

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	310	354	+ 14.2%	1,234	1,332	+ 7.9%
Closed Sales	280	318	+ 13.6%	1,141	1,153	+ 1.1%
Median Sales Price*	\$690,000	\$750,000	+ 8.7%	\$695,000	\$725,000	+ 4.3%
Inventory of Homes for Sale	596	765	+ 28.4%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	32	50	+ 56.3%	50	53	+ 6.0%
Percent of Original List Price Received*	99.8%	98.8%	- 1.0%	96.8%	97.3%	+ 0.5%
New Listings	404	525	+ 30.0%	1,455	1,769	+ 21.6%

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

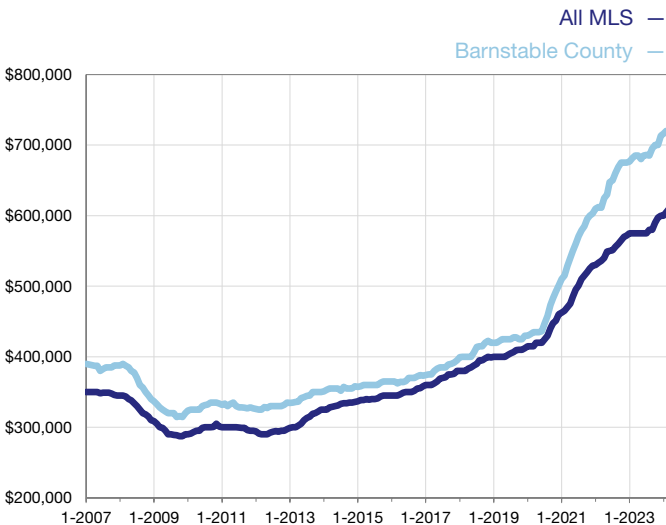
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	95	110	+ 15.8%	377	362	- 4.0%
Closed Sales	86	83	- 3.5%	329	317	- 3.6%
Median Sales Price*	\$440,000	\$525,000	+ 19.3%	\$428,900	\$470,777	+ 9.8%
Inventory of Homes for Sale	166	204	+ 22.9%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	39	51	+ 30.8%	45	52	+ 15.6%
Percent of Original List Price Received*	98.7%	97.9%	- 0.8%	97.5%	97.6%	+ 0.1%
New Listings	97	150	+ 54.6%	419	487	+ 16.2%

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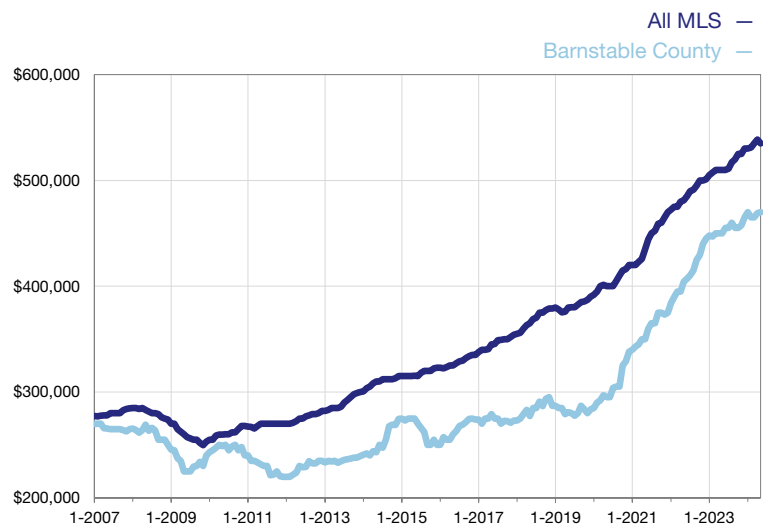
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	102	105	+ 2.9%	409	426	+ 4.2%
Closed Sales	78	107	+ 37.2%	334	398	+ 19.2%
Median Sales Price*	\$362,250	\$324,000	- 10.6%	\$290,000	\$320,000	+ 10.3%
Inventory of Homes for Sale	287	271	- 5.6%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	100	90	- 10.0%	100	101	+ 1.0%
Percent of Original List Price Received*	98.4%	96.1%	- 2.3%	95.7%	94.6%	- 1.1%
New Listings	167	172	+ 3.0%	542	538	- 0.7%

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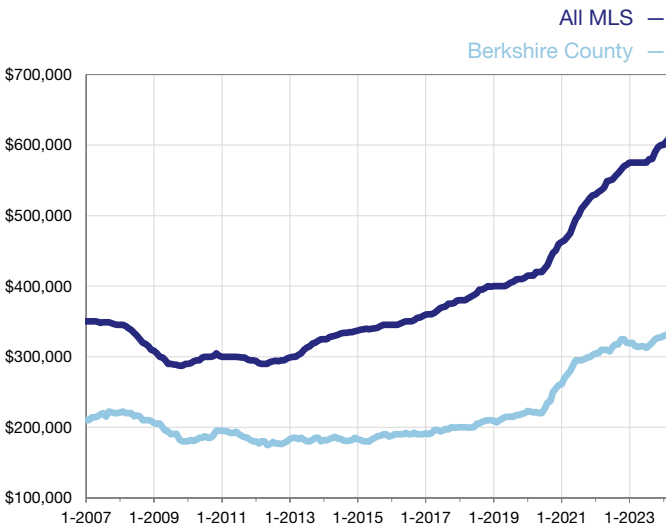
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	12	- 36.8%	56	59	+ 5.4%
Closed Sales	12	11	- 8.3%	50	61	+ 22.0%
Median Sales Price*	\$284,050	\$400,750	+ 41.1%	\$395,000	\$375,000	- 5.1%
Inventory of Homes for Sale	36	33	- 8.3%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	115	106	- 7.8%	117	90	- 23.1%
Percent of Original List Price Received*	101.1%	97.4%	- 3.7%	98.5%	97.7%	- 0.8%
New Listings	17	22	+ 29.4%	67	77	+ 14.9%

