

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 50.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.8%

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

- 9.7%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	110	108	- 1.8%	323	335	+ 3.7%
Closed Sales	58	86	+ 48.3%	270	313	+ 15.9%
Median Sales Price*	\$291,000	\$318,000	+ 9.3%	\$279,950	\$318,500	+ 13.8%
Inventory of Homes for Sale	273	257	- 5.9%	--	--	--
Months Supply of Inventory	2.5	2.4	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	101	99	- 1.7%	100	105	+ 5.7%
Percent of Original List Price Received*	98.7%	94.9%	- 3.8%	94.7%	94.2%	- 0.6%
New Listings	152	143	- 5.9%	413	403	- 2.4%

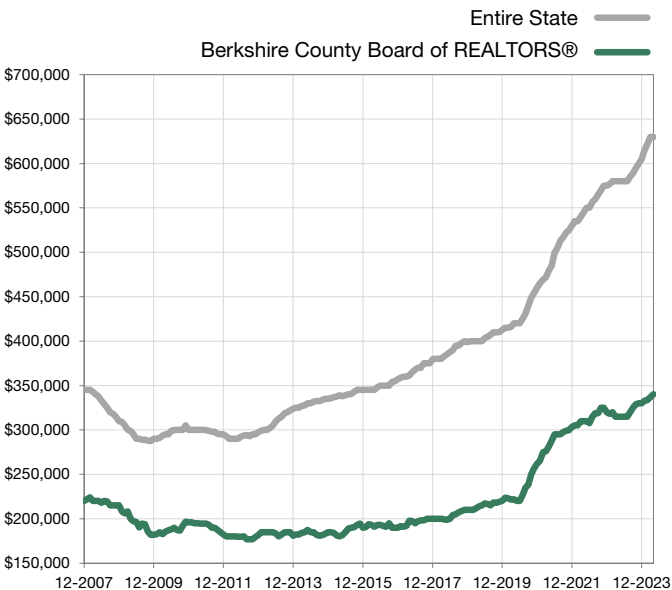
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	16	+ 128.6%	40	54	+ 35.0%
Closed Sales	12	19	+ 58.3%	45	55	+ 22.2%
Median Sales Price*	\$470,750	\$295,000	- 37.3%	\$504,000	\$411,500	- 18.4%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	3.8	2.3	- 38.8%	--	--	--
Cumulative Days on Market Until Sale	197	75	- 61.9%	120	94	- 21.7%
Percent of Original List Price Received*	98.0%	102.0%	+ 4.1%	98.1%	97.9%	- 0.2%
New Listings	12	10	- 16.7%	56	62	+ 10.7%

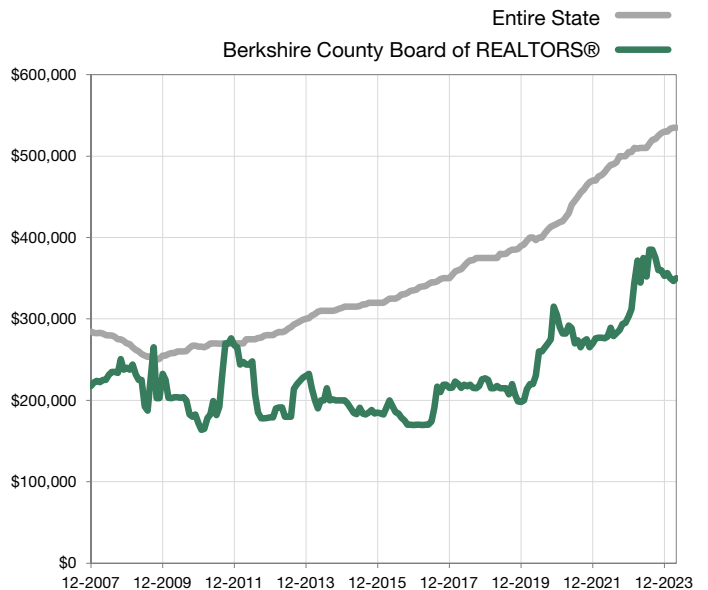
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 3.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.9%

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

+ 11.4%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	486	626	+ 28.8%	1,659	1,876	+ 13.1%
Closed Sales	435	458	+ 5.3%	1,509	1,503	- 0.4%
Median Sales Price*	\$705,000	\$770,000	+ 9.2%	\$680,000	\$705,000	+ 3.7%
Inventory of Homes for Sale	965	1,102	+ 14.2%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	48	48	+ 0.2%	54	50	- 6.6%
Percent of Original List Price Received*	98.5%	98.6%	+ 0.1%	95.9%	96.6%	+ 0.7%
New Listings	615	780	+ 26.8%	1,933	2,326	+ 20.3%

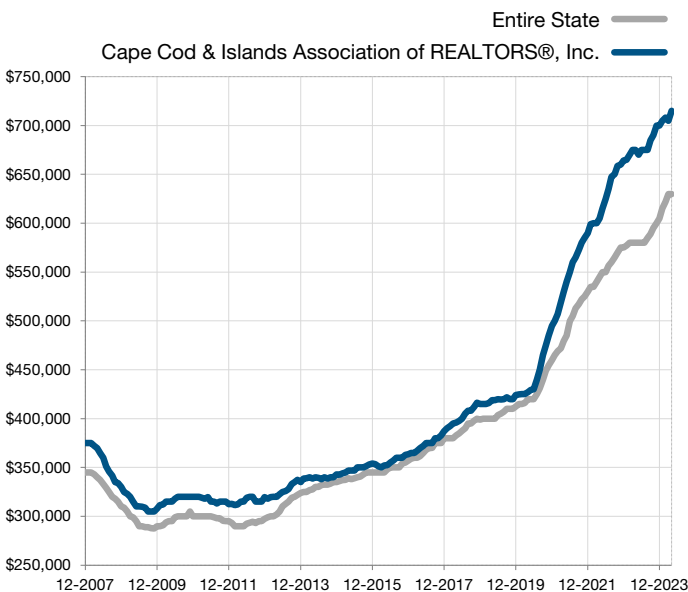
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	117	124	+ 6.0%	424	418	- 1.4%
Closed Sales	112	106	- 5.4%	358	363	+ 1.4%
Median Sales Price*	\$442,500	\$510,000	+ 15.3%	\$431,250	\$450,000	+ 4.3%
Inventory of Homes for Sale	283	288	+ 1.8%	--	--	--
Months Supply of Inventory	2.4	2.5	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	46	59	+ 27.1%	47	54	+ 14.4%
Percent of Original List Price Received*	98.3%	98.6%	+ 0.4%	97.2%	97.4%	+ 0.2%
New Listings	155	162	+ 4.5%	507	556	+ 9.7%

