

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	292	350	+ 19.9%	1,526	1,632	+ 6.9%
Closed Sales	320	292	- 8.8%	1,461	1,451	- 0.7%
Median Sales Price*	\$720,000	\$800,000	+ 11.1%	\$699,950	\$740,000	+ 5.7%
Inventory of Homes for Sale	611	798	+ 30.6%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--
Cumulative Days on Market Until Sale	40	44	+ 10.0%	48	51	+ 6.3%
Percent of Original List Price Received*	100.0%	98.7%	- 1.3%	97.5%	97.5%	0.0%
New Listings	355	391	+ 10.1%	1,810	2,147	+ 18.6%

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

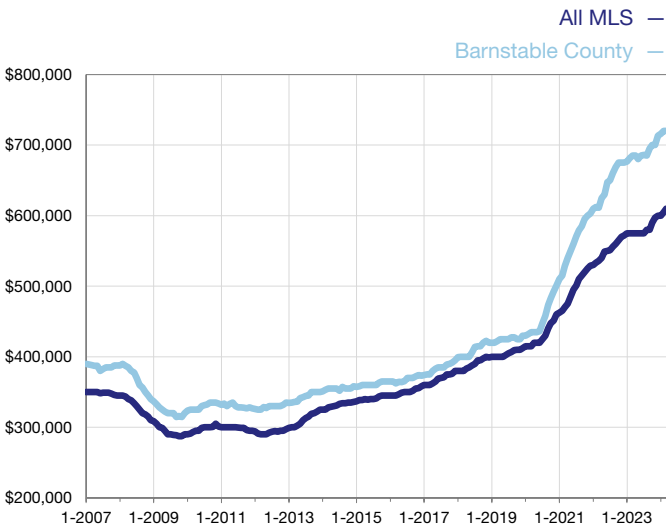
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	70	67	- 4.3%	447	425	- 4.9%
Closed Sales	88	91	+ 3.4%	417	408	- 2.2%
Median Sales Price*	\$440,500	\$527,000	+ 19.6%	\$435,000	\$475,000	+ 9.2%
Inventory of Homes for Sale	178	244	+ 37.1%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	42	51	+ 21.4%
Percent of Original List Price Received*	99.4%	98.9%	- 0.5%	97.9%	97.9%	0.0%
New Listings	87	118	+ 35.6%	506	602	+ 19.0%

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

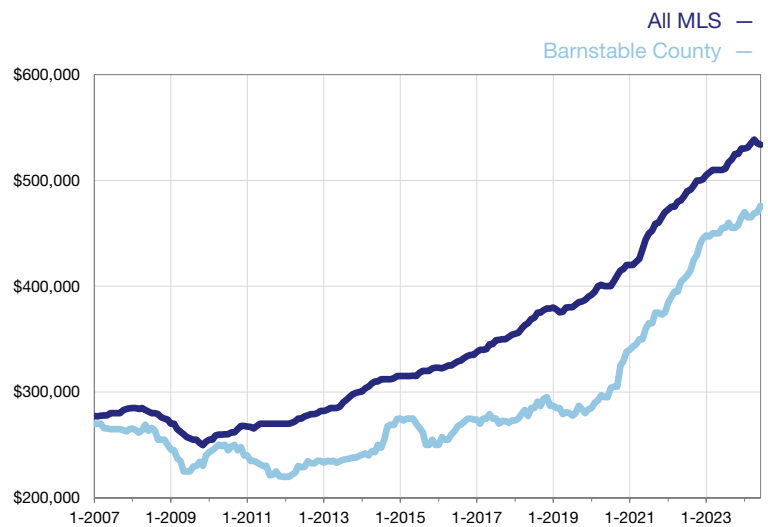
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Berkshire County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	127	87	- 31.5%	536	514	- 4.1%
Closed Sales	132	104	- 21.2%	466	502	+ 7.7%
Median Sales Price*	\$320,000	\$355,000	+ 10.9%	\$299,500	\$325,000	+ 8.5%
Inventory of Homes for Sale	316	343	+ 8.5%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	82	80	- 2.4%	95	96	+ 1.1%
Percent of Original List Price Received*	99.5%	97.1%	- 2.4%	96.8%	95.2%	- 1.7%
New Listings	176	181	+ 2.8%	719	717	- 0.3%