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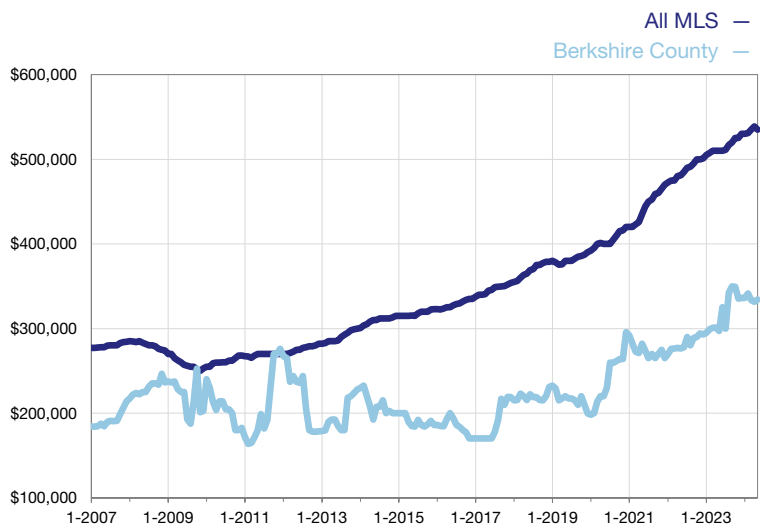
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	342	350	+ 2.3%	1,231	1,294	+ 5.1%
Closed Sales	281	266	- 5.3%	1,111	1,076	- 3.2%
Median Sales Price*	\$475,000	\$535,000	+ 12.6%	\$450,000	\$500,000	+ 11.1%
Inventory of Homes for Sale	500	399	- 20.2%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	39	37	- 5.1%	45	41	- 8.9%
Percent of Original List Price Received*	100.9%	101.6%	+ 0.7%	98.9%	100.2%	+ 1.3%
New Listings	382	413	+ 8.1%	1,463	1,489	+ 1.8%

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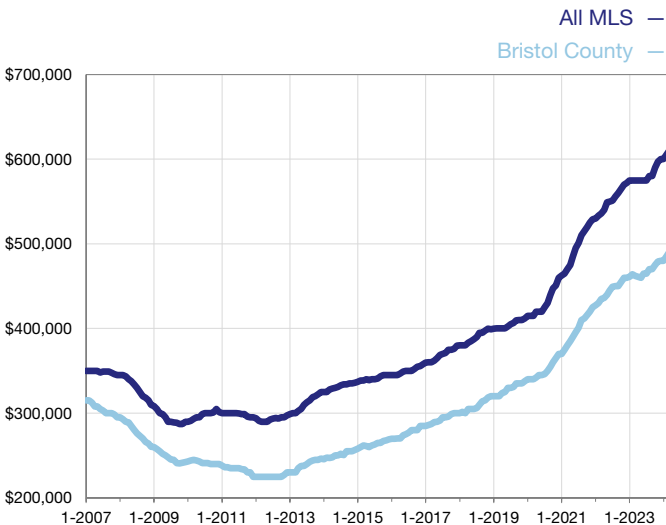
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	67	63	- 6.0%	258	264	+ 2.3%
Closed Sales	55	56	+ 1.8%	220	221	+ 0.5%
Median Sales Price*	\$370,000	\$345,500	- 6.6%	\$344,200	\$340,000	- 1.2%
Inventory of Homes for Sale	80	81	+ 1.3%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	34	24	- 29.4%	37	30	- 18.9%
Percent of Original List Price Received*	101.2%	101.3%	+ 0.1%	99.9%	100.5%	+ 0.6%
New Listings	79	75	- 5.1%	287	320	+ 11.5%

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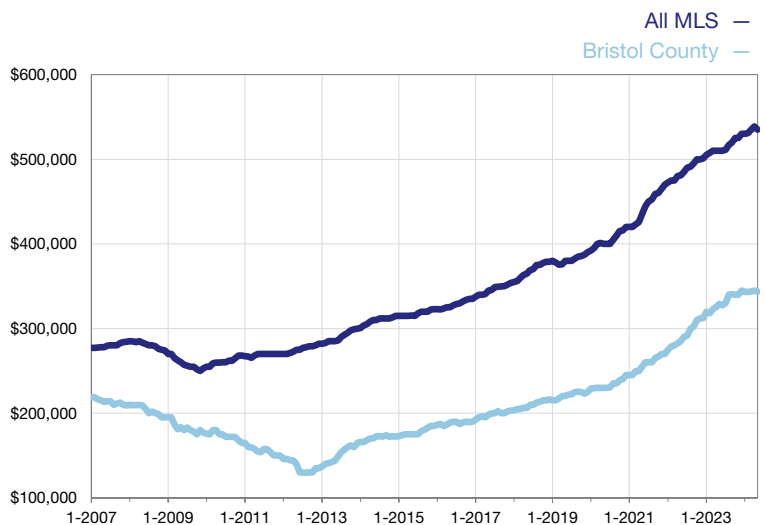
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	22	24	+ 9.1%
Closed Sales	5	5	0.0%	26	20	- 23.1%
Median Sales Price*	\$1,224,000	\$925,000	- 24.4%	\$1,249,500	\$1,435,000	+ 14.8%
Inventory of Homes for Sale	34	58	+ 70.6%	--	--	--
Months Supply of Inventory	6.9	12.9	+ 87.0%	--	--	--
Cumulative Days on Market Until Sale	32	51	+ 59.4%	94	103	+ 9.6%
Percent of Original List Price Received*	101.0%	91.6%	- 9.3%	92.5%	90.6%	- 2.1%
New Listings	11	19	+ 72.7%	36	55	+ 52.8%