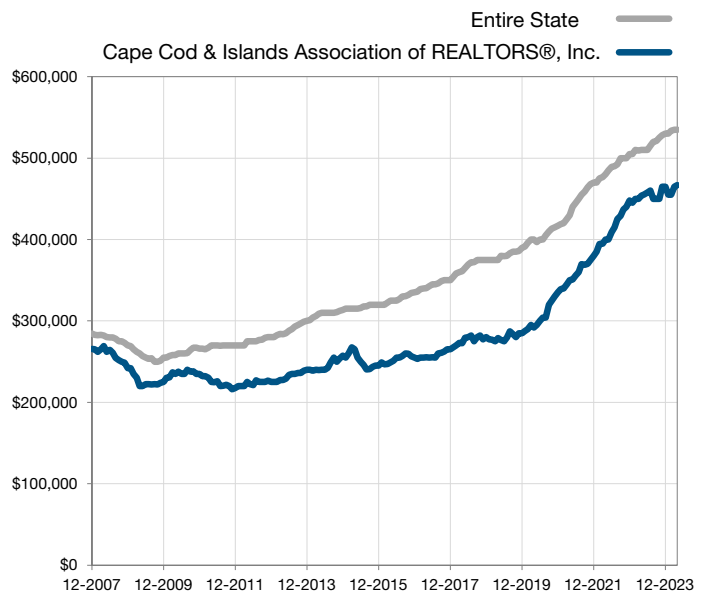
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	941	1,182	+ 25.6%	2,843	3,136	+ 10.3%
Closed Sales	679	754	+ 11.0%	2,231	2,319	+ 3.9%
Median Sales Price*	\$820,000	\$950,000	+ 15.9%	\$768,825	\$865,000	+ 12.5%
Inventory of Homes for Sale	1,355	1,109	- 18.2%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	34	31	- 8.8%	44	38	- 13.6%
Percent of Original List Price Received*	103.1%	103.5%	+ 0.4%	99.6%	101.4%	+ 1.8%
New Listings	1,112	1,461	+ 31.4%	3,566	3,883	+ 8.9%

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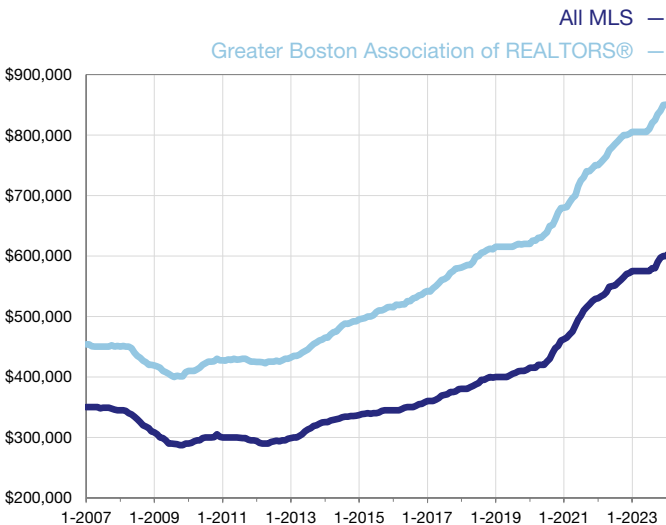
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	938	1,057	+ 12.7%	2,923	3,004	+ 2.8%
Closed Sales	706	756	+ 7.1%	2,429	2,293	- 5.6%
Median Sales Price*	\$710,610	\$700,000	- 1.5%	\$689,900	\$710,000	+ 2.9%
Inventory of Homes for Sale	1,922	1,678	- 12.7%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	52	50	- 3.8%
Percent of Original List Price Received*	99.9%	100.6%	+ 0.7%	98.7%	99.6%	+ 0.9%
New Listings	1,199	1,411	+ 17.7%	4,150	4,272	+ 2.9%

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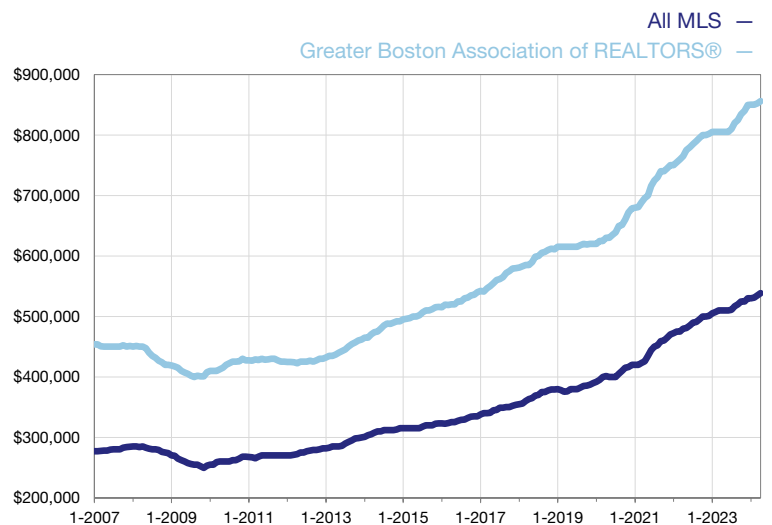
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 22.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.2%