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

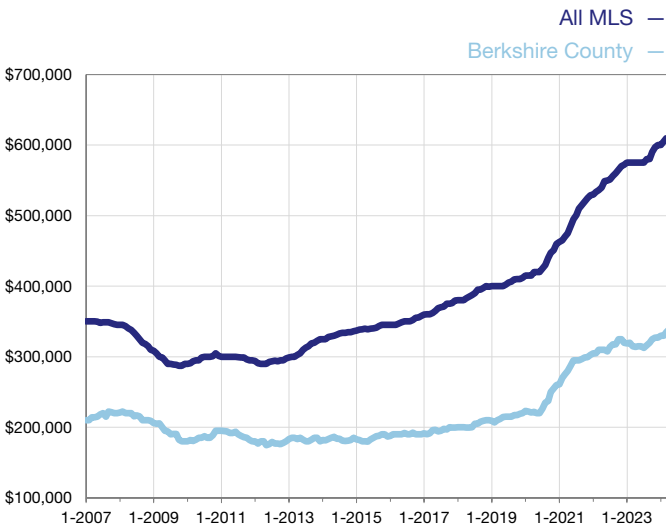
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	11	+ 10.0%	66	70	+ 6.1%
Closed Sales	17	9	- 47.1%	67	70	+ 4.5%
Median Sales Price*	\$350,000	\$415,000	+ 18.6%	\$375,000	\$380,000	+ 1.3%
Inventory of Homes for Sale	41	37	- 9.8%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--
Cumulative Days on Market Until Sale	79	47	- 40.5%	108	84	- 22.2%
Percent of Original List Price Received*	98.6%	101.5%	+ 2.9%	98.5%	98.2%	- 0.3%
New Listings	17	15	- 11.8%	84	93	+ 10.7%

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

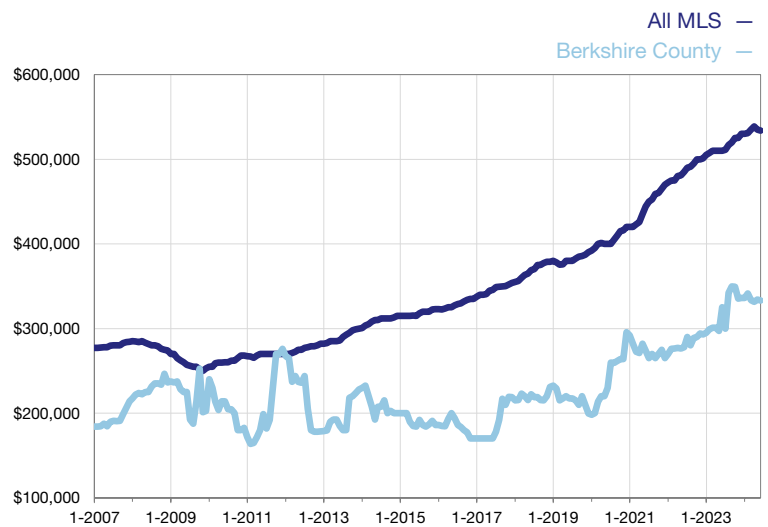
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bristol County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	318	332	+ 4.4%	1,549	1,574	+ 1.6%
Closed Sales	335	281	- 16.1%	1,446	1,363	- 5.7%
Median Sales Price*	\$500,000	\$530,000	+ 6.0%	\$460,000	\$510,000	+ 10.9%
Inventory of Homes for Sale	511	449	- 12.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	41	39	- 4.9%
Percent of Original List Price Received*	102.2%	101.9%	- 0.3%	99.6%	100.6%	+ 1.0%
New Listings	376	366	- 2.7%	1,839	1,849	+ 0.5%

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

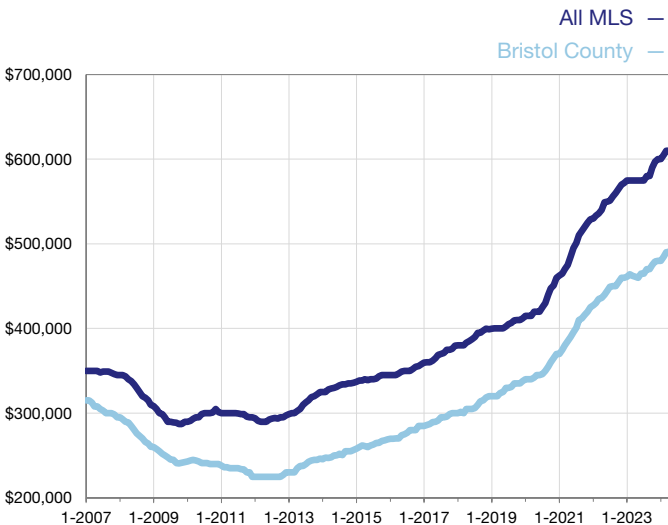
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	77	62	- 19.5%	335	320	- 4.5%
Closed Sales	78	57	- 26.9%	298	280	- 6.0%
Median Sales Price*