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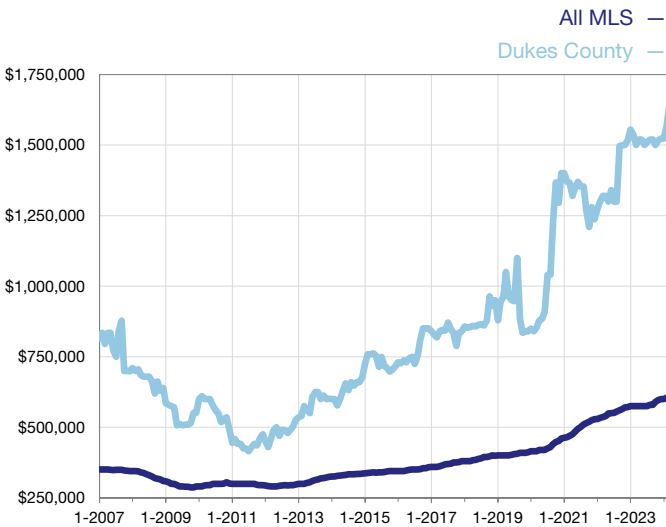
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	1	3	+ 200.0%
Closed Sales	0	1	--	0	3	--
Median Sales Price*	\$0	\$523,000	--	\$0	\$1,100,000	--
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	6.0	6.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	0	312	--
Percent of Original List Price Received*	0.0%	99.6%	--	0.0%	97.2%	--
New Listings	1	5	+ 400.0%	3	8	+ 166.7%

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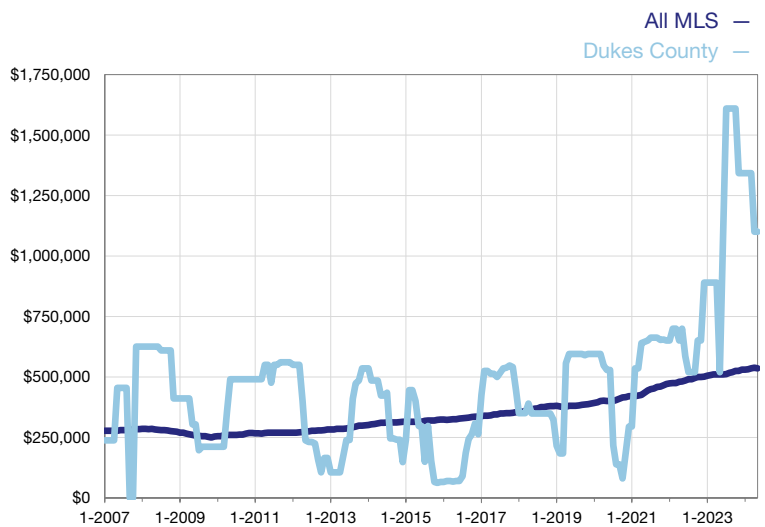
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	448	516	+ 15.2%	1,494	1,567	+ 4.9%
Closed Sales	323	398	+ 23.2%	1,221	1,272	+ 4.2%
Median Sales Price*	\$685,000	\$719,500	+ 5.0%	\$630,000	\$689,000	+ 9.4%
Inventory of Homes for Sale	539	559	+ 3.7%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	36	34	- 5.6%
Percent of Original List Price Received*	104.3%	104.3%	0.0%	100.9%	102.2%	+ 1.3%
New Listings	562	652	+ 16.0%	1,820	1,971	+ 8.3%

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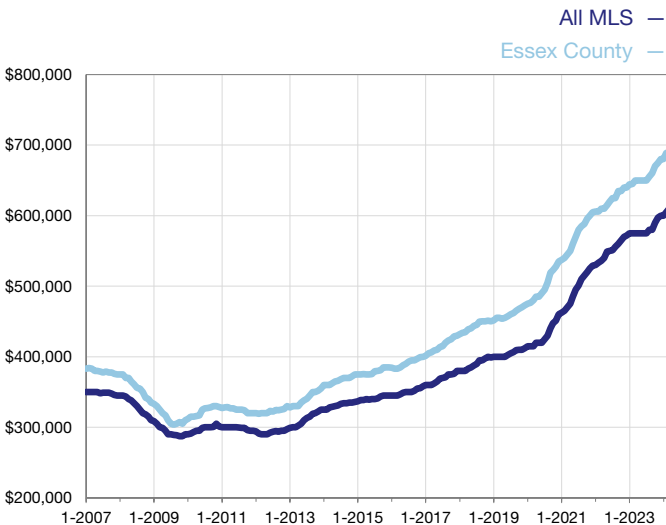
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	219	244	+ 11.4%	812	867	+ 6.8%
Closed Sales	186	200	+ 7.5%	730	728	- 0.3%
Median Sales Price*	\$455,000	\$475,000	+ 4.4%	\$430,250	\$450,000	+ 4.6%
Inventory of Homes for Sale	204	233	+ 14.2%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	40	32	- 20.0%
Percent of Original List Price Received*	104.4%	102.0%	- 2.3%	101.1%	100.9%	- 0.2%
New Listings	219	282	+ 28.8%	900	1,042	+ 15.8%

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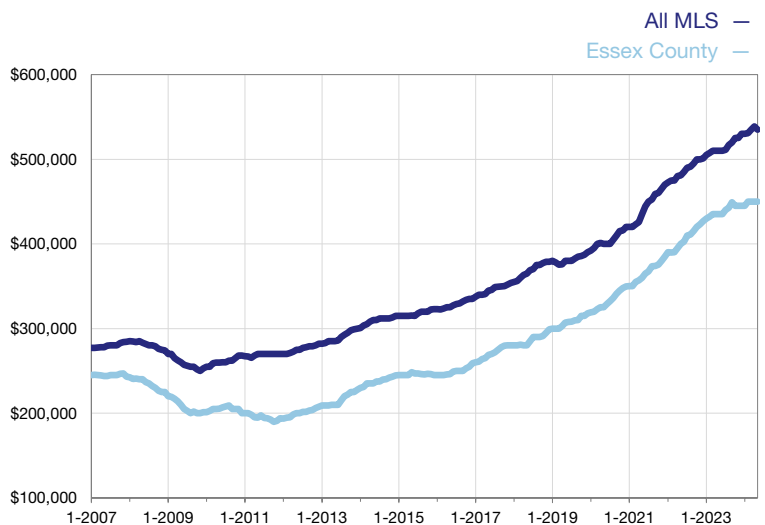
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	54	+ 1.9%	171	188	+ 9.9%
Closed Sales	41	36	- 12.2%	154	162	+ 5.2%
Median Sales Price*	\$302,900	\$340,000	+ 12.2%	\$290,000	\$328,000	+ 13.1%
Inventory of Homes for Sale	89	80	- 10.1%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	60	41	- 31.7%	64	51	- 20.3%
Percent of Original List Price Received*	101.8%	98.7%	- 3.0%	97.5%	96.9%	- 0.6%
New Listings	84	70	- 16.7%	194	213	+ 9.8%