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

- 18.2%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	36	42	+ 16.7%	124	144	+ 16.1%
Closed Sales	27	28	+ 3.7%	103	121	+ 17.5%
Median Sales Price*	\$685,000	\$810,000	+ 18.2%	\$725,000	\$820,000	+ 13.1%
Inventory of Homes for Sale	75	61	- 18.7%	--	--	--
Months Supply of Inventory	1.6	1.5	- 3.5%	--	--	--
Cumulative Days on Market Until Sale	22	36	+ 61.8%	38	50	+ 32.3%
Percent of Original List Price Received*	103.1%	104.7%	+ 1.5%	100.3%	100.8%	+ 0.4%
New Listings	57	61	+ 7.0%	174	173	- 0.6%

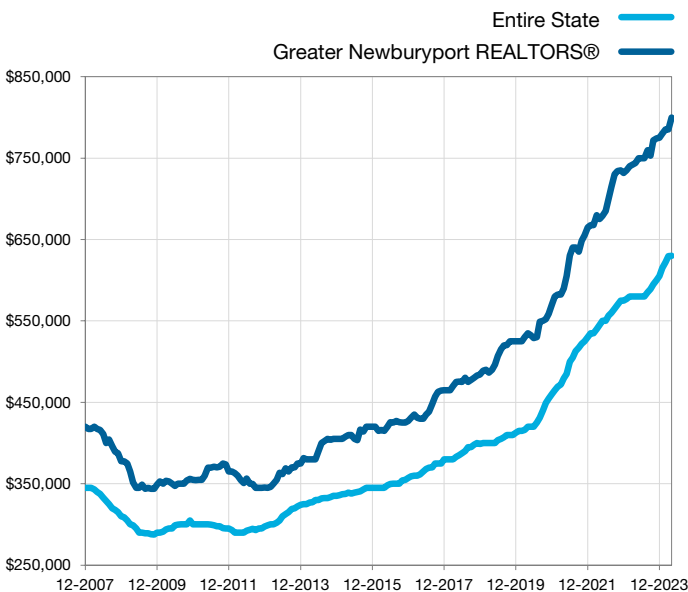
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	28	48	+ 71.4%	101	121	+ 19.8%
Closed Sales	22	32	+ 45.5%	99	86	- 13.1%
Median Sales Price*	\$472,450	\$547,500	+ 15.9%	\$535,000	\$572,500	+ 7.0%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	58	28	- 51.3%	66	38	- 41.5%
Percent of Original List Price Received*	102.6%	100.8%	- 1.8%	100.6%	100.2%	- 0.4%
New Listings	37	52	+ 40.5%	133	162	+ 21.8%

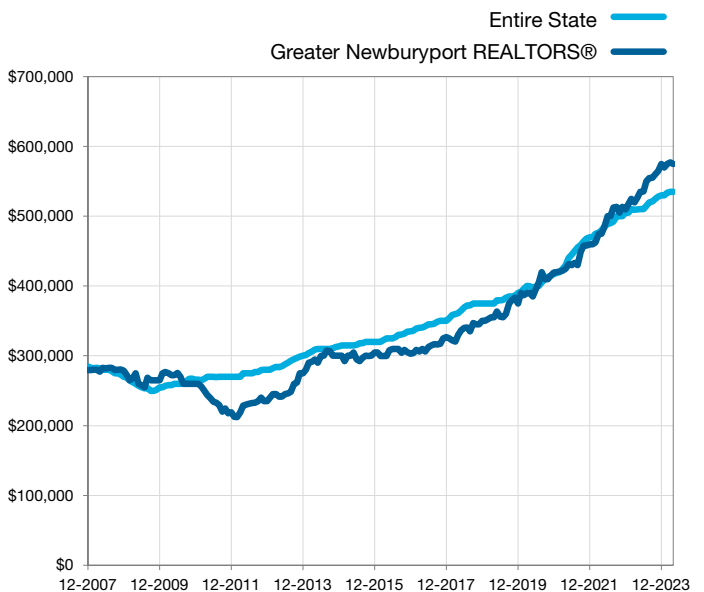
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 16.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.5%

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

- 30.1%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	197	225	+ 14.2%	579	645	+ 11.4%
Closed Sales	139	148	+ 6.5%	501	496	- 1.0%
Median Sales Price*	\$421,000	\$457,500	+ 8.7%	\$390,000	\$415,000	+ 6.4%
Inventory of Homes for Sale	273	198	- 27.5%	--	--	--
Months Supply of Inventory	1.4	1.2	- 15.9%	--	--	--
Cumulative Days on Market Until Sale	49	39	- 20.0%	47	42	- 10.2%
Percent of Original List Price Received*	100.8%	101.3%	+ 0.5%	98.8%	99.8%	+ 1.0%
New Listings	211	235	+ 11.4%	674	725	+ 7.6%

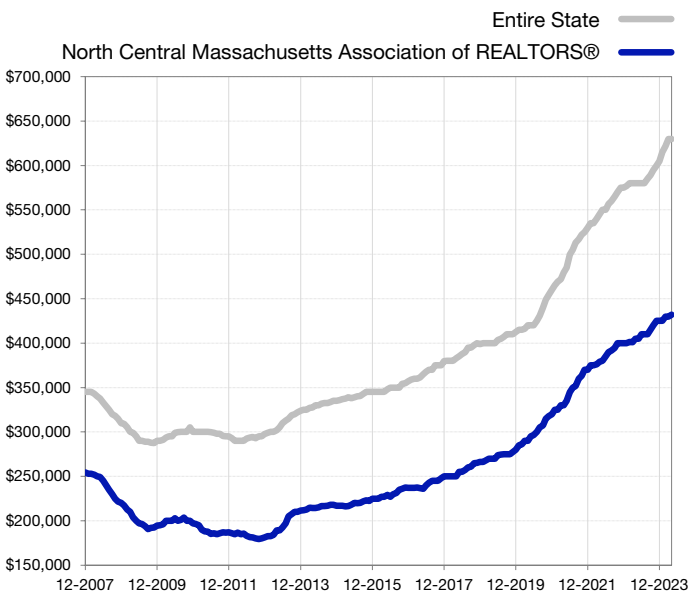
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	34	+ 17.2%	101	114	+ 12.9%
Closed Sales	22	40	+ 81.8%	86	93	+ 8.1%
Median Sales Price*	\$245,000	\$347,500	+ 41.8%	\$291,250	\$320,000	+ 9.9%
Inventory of Homes for Sale	59	34	- 42.4%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.9%	--	--	--
Cumulative Days on Market Until Sale	46	42	- 9.2%	53	37	- 29.3%
Percent of Original List Price Received*	103.9%	101.9%	- 1.9%	102.0%	101.6%	- 0.4%
New Listings	40	44	+ 10.0%	128	131	+ 2.3%

