

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

+ 8.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.1%

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

- 24.1%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	563	702	+ 24.7%	1,765	1,978	+ 12.1%
Closed Sales	414	440	+ 6.3%	1,553	1,549	-0.3%
Median Sales Price*	\$450,000	\$480,000	+ 6.7%	\$425,000	\$460,000	+ 8.2%
Inventory of Homes for Sale	793	621	-21.7%	--	--	--
Months Supply of Inventory	1.3	1.2	-7.7%	--	--	--
Cumulative Days on Market Until Sale	38	33	-13.2%	44	39	-11.4%
Percent of Original List Price Received*	101.6%	102.0%	+ 0.4%	99.2%	100.0%	+ 0.8%
New Listings	661	771	+ 16.6%	2,086	2,296	+ 10.1%

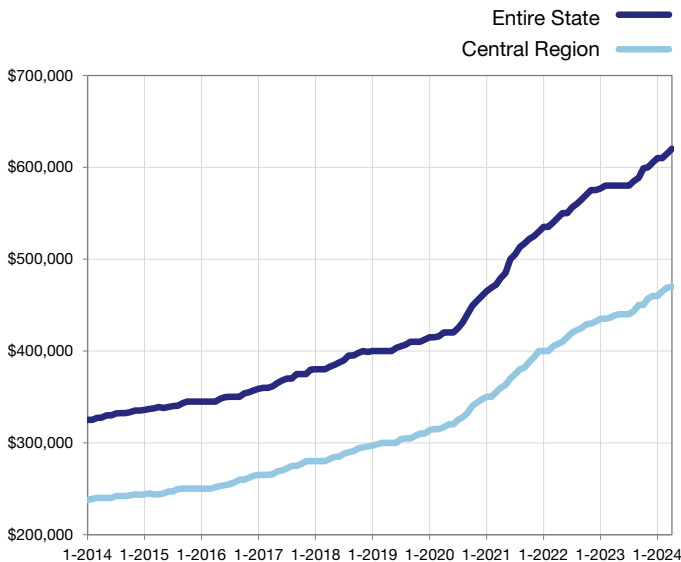
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	132	195	+ 47.7%	492	587	+ 19.3%
Closed Sales	117	140	+ 19.7%	432	448	+ 3.7%
Median Sales Price*	\$390,000	\$375,500	-3.7%	\$361,000	\$370,000	+ 2.5%
Inventory of Homes for Sale	237	165	-30.4%	--	--	--
Months Supply of Inventory	1.5	1.2	-20.0%	--	--	--
Cumulative Days on Market Until Sale	42	35	-16.7%	43	40	-7.0%
Percent of Original List Price Received*	102.5%	102.1%	-0.4%	101.8%	101.2%	-0.6%
New Listings	160	186	+ 16.3%	597	639	+ 7.0%

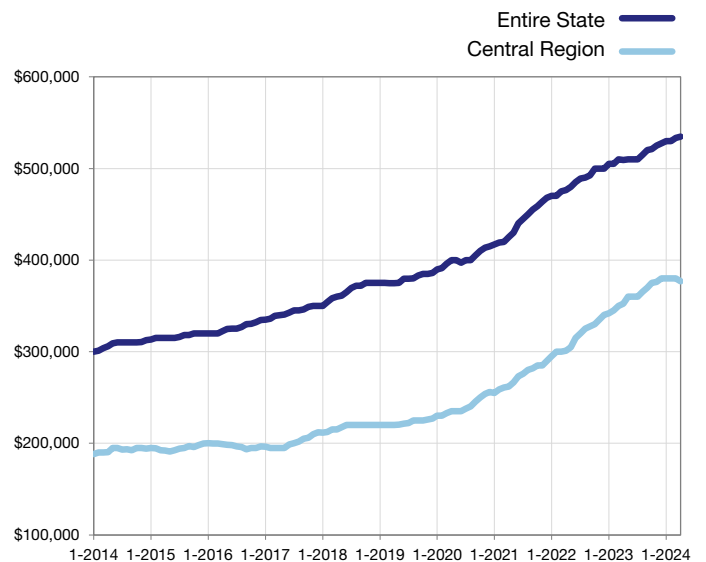
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

