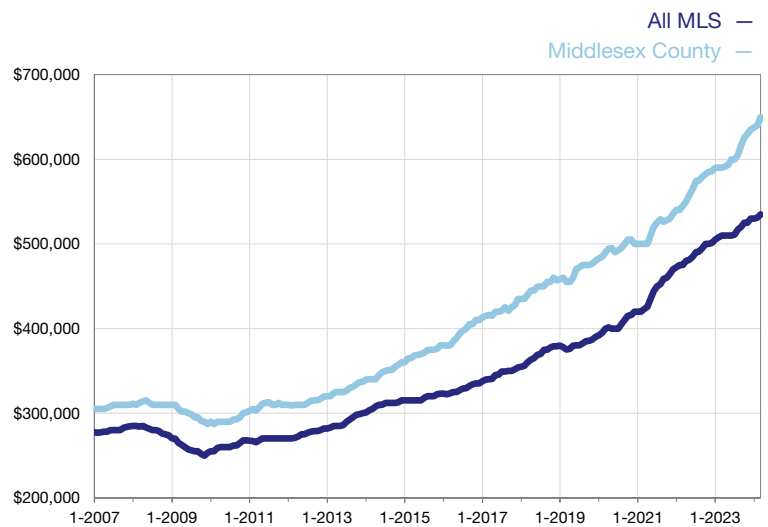
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	5	2	- 60.0%
Closed Sales	3	1	- 66.7%	3	4	+ 33.3%
Median Sales Price*	\$1,995,000	\$2,275,000	+ 14.0%	\$1,995,000	\$1,987,500	- 0.4%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	5.0	6.2	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	150	28	- 81.3%	150	68	- 54.7%
Percent of Original List Price Received*	94.2%	96.0%	+ 1.9%	94.2%	86.0%	- 8.7%
New Listings	4	5	+ 25.0%	9	14	+ 55.6%

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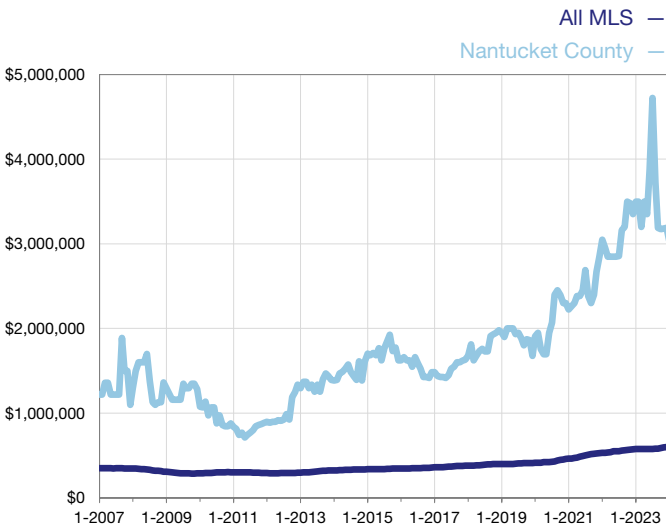
Condominium Properties

Key Metrics	March			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.

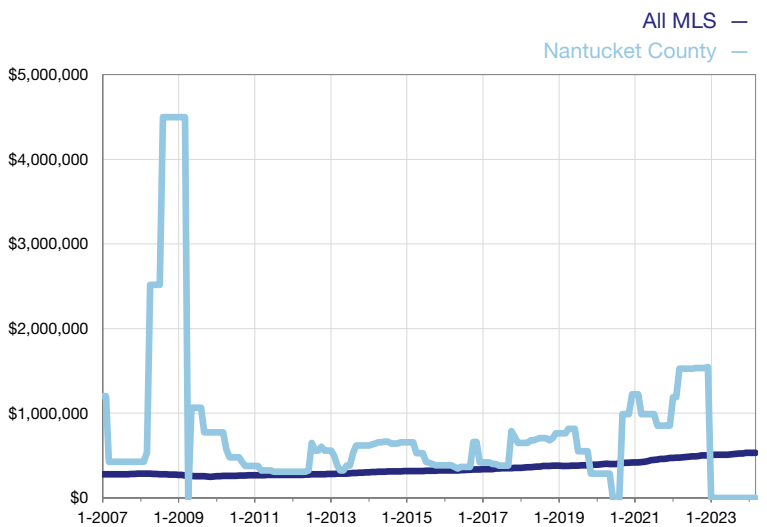
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	326	383	+ 17.5%	820	871	+ 6.2%
Closed Sales	269	268	- 0.4%	721	709	- 1.7%
Median Sales Price*	\$665,000	\$720,000	+ 8.3%	\$630,000	\$710,000	+ 12.7%
Inventory of Homes for Sale	523	339	- 35.2%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	47	37	- 21.3%	46	38	- 17.4%
Percent of Original List Price Received*	99.4%	101.7%	+ 2.3%	97.7%	100.3%	+ 2.7%
New Listings	480	378	- 21.3%	1,018	1,000	- 1.8%