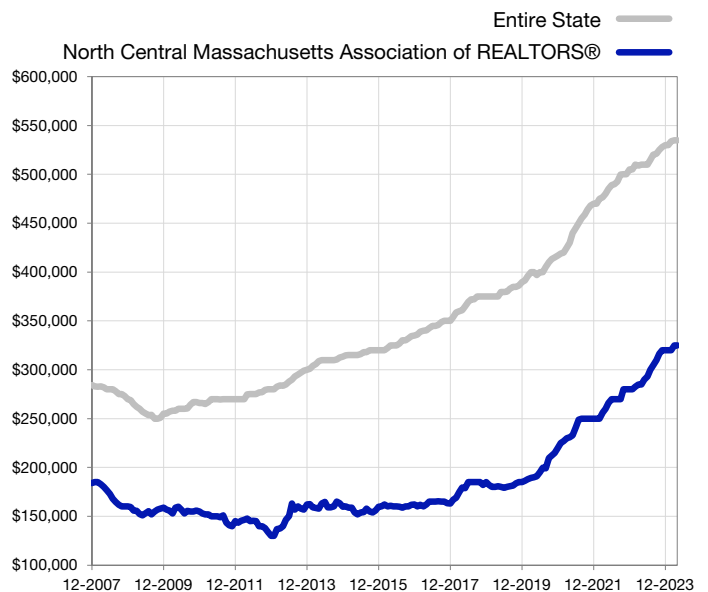
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 9.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.4%

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

- 20.6%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	222	291	+ 31.1%	691	731	+ 5.8%
Closed Sales	171	166	- 2.9%	614	566	- 7.8%
Median Sales Price*	\$623,000	\$667,500	+ 7.1%	\$609,000	\$665,000	+ 9.2%
Inventory of Homes for Sale	312	254	- 18.6%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	34	29	- 15.5%	40	38	- 4.7%
Percent of Original List Price Received*	101.6%	103.5%	+ 1.8%	99.3%	101.2%	+ 1.9%
New Listings	243	356	+ 46.5%	846	886	+ 4.7%

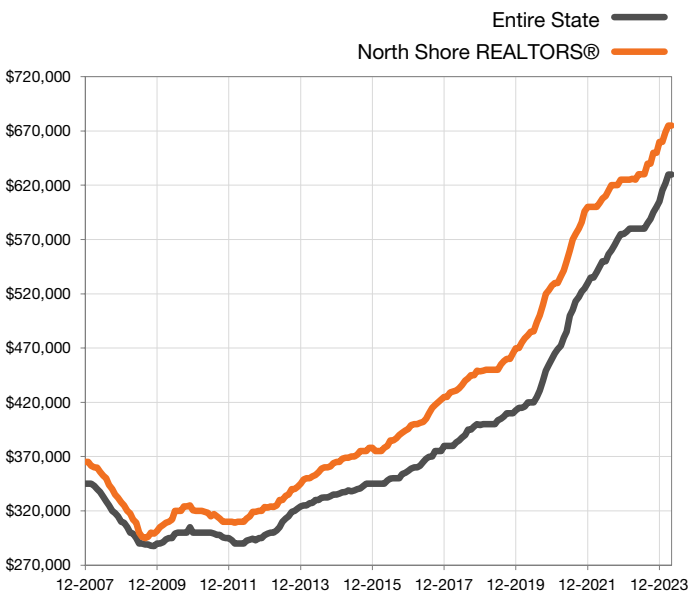
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	106	139	+ 31.1%	360	424	+ 17.8%
Closed Sales	76	104	+ 36.8%	337	354	+ 5.0%
Median Sales Price*	\$425,000	\$456,250	+ 7.4%	\$420,000	\$450,000	+ 7.1%
Inventory of Homes for Sale	145	109	- 24.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 25.0%	38	34	- 10.3%
Percent of Original List Price Received*	102.5%	101.4%	- 1.0%	99.5%	100.3%	+ 0.8%
New Listings	136	138	+ 1.5%	420	467	+ 11.2%

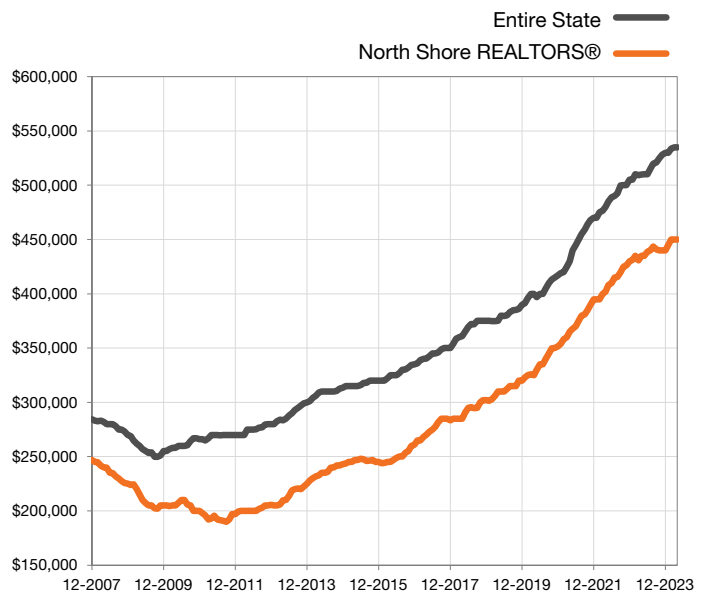
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 13.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.3%