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Northern Region

+ 11.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.7%

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	479	608	+ 26.9%	1,458	1,615	+ 10.8%
Closed Sales	350	367	+ 4.9%	1,276	1,261	-1.2%
Median Sales Price*	\$626,000	\$660,000	+ 5.4%	\$600,000	\$654,818	+ 9.1%
Inventory of Homes for Sale	608	513	-15.6%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	28	-12.5%	39	37	-5.1%
Percent of Original List Price Received*	102.5%	103.8%	+ 1.3%	100.0%	101.5%	+ 1.5%
New Listings	530	719	+ 35.7%	1,760	1,914	+ 8.7%

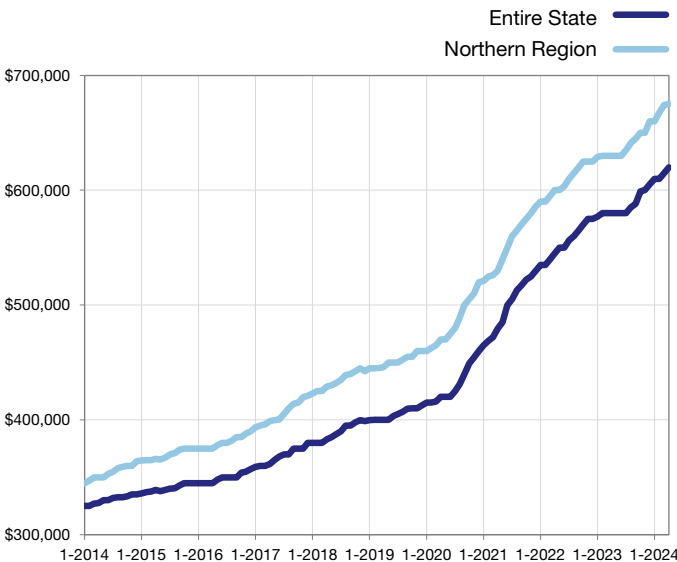
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	235	319	+ 35.7%	821	901	+ 9.7%
Closed Sales	176	223	+ 26.7%	737	697	-5.4%
Median Sales Price*	\$387,500	\$440,000	+ 13.5%	\$400,000	\$430,000	+ 7.5%
Inventory of Homes for Sale	300	246	-18.0%	--	--	--
Months Supply of Inventory	1.2	1.1	-8.3%	--	--	--
Cumulative Days on Market Until Sale	32	25	-21.9%	39	32	-17.9%
Percent of Original List Price Received*	102.3%	101.8%	-0.5%	100.4%	100.8%	+ 0.4%
New Listings	268	334	+ 24.6%	949	1,053	+ 11.0%

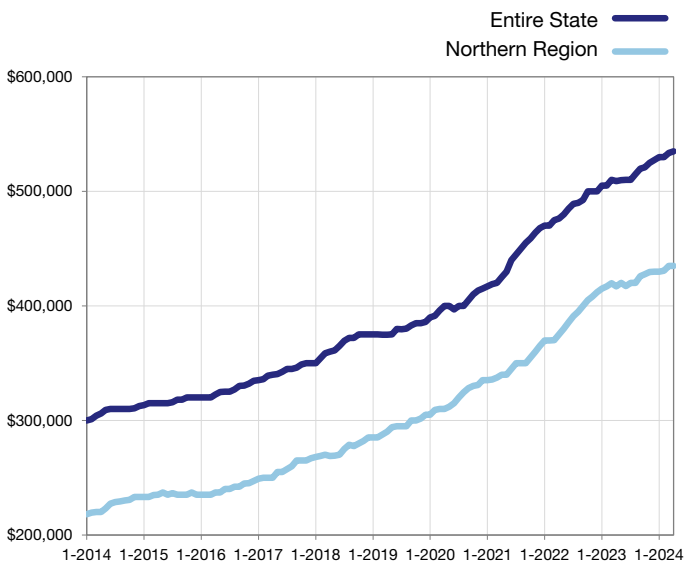
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