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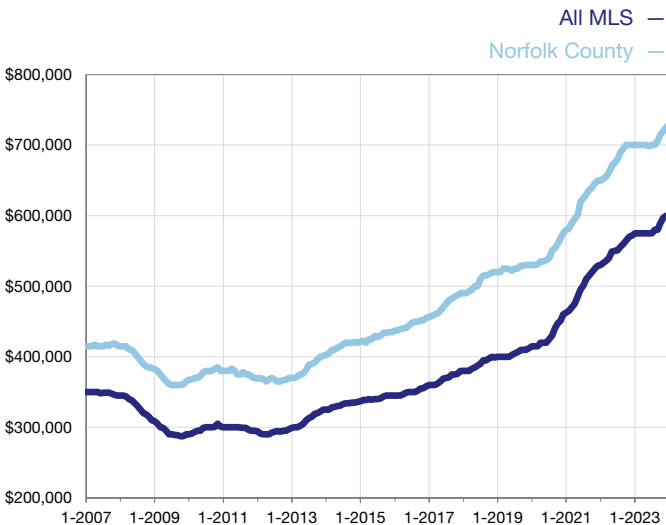
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	174	196	+ 12.6%	422	428	+ 1.4%
Closed Sales	159	132	- 17.0%	369	324	- 12.2%
Median Sales Price*	\$550,000	\$535,750	- 2.6%	\$540,000	\$522,500	- 3.2%
Inventory of Homes for Sale	302	209	- 30.8%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	39	46	+ 17.9%	45	48	+ 6.7%
Percent of Original List Price Received*	100.0%	98.8%	- 1.2%	99.5%	99.2%	- 0.3%
New Listings	242	185	- 23.6%	563	521	- 7.5%

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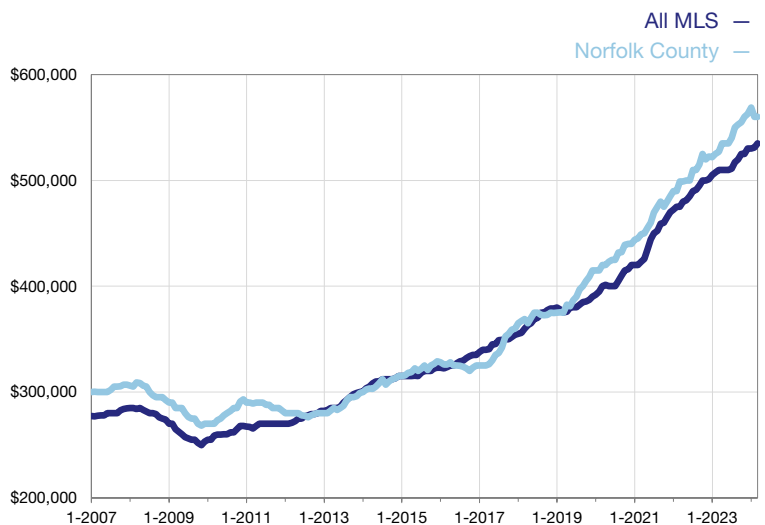
Median Sales Price – Single-Family Properties

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®

Plymouth County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	343	381	+ 11.1%	817	857	+ 4.9%
Closed Sales	260	265	+ 1.9%	715	692	- 3.2%
Median Sales Price*	\$517,500	\$620,000	+ 19.8%	\$525,000	\$600,000	+ 14.3%
Inventory of Homes for Sale	593	387	- 34.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	57	42	- 26.3%	52	45	- 13.5%
Percent of Original List Price Received*	97.8%	99.7%	+ 1.9%	97.0%	98.6%	+ 1.6%
New Listings	437	359	- 17.8%	956	956	0.0%