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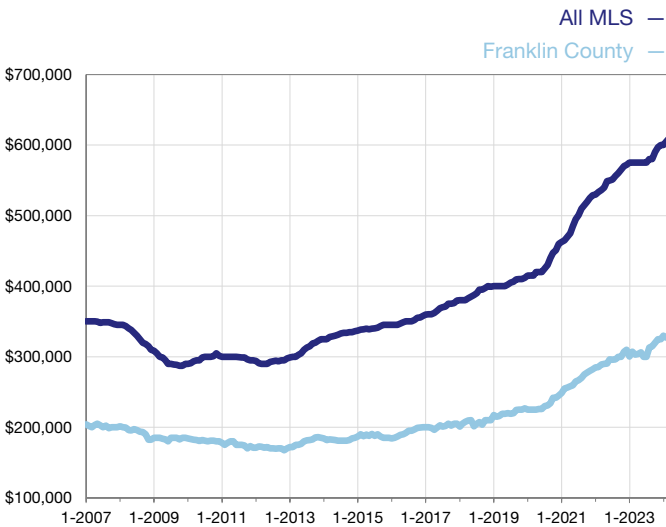
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	11	18	+ 63.6%
Closed Sales	1	6	+ 500.0%	6	14	+ 133.3%
Median Sales Price*	\$325,000	\$230,000	- 29.2%	\$272,500	\$252,500	- 7.3%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	36	19	- 47.2%	21	24	+ 14.3%
Percent of Original List Price Received*	92.9%	102.6%	+ 10.4%	101.4%	102.4%	+ 1.0%
New Listings	5	1	- 80.0%	13	21	+ 61.5%

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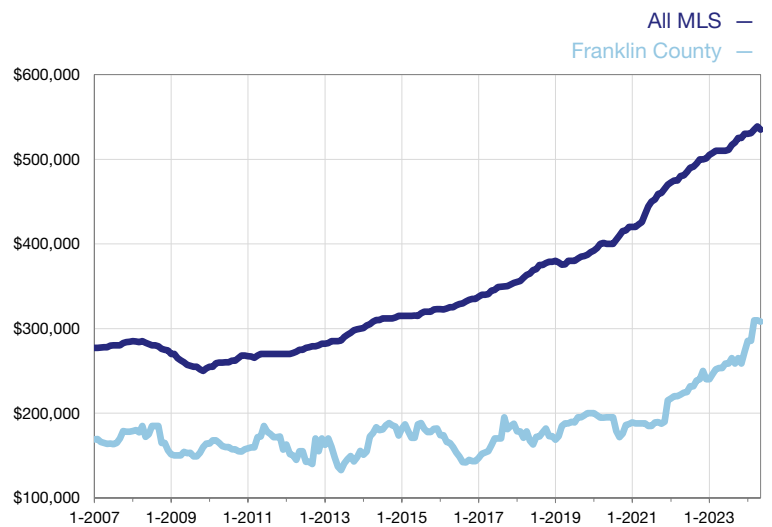
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	309	342	+ 10.7%	1,211	1,240	+ 2.4%
Closed Sales	264	261	- 1.1%	1,065	1,081	+ 1.5%
Median Sales Price*	\$300,000	\$330,000	+ 10.0%	\$290,000	\$313,500	+ 8.1%
Inventory of Homes for Sale	403	345	- 14.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	44	37	- 15.9%
Percent of Original List Price Received*	102.7%	102.9%	+ 0.2%	99.4%	101.1%	+ 1.7%
New Listings	360	392	+ 8.9%	1,389	1,421	+ 2.3%

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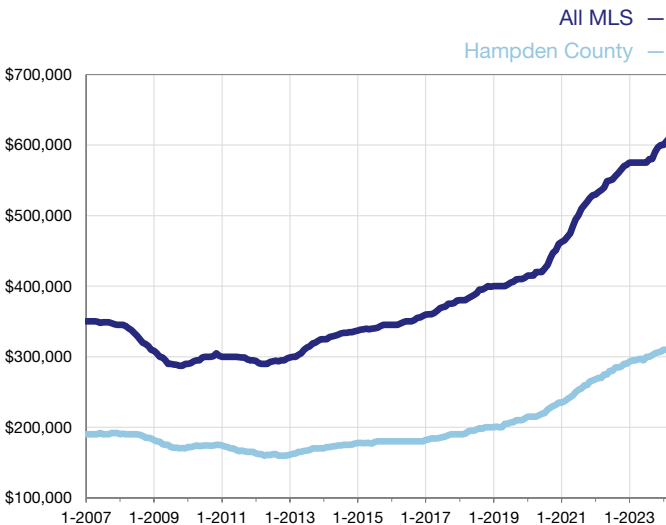
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	44	42	- 4.5%	181	177	- 2.2%
Closed Sales	43	37	- 14.0%	170	144	- 15.3%
Median Sales Price*	\$220,000	\$250,000	+ 13.6%	\$211,000	\$220,000	+ 4.3%
Inventory of Homes for Sale	47	75	+ 59.6%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	36	32	- 11.1%
Percent of Original List Price Received*	102.3%	102.0%	- 0.3%	100.7%	100.5%	- 0.2%
New Listings	49	82	+ 67.3%	191	225	+ 17.8%