+ 9.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.3%

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

- 28.1%

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	350	400	+ 14.3%	1,172	1,255	+ 7.1%
Closed Sales	288	289	+ 0.3%	1,079	1,025	-5.0%
Median Sales Price*	\$454,500	\$500,000	+ 10.0%	\$450,000	\$490,000	+ 8.9%
Inventory of Homes for Sale	667	453	-32.1%	--	--	--
Months Supply of Inventory	1.7	1.4	-17.6%	--	--	--
Cumulative Days on Market Until Sale	41	35	-14.6%	47	43	-8.5%
Percent of Original List Price Received*	100.0%	101.8%	+ 1.8%	98.1%	99.6%	+ 1.5%
New Listings	411	444	+ 8.0%	1,435	1,420	-1.0%

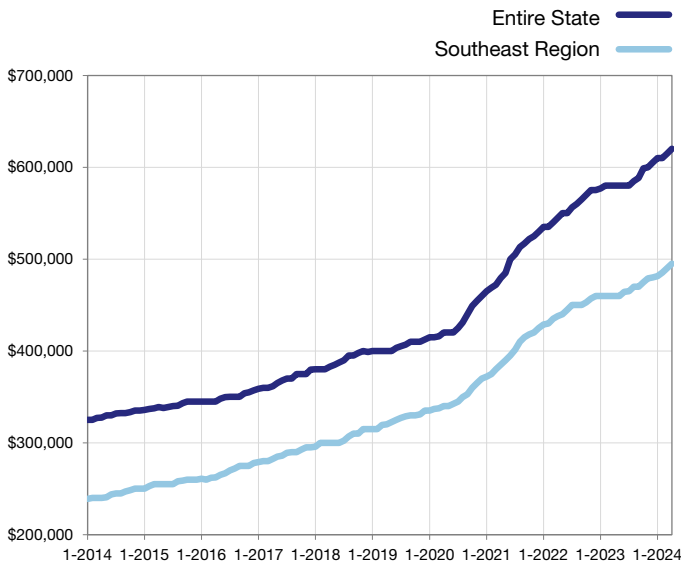
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	54	89	+ 64.8%	235	279	+ 18.7%
Closed Sales	46	67	+ 45.7%	203	220	+ 8.4%
Median Sales Price*	\$329,500	\$350,000	+ 6.2%	\$340,000	\$344,500	+ 1.3%
Inventory of Homes for Sale	117	104	-11.1%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	29	-34.1%	44	36	-18.2%
Percent of Original List Price Received*	99.8%	100.8%	+ 1.0%	99.4%	100.0%	+ 0.6%
New Listings	71	83	+ 16.9%	264	343	+ 29.9%

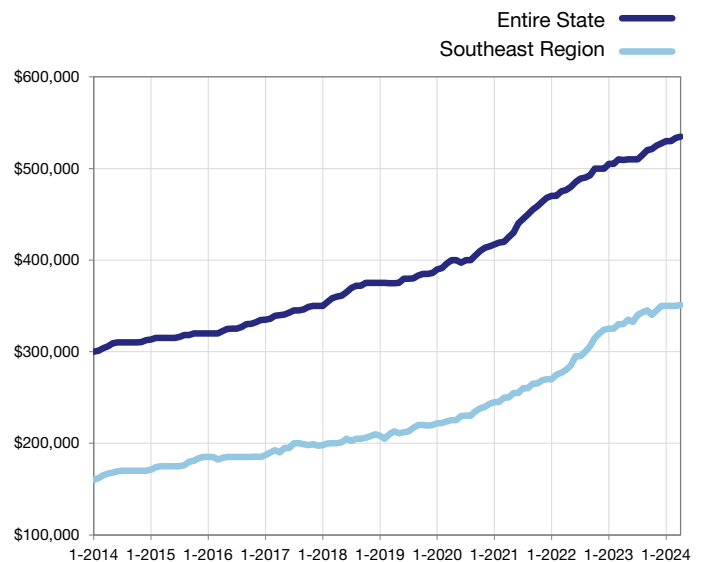
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Single-Family Properties