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

- 10.0%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	221	275	+ 24.4%	643	740	+ 15.1%
Closed Sales	152	173	+ 13.8%	559	574	+ 2.7%
Median Sales Price*	\$631,000	\$625,000	- 1.0%	\$580,000	\$620,000	+ 6.9%
Inventory of Homes for Sale	221	198	- 10.4%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	27	- 17.4%	39	33	- 17.0%
Percent of Original List Price Received*	103.4%	104.1%	+ 0.7%	100.6%	101.9%	+ 1.3%
New Listings	230	302	+ 31.3%	740	855	+ 15.5%

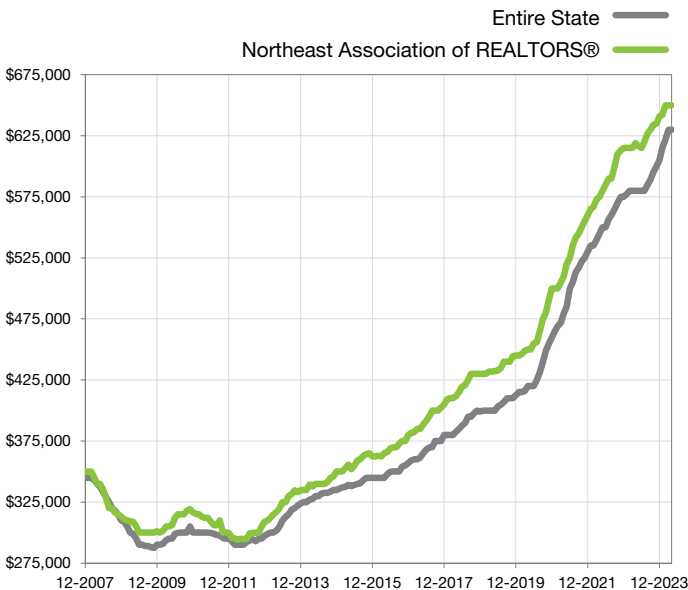
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	101	132	+ 30.7%	360	356	- 1.1%
Closed Sales	78	87	+ 11.5%	301	257	- 14.6%
Median Sales Price*	\$357,500	\$395,000	+ 10.5%	\$365,000	\$385,000	+ 5.5%
Inventory of Homes for Sale	109	99	- 9.2%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	23	23	+ 1.0%	31	28	- 7.9%
Percent of Original List Price Received*	102.1%	102.7%	+ 0.6%	101.4%	101.6%	+ 0.2%
New Listings	95	144	+ 51.6%	396	424	+ 7.1%

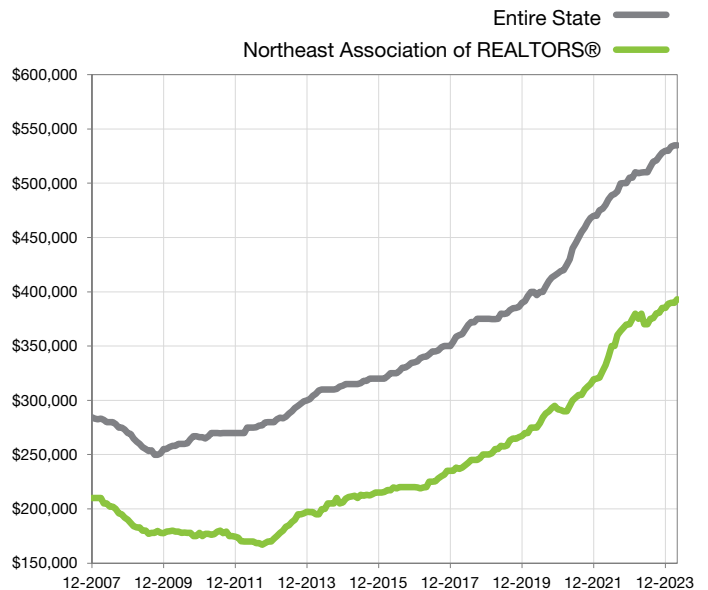
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 5.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.2%

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

- 20.6%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	366	477	+ 30.3%	1,186	1,333	+ 12.4%
Closed Sales	275	292	+ 6.2%	1,052	1,053	+ 0.1%
Median Sales Price*	\$468,900	\$493,500	+ 5.2%	\$439,450	\$485,000	+ 10.4%
Inventory of Homes for Sale	520	423	- 18.7%	--	--	--
Months Supply of Inventory	1.2	1.2	- 3.0%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 5.7%	42	38	- 9.2%
Percent of Original List Price Received*	102.0%	102.3%	+ 0.3%	99.4%	100.1%	+ 0.7%
New Listings	450	536	+ 19.1%	1,412	1,571	+ 11.3%

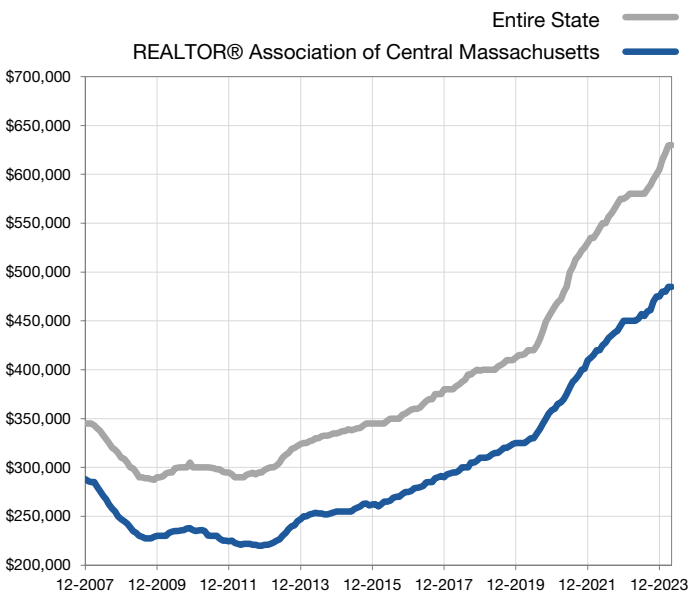
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	103	161	+ 56.3%	391	473	+ 21.0%
Closed Sales	95	100	+ 5.3%	346	355	+ 2.6%
Median Sales Price*	\$400,000	\$385,000	- 3.8%	\$384,825	\$380,000	- 1.3%
Inventory of Homes for Sale	178	131	- 26.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	41	32	- 21.5%	41	40	- 1.9%
Percent of Original List Price Received*	102.2%	102.2%	+ 0.0%	101.8%	101.1%	- 0.7%
New Listings	120	142	+ 18.3%	469	508	+ 8.3%