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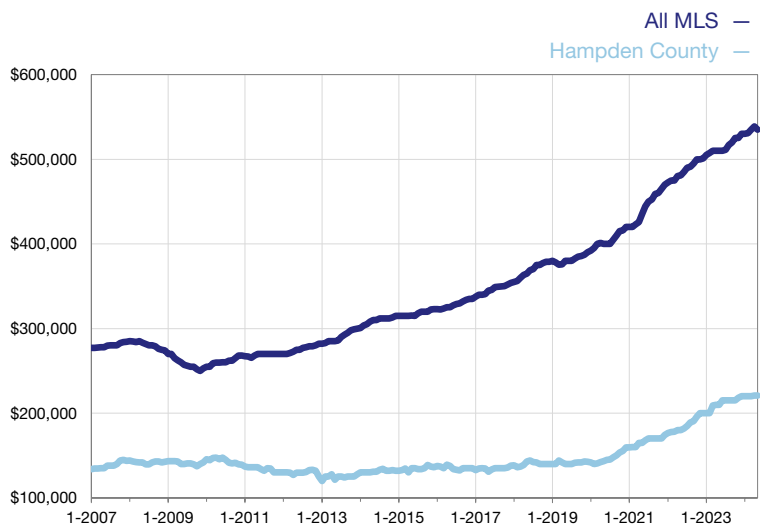
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Hampshire County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	115	110	- 4.3%	354	348	- 1.7%
Closed Sales	77	83	+ 7.8%	281	286	+ 1.8%
Median Sales Price*	\$409,000	\$480,000	+ 17.4%	\$390,000	\$433,075	+ 11.0%
Inventory of Homes for Sale	152	137	- 9.9%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	32	- 33.3%	50	45	- 10.0%
Percent of Original List Price Received*	102.8%	103.3%	+ 0.5%	99.5%	100.6%	+ 1.1%
New Listings	131	132	+ 0.8%	422	421	- 0.2%

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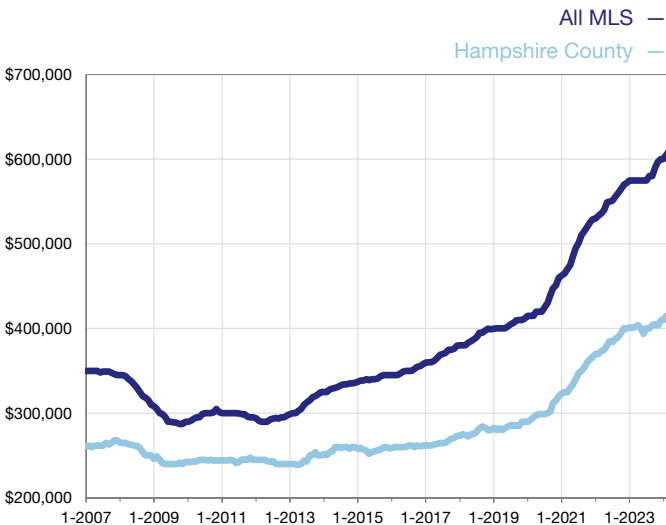
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	23	+ 9.5%	94	84	- 10.6%
Closed Sales	20	17	- 15.0%	77	77	0.0%
Median Sales Price*	\$240,000	\$350,000	+ 45.8%	\$300,000	\$330,000	+ 10.0%
Inventory of Homes for Sale	48	27	- 43.8%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	42	76	+ 81.0%	46	59	+ 28.3%
Percent of Original List Price Received*	103.2%	102.4%	- 0.8%	102.7%	100.3%	- 2.3%
New Listings	27	30	+ 11.1%	100	98	- 2.0%

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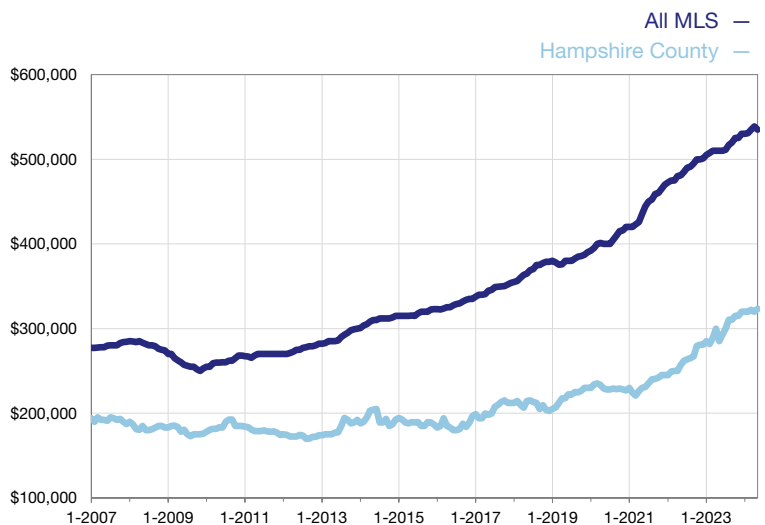
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2024

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Middlesex County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	967	1,094	+ 13.1%	3,180	3,469	+ 9.1%
Closed Sales	719	787	+ 9.5%	2,509	2,639	+ 5.2%
Median Sales Price*	\$868,000	\$895,000	+ 3.1%	\$761,200	\$840,000	+ 10.4%
Inventory of Homes for Sale	1,004	1,070	+ 6.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	29	24	- 17.2%	39	34	- 12.8%
Percent of Original List Price Received*	104.1%	104.9%	+ 0.8%	101.4%	102.8%	+ 1.4%
New Listings	1,133	1,379	+ 21.7%	3,797	4,347	+ 14.5%

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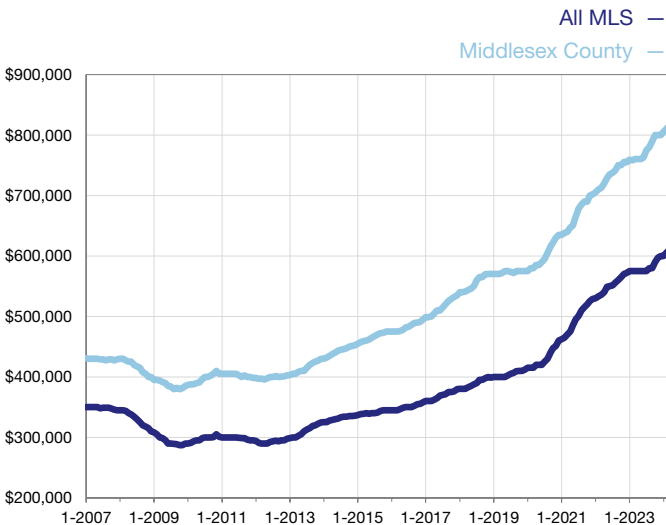
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	533	560	+ 5.1%	2,062	2,037	- 1.2%
Closed Sales	446	486	+ 9.0%	1,673	1,701	+ 1.7%
Median Sales Price*	\$633,000	\$658,750	+ 4.1%	\$614,900	\$657,500	+ 6.9%
Inventory of Homes for Sale	720	588	- 18.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	34	33	- 2.9%	42	37	- 11.9%
Percent of Original List Price Received*	102.7%	102.7%	0.0%	100.6%	101.4%	+ 0.8%
New Listings	650	632	- 2.8%	2,556	2,490	- 2.6%

