

# Multi-Family Housing Activity Report

May 2024



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	May-2023	May-2024	+ / -	YTD 2023	YTD 2024	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		448	<b>496</b>	+ 10.7%	1,929	<b>2,088</b>	+ 8.2%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$615,000	<b>\$656,000</b>	+ 6.7%	\$599,900	<b>\$660,000</b>	+ 10.0%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,076	<b>862</b>	- 19.9%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.2	<b>1.8</b>	- 16.3%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		38	<b>31</b>	- 18.0%	47	<b>38</b>	- 18.0%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		100.6%	<b>101.2%</b>	+ 0.6%	98.4%	<b>99.8%</b>	+ 1.4%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		665	<b>776</b>	+ 16.7%	2,786	<b>3,220</b>	+ 15.6%

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

