

Multi-Family Housing Activity Report

April 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Apr-2023	Apr-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		334	437	+ 30.8%	1,481	1,583	+ 6.9%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$550,000	\$700,000	+ 27.3%	\$585,000	\$660,000	+ 12.8%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,077	788	- 26.8%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.1	1.6	- 20.7%	--	--	--
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.*		45	34	- 22.9%	49	41	- 17.5%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.0%	101.8%	+ 1.8%	97.7%	99.4%	+ 1.7%
New Listings A count of the properties that have been newly listed on the market in a given month.		647	783	+ 21.0%	2,120	2,454	+ 15.8%

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