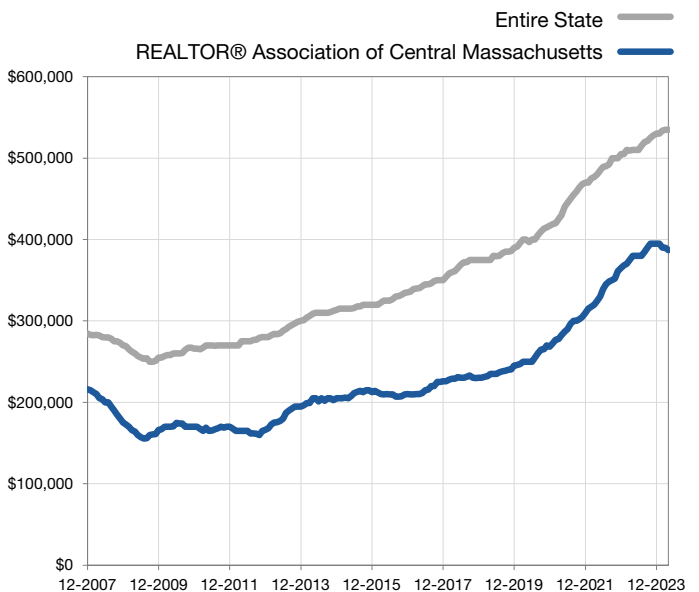
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 1.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.2%

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

- 25.7%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	397	451	+ 13.6%	1,236	1,329	+ 7.5%
Closed Sales	314	320	+ 1.9%	1,102	1,127	+ 2.3%
Median Sales Price*	\$311,750	\$335,050	+ 7.5%	\$300,000	\$330,000	+ 10.0%
Inventory of Homes for Sale	606	458	- 24.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 13.4%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 27.0%	51	43	- 14.8%
Percent of Original List Price Received*	100.1%	101.8%	+ 1.7%	98.1%	99.9%	+ 1.8%
New Listings	472	517	+ 9.5%	1,440	1,473	+ 2.3%

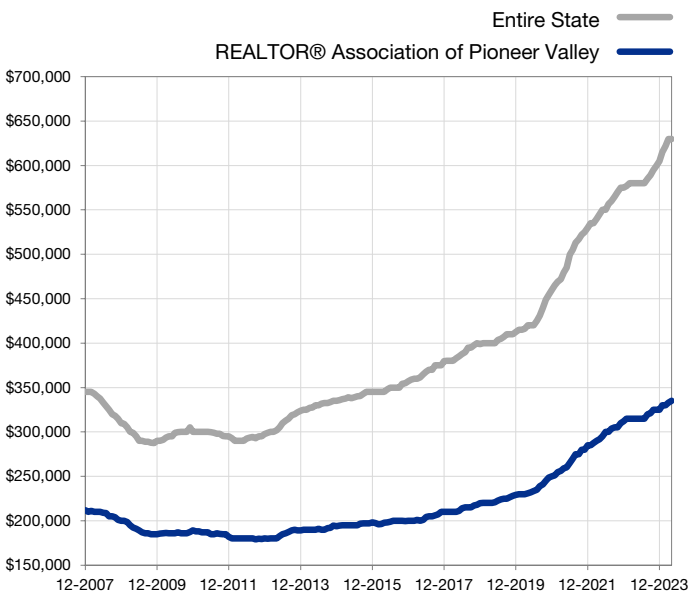
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	56	77	+ 37.5%	218	216	- 0.9%
Closed Sales	50	51	+ 2.0%	191	175	- 8.4%
Median Sales Price*	\$253,185	\$255,000	+ 0.7%	\$225,000	\$249,900	+ 11.1%
Inventory of Homes for Sale	97	64	- 34.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 28.7%	41	41	+ 0.2%
Percent of Original List Price Received*	102.8%	101.7%	- 1.1%	100.9%	100.1%	- 0.8%
New Listings	64	73	+ 14.1%	225	234	+ 4.0%

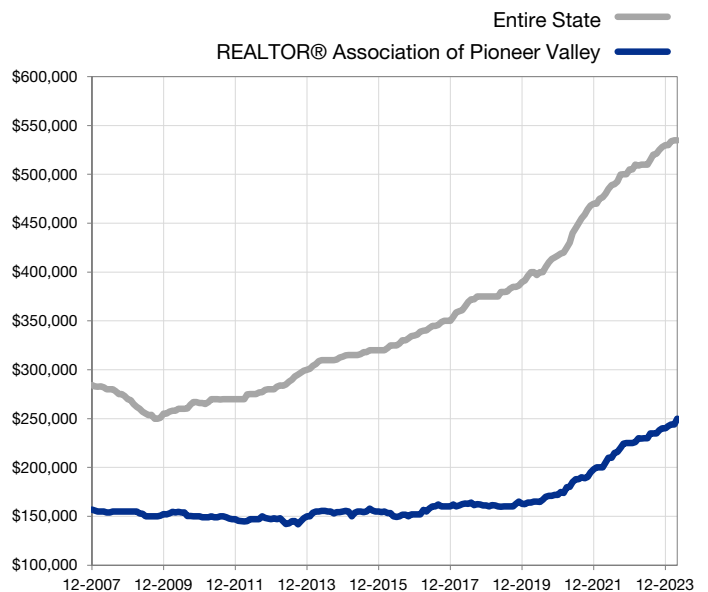
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 5.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.9%