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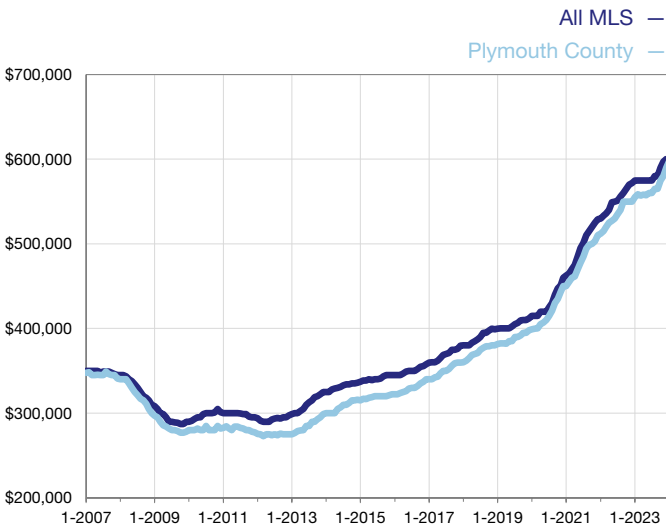
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	77	116	+ 50.6%	191	250	+ 30.9%
Closed Sales	62	68	+ 9.7%	191	172	- 9.9%
Median Sales Price*	\$427,500	\$547,850	+ 28.2%	\$405,000	\$462,500	+ 14.2%
Inventory of Homes for Sale	176	129	- 26.7%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	48	49	+ 2.1%	45	44	- 2.2%
Percent of Original List Price Received*	100.0%	98.3%	- 1.7%	99.8%	98.9%	- 0.9%
New Listings	117	106	- 9.4%	259	298	+ 15.1%

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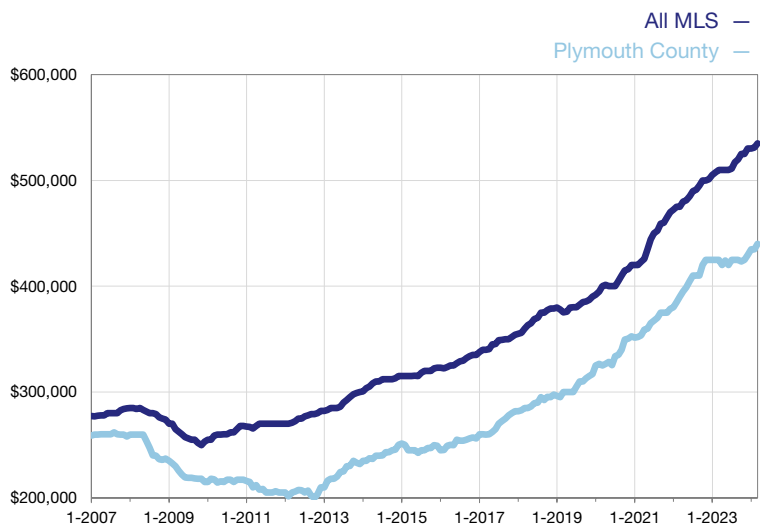
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	84	98	+ 16.7%	208	219	+ 5.3%
Closed Sales	74	69	- 6.8%	176	162	- 8.0%
Median Sales Price*	\$685,000	\$725,000	+ 5.8%	\$675,000	\$685,000	+ 1.5%
Inventory of Homes for Sale	154	118	- 23.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	45	37	- 17.8%	50	41	- 18.0%
Percent of Original List Price Received*	98.7%	99.7%	+ 1.0%	96.2%	98.6%	+ 2.5%
New Listings	115	104	- 9.6%	255	269	+ 5.5%

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

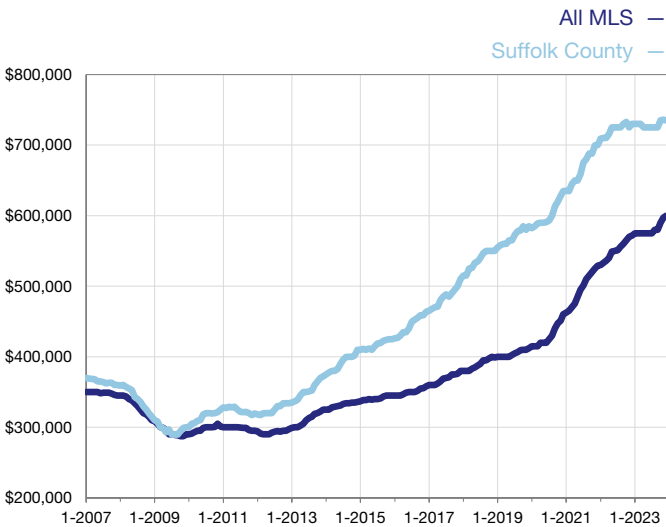
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	384	392	+ 2.1%	862	879	+ 2.0%
Closed Sales	318	256	- 19.5%	767	616	- 19.7%
Median Sales Price*	\$715,000	\$749,500	+ 4.8%	\$699,000	\$721,000	+ 3.1%
Inventory of Homes for Sale	1,015	882	- 13.1%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	60	54	- 10.0%	60	65	+ 8.3%
Percent of Original List Price Received*	97.8%	99.0%	+ 1.2%	97.4%	98.0%	+ 0.6%
New Listings	656	541	- 17.5%	1,423	1,444	+ 1.5%