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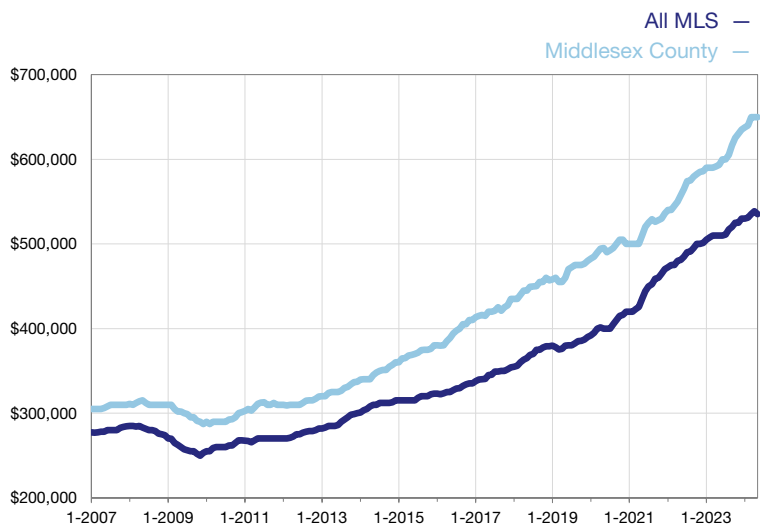
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	3	0.0%	8	6	- 25.0%
Closed Sales	2	0	- 100.0%	5	8	+ 60.0%
Median Sales Price*	\$4,144,400	\$0	- 100.0%	\$3,188,800	\$2,130,000	- 33.2%
Inventory of Homes for Sale	21	33	+ 57.1%	--	--	--
Months Supply of Inventory	10.5	11.0	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	104	0	- 100.0%	131	75	- 42.7%
Percent of Original List Price Received*	91.8%	0.0%	- 100.0%	93.2%	89.9%	- 3.5%
New Listings	9	8	- 11.1%	21	33	+ 57.1%

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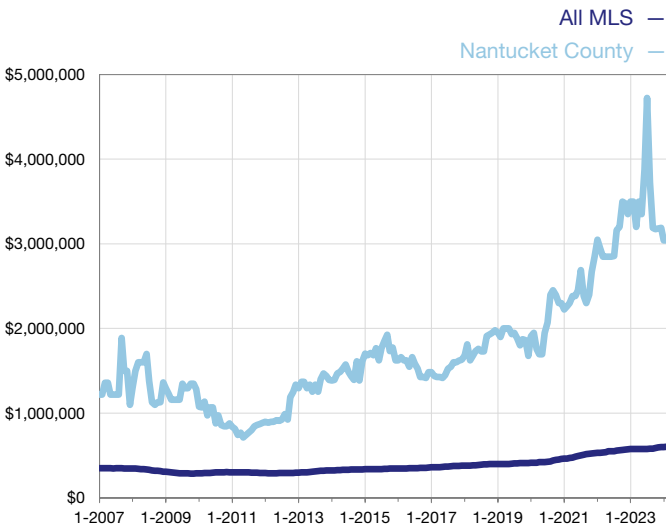
Condominium Properties

Key Metrics	May			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.

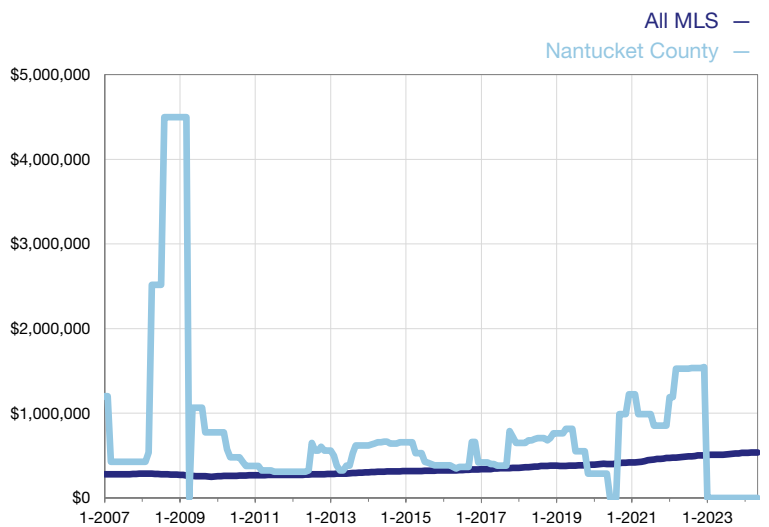
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	521	549	+ 5.4%	1,714	1,803	+ 5.2%
Closed Sales	363	386	+ 6.3%	1,352	1,410	+ 4.3%
Median Sales Price*	\$750,000	\$792,500	+ 5.7%	\$689,000	\$750,000	+ 8.9%
Inventory of Homes for Sale	599	634	+ 5.8%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 11.1%	38	33	- 13.2%
Percent of Original List Price Received*	103.4%	103.9%	+ 0.5%	100.2%	101.7%	+ 1.5%
New Listings	590	731	+ 23.9%	2,058	2,316	+ 12.5%