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

- 29.4%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	292	321	+ 9.9%	962	1,016	+ 5.6%
Closed Sales	235	230	- 2.1%	872	821	- 5.8%
Median Sales Price*	\$460,000	\$505,000	+ 9.8%	\$456,000	\$500,000	+ 9.6%
Inventory of Homes for Sale	531	364	- 31.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 16.6%	--	--	--
Cumulative Days on Market Until Sale	42	32	- 22.1%	47	40	- 14.1%
Percent of Original List Price Received*	100.0%	101.9%	+ 1.9%	98.2%	99.9%	+ 1.8%
New Listings	350	363	+ 3.7%	1,174	1,165	- 0.8%

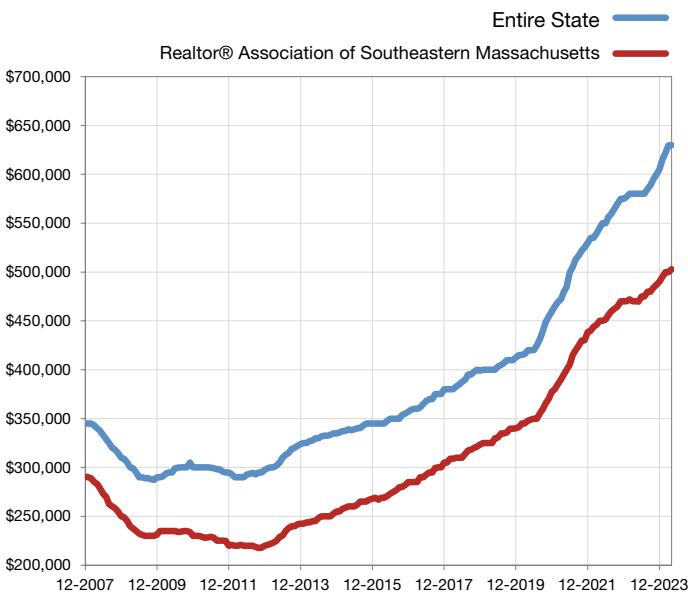
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	44	82	+ 86.4%	202	245	+ 21.3%
Closed Sales	40	59	+ 47.5%	177	193	+ 9.0%
Median Sales Price*	\$343,750	\$350,000	+ 1.8%	\$354,900	\$352,000	- 0.8%
Inventory of Homes for Sale	101	82	- 18.8%	--	--	--
Months Supply of Inventory	1.6	1.4	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 35.8%	45	36	- 18.3%
Percent of Original List Price Received*	99.7%	101.1%	+ 1.5%	99.6%	100.3%	+ 0.7%
New Listings	63	77	+ 22.2%	227	298	+ 31.3%

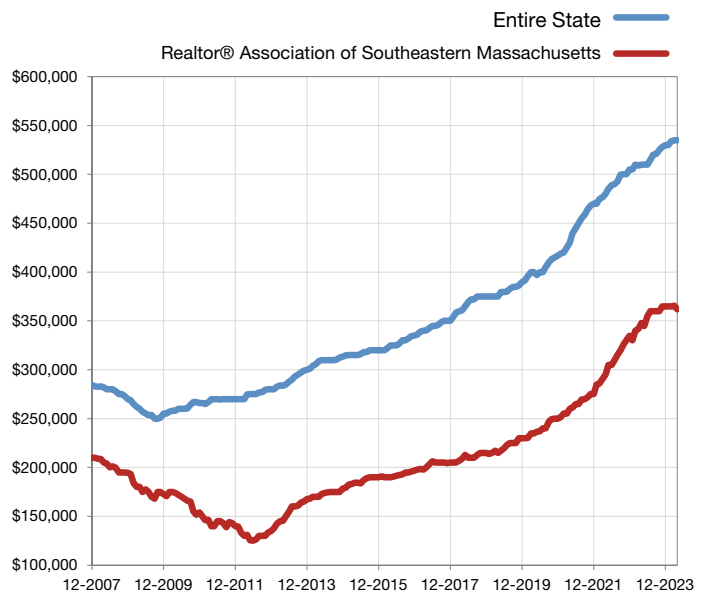
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 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

+ 13.6%

+ 14.7%

- 27.0%

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

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	58	79	+ 36.2%	210	239	+ 13.8%
Closed Sales	53	59	+ 11.3%	207	204	- 1.4%
Median Sales Price*	\$430,000	\$490,000	+ 14.0%	\$410,000	\$459,950	+ 12.2%
Inventory of Homes for Sale	136	89	- 34.6%	--	--	--
Months Supply of Inventory	2.0	1.5	- 28.7%	--	--	--
Cumulative Days on Market Until Sale	38	46	+ 22.6%	49	54	+ 10.6%
Percent of Original List Price Received*	100.1%	101.1%	+ 1.0%	97.9%	98.6%	+ 0.7%
New Listings	61	81	+ 32.8%	261	255	- 2.3%

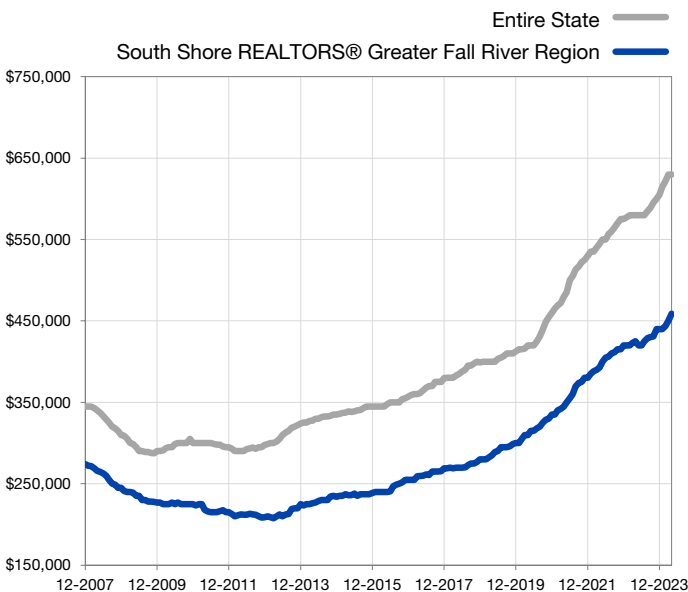
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	7	- 30.0%	33	34	+ 3.0%
Closed Sales	6	8	+ 33.3%	26	27	+ 3.8%
Median Sales Price*	\$312,500	\$331,750	+ 6.2%	\$262,500	\$257,000	- 2.1%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.4%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 8.6%	41	31	- 24.1%
Percent of Original List Price Received*	100.6%	97.9%	- 2.7%	98.5%	98.2%	- 0.3%
New Listings	8	6	- 25.0%	37	45	+ 21.6%