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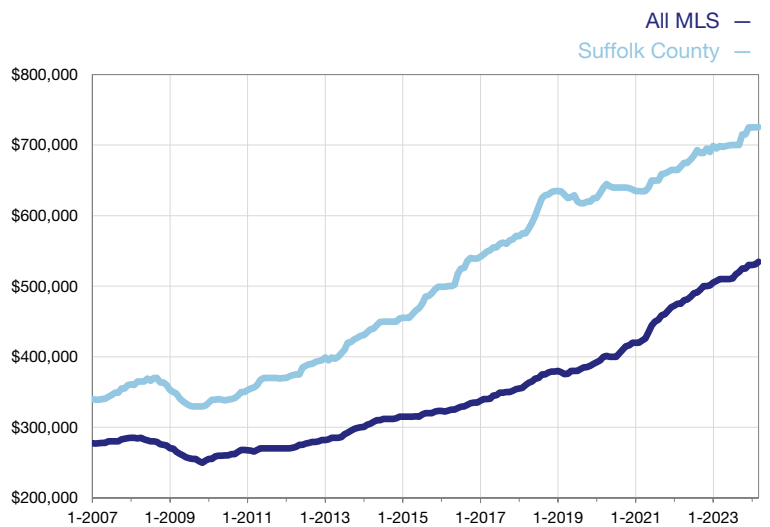
Median Sales Price – Single-Family Properties

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®

Worcester County

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	395	504	+ 27.6%	1,067	1,196	+ 12.1%
Closed Sales	360	349	- 3.1%	1,011	983	- 2.8%
Median Sales Price*	\$415,000	\$452,500	+ 9.0%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	667	494	- 25.9%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	46	39	- 15.2%	46	42	- 8.7%
Percent of Original List Price Received*	99.0%	99.9%	+ 0.9%	98.2%	99.2%	+ 1.0%
New Listings	540	525	- 2.8%	1,241	1,337	+ 7.7%

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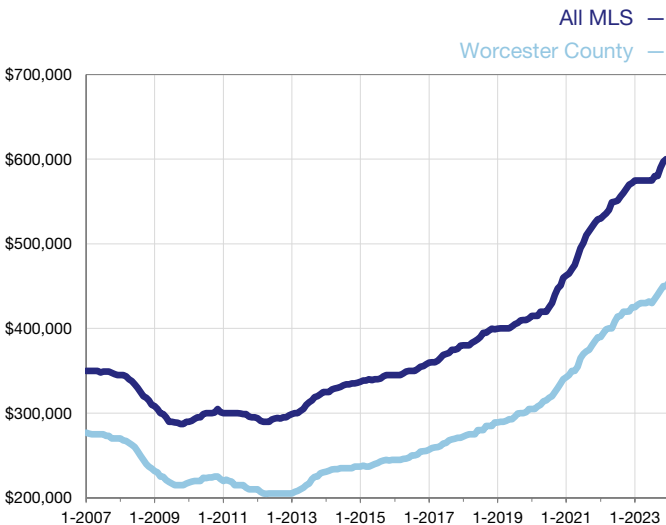
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	120	168	+ 40.0%	317	368	+ 16.1%
Closed Sales	109	113	+ 3.7%	288	276	- 4.2%
Median Sales Price*	\$370,000	\$370,000	0.0%	\$351,500	\$356,000	+ 1.3%
Inventory of Homes for Sale	186	143	- 23.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	50	30	- 40.0%	44	40	- 9.1%
Percent of Original List Price Received*	102.5%	101.6%	- 0.9%	101.6%	100.6%	- 1.0%
New Listings	161	153	- 5.0%	373	399	+ 7.0%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

