

Multi-Family Housing Activity Report

March 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Mar-2023	Mar-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		470	427	- 9.1%	1,147	1,143	- 0.3%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$615,000	\$690,000	+ 12.2%	\$590,500	\$650,000	+ 10.1%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,020	659	- 35.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		1.9	1.4	- 26.5%	--	--	--
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.*		54	41	- 23.3%	51	43	- 15.1%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.7%	99.0%	+ 1.3%	97.1%	98.4%	+ 1.4%
New Listings A count of the properties that have been newly listed on the market in a given month.		579	591	+ 2.1%	1,475	1,673	+ 13.4%

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