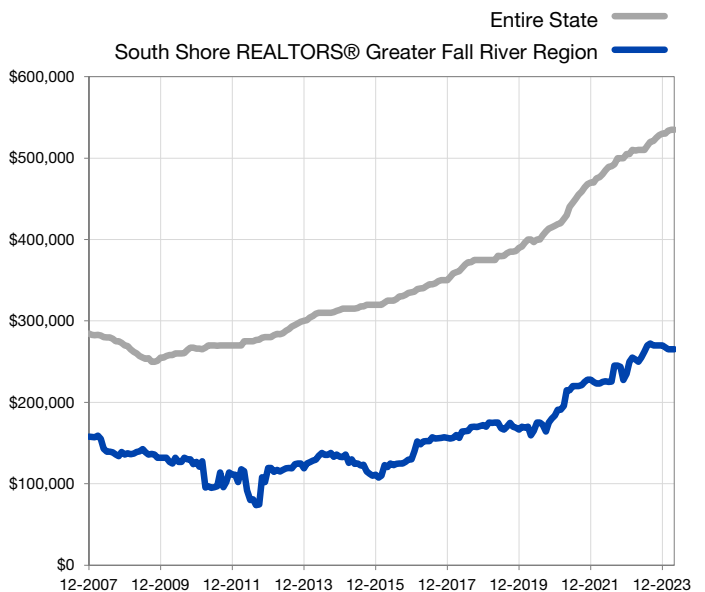
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 14.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.6%

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

- 16.8%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	349	429	+ 22.9%	1,146	1,240	+ 8.2%
Closed Sales	259	318	+ 22.8%	973	1,001	+ 2.9%
Median Sales Price*	\$625,000	\$672,500	+ 7.6%	\$580,500	\$652,500	+ 12.4%
Inventory of Homes for Sale	548	430	- 21.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	42	35	- 17.8%	47	41	- 13.1%
Percent of Original List Price Received*	99.6%	100.6%	+ 1.1%	97.6%	99.4%	+ 1.9%
New Listings	417	499	+ 19.7%	1,355	1,475	+ 8.9%

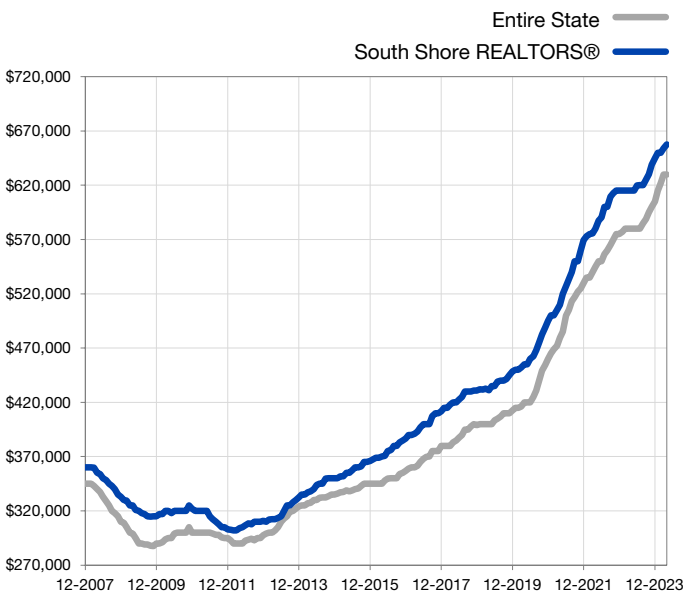
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	132	164	+ 24.2%	433	477	+ 10.2%
Closed Sales	113	109	- 3.5%	371	348	- 6.2%
Median Sales Price*	\$440,000	\$480,000	+ 9.1%	\$422,000	\$450,000	+ 6.6%
Inventory of Homes for Sale	168	166	- 1.2%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 4.2%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 0.9%	37	36	- 1.0%
Percent of Original List Price Received*	101.1%	100.9%	- 0.2%	100.0%	99.5%	- 0.6%
New Listings	118	180	+ 52.5%	507	577	+ 13.8%

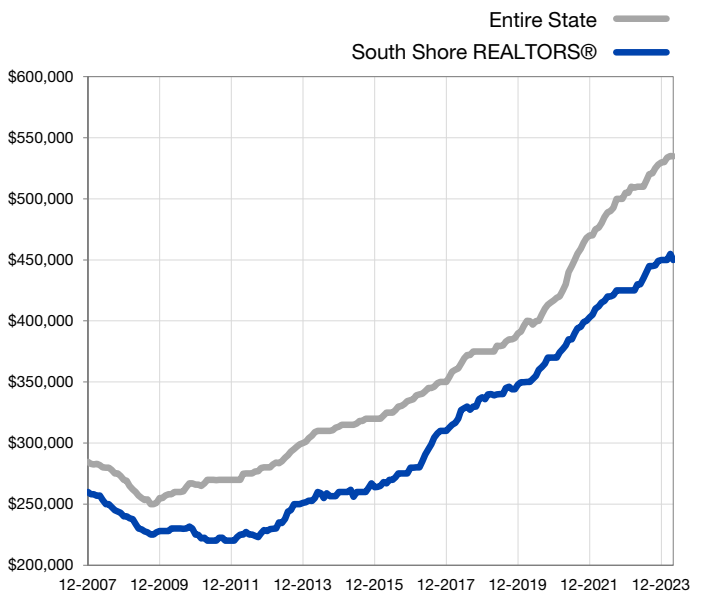
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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