Condominium Properties



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West Region

+ 10.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.3%

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

- 20.9%

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

Single-Family Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	507	559	+ 10.3%	1,559	1,664	+ 6.7%
Closed Sales	372	406	+ 9.1%	1,372	1,440	+ 5.0%
Median Sales Price*	\$310,000	\$335,000	+ 8.1%	\$295,000	\$329,000	+ 11.5%
Inventory of Homes for Sale	879	715	-18.7%	--	--	--
Months Supply of Inventory	1.7	1.5	-11.8%	--	--	--
Cumulative Days on Market Until Sale	58	49	-15.5%	60	57	-5.0%
Percent of Original List Price Received*	99.9%	100.3%	+ 0.4%	97.4%	98.7%	+ 1.3%
New Listings	624	660	+ 5.8%	1,853	1,876	+ 1.2%

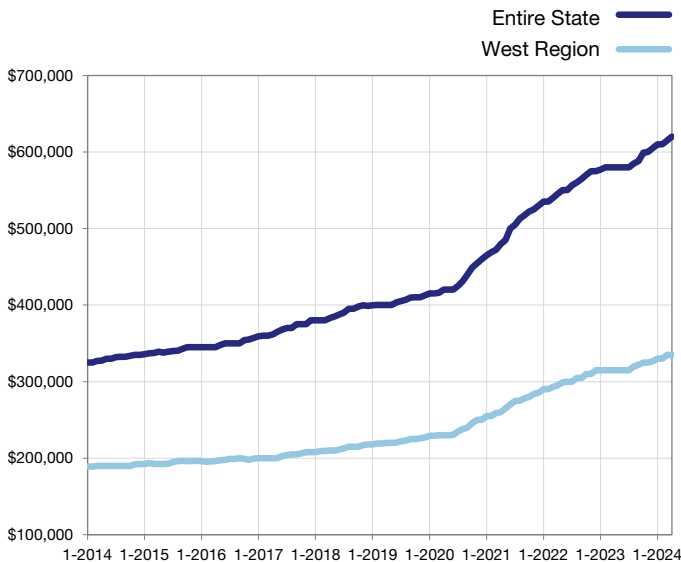
Condominium Properties

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	63	93	+ 47.6%	258	270	+ 4.7%
Closed Sales	62	70	+ 12.9%	236	230	-2.5%
Median Sales Price*	\$265,000	\$269,950	+ 1.9%	\$240,000	\$262,450	+ 9.4%
Inventory of Homes for Sale	144	96	-33.3%	--	--	--
Months Supply of Inventory	1.8	1.4	-22.2%	--	--	--
Cumulative Days on Market Until Sale	70	40	-42.9%	56	53	-5.4%
Percent of Original List Price Received*	101.9%	101.8%	-0.1%	100.4%	99.6%	-0.8%
New Listings	76	83	+ 9.2%	281	296	+ 5.3%

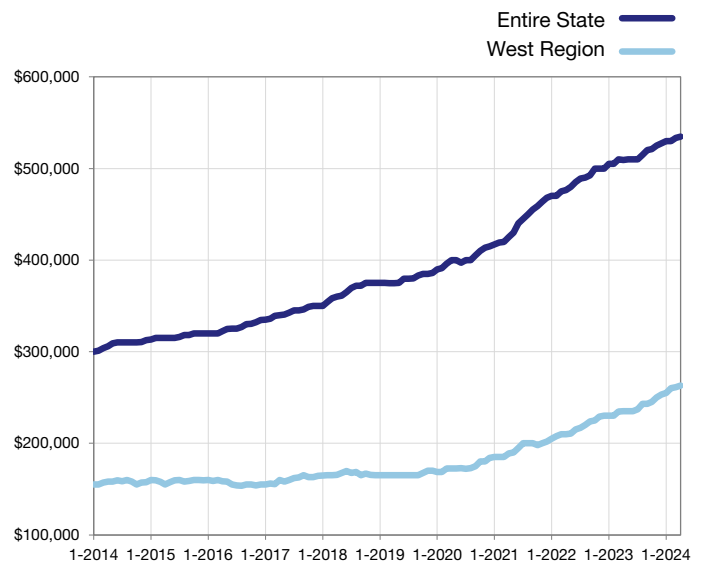
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