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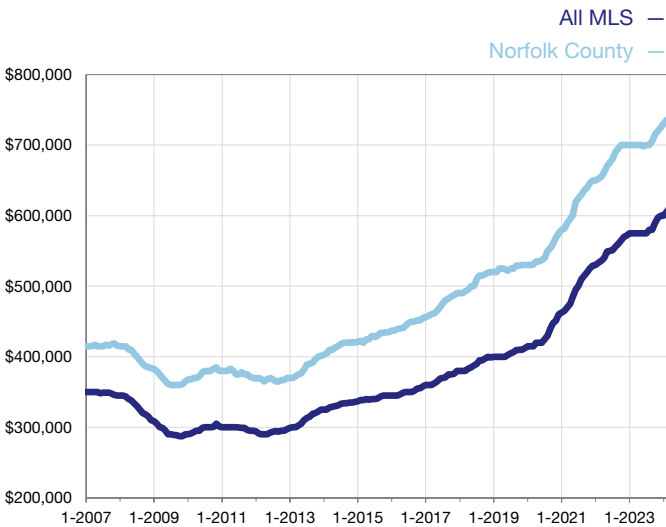
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	231	212	- 8.2%	846	794	- 6.1%
Closed Sales	193	154	- 20.2%	711	644	- 9.4%
Median Sales Price*	\$550,000	\$603,000	+ 9.6%	\$560,000	\$555,000	- 0.9%
Inventory of Homes for Sale	283	272	- 3.9%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	32	- 15.8%	42	43	+ 2.4%
Percent of Original List Price Received*	101.2%	101.5%	+ 0.3%	100.3%	100.4%	+ 0.1%
New Listings	246	251	+ 2.0%	1,008	1,003	- 0.5%

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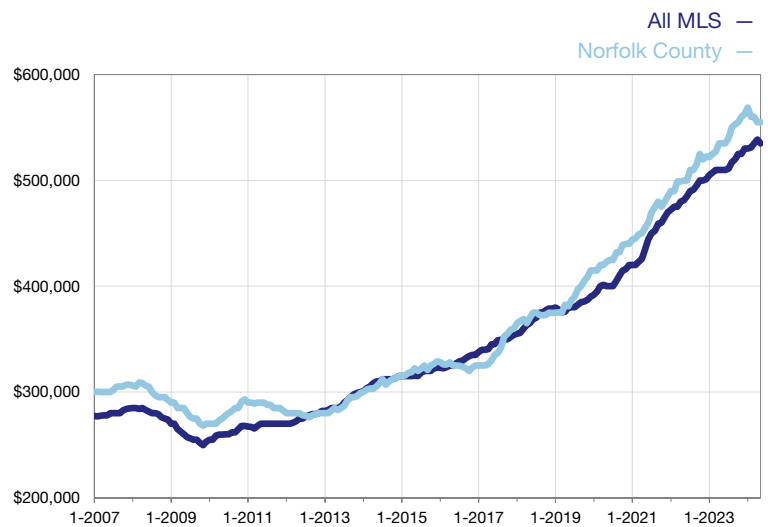
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	437	512	+ 17.2%	1,617	1,655	+ 2.4%
Closed Sales	392	344	- 12.2%	1,386	1,352	- 2.5%
Median Sales Price*	\$593,750	\$634,183	+ 6.8%	\$550,000	\$610,000	+ 10.9%
Inventory of Homes for Sale	611	619	+ 1.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	39	37	- 5.1%	47	41	- 12.8%
Percent of Original List Price Received*	100.4%	101.2%	+ 0.8%	98.5%	99.6%	+ 1.1%
New Listings	509	642	+ 26.1%	1,868	2,061	+ 10.3%

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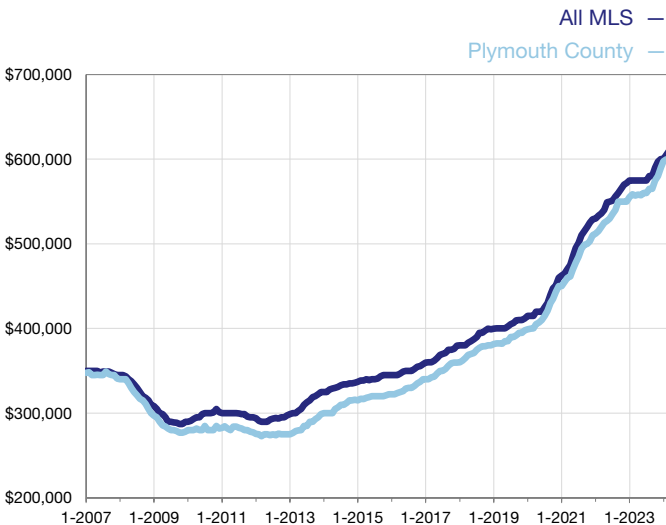
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	103	119	+ 15.5%	391	445	+ 13.8%
Closed Sales	97	88	- 9.3%	364	342	- 6.0%
Median Sales Price*	\$461,000	\$475,500	+ 3.1%	\$419,900	\$475,000	+ 13.1%
Inventory of Homes for Sale	161	158	- 1.9%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	45	48	+ 6.7%	44	42	- 4.5%
Percent of Original List Price Received*	100.7%	100.4%	- 0.3%	100.0%	99.8%	- 0.2%
New Listings	116	119	+ 2.6%	457	541	+ 18.4%

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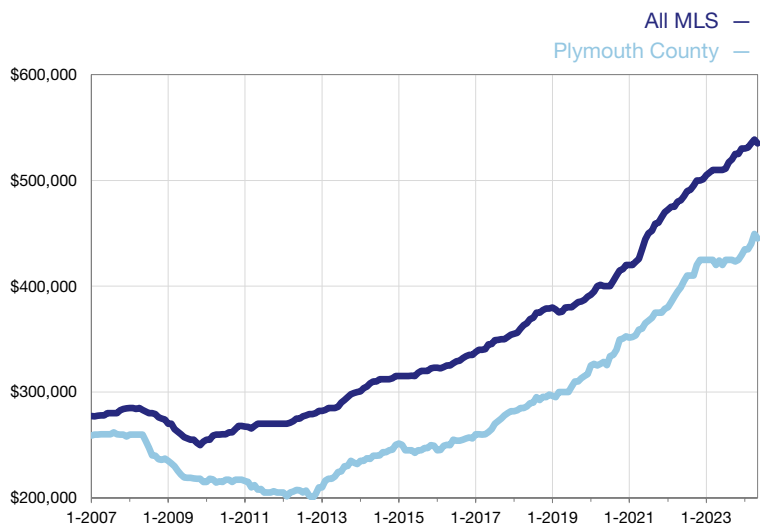
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	114	140	+ 22.8%	411	450	+ 9.5%
Closed Sales	93	112	+ 20.4%	342	358	+ 4.7%
Median Sales Price*	\$765,000	\$855,000	+ 11.8%	\$705,000	\$753,500	+ 6.9%
Inventory of Homes for Sale	197	170	- 13.7%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	47	32	- 31.9%	49	38	- 22.4%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.3%	97.9%	100.2%	+ 2.3%
New Listings	147	160	+ 8.8%	536	577	+ 7.6%

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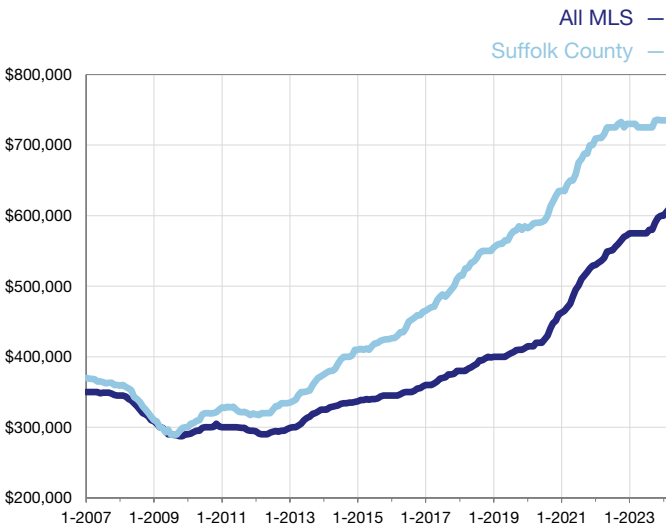
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	459	511	+ 11.3%	1,714	1,796	+ 4.8%
Closed Sales	419	406	- 3.1%	1,481	1,378	- 7.0%
Median Sales Price*	\$755,000	\$730,000	- 3.3%	\$720,000	\$716,500	- 0.5%
Inventory of Homes for Sale	1,225	1,166	- 4.8%	--	--	--
Months Supply of Inventory	3.8	3.7	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	42	42	0.0%	53	55	+ 3.8%
Percent of Original List Price Received*	99.6%	99.5%	- 0.1%	98.2%	98.6%	+ 0.4%
New Listings	675	694	+ 2.8%	2,685	2,870	+ 6.9%

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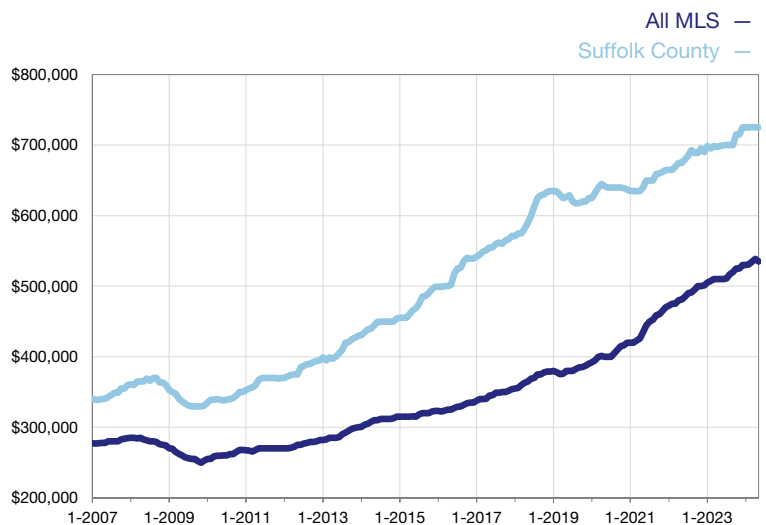
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	640	711	+ 11.1%	2,204	2,346	+ 6.4%
Closed Sales	463	511	+ 10.4%	1,840	1,891	+ 2.8%
Median Sales Price*	\$452,000	\$480,000	+ 6.2%	\$425,000	\$460,000	+ 8.2%
Inventory of Homes for Sale	746	749	+ 0.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	40	37	- 7.5%
Percent of Original List Price Received*	103.2%	102.2%	- 1.0%	100.2%	100.6%	+ 0.4%
New Listings	731	848	+ 16.0%	2,563	2,840	+ 10.8%

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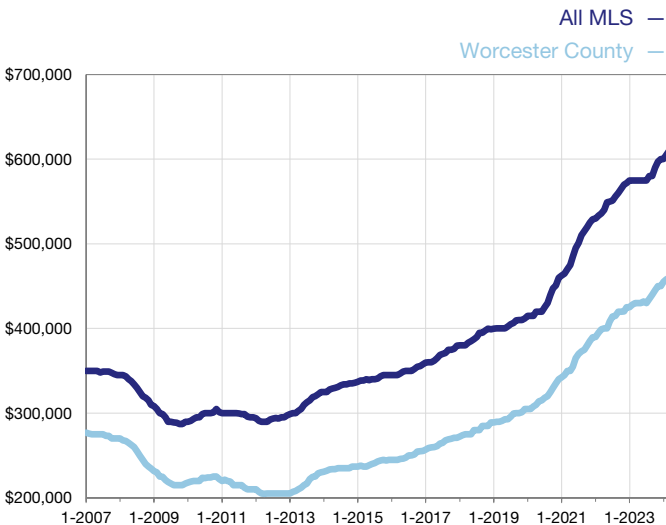
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	179	173	- 3.4%	611	669	+ 9.5%
Closed Sales	140	144	+ 2.9%	532	548	+ 3.0%
Median Sales Price*	\$387,500	\$383,000	- 1.2%	\$365,500	\$371,500	+ 1.6%
Inventory of Homes for Sale	215	168	- 21.9%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	36	38	+ 5.6%	42	38	- 9.5%
Percent of Original List Price Received*	102.7%	100.9%	- 1.8%	102.0%	101.1%	- 0.9%
New Listings	205	191	- 6.8%	719	737	+ 2.5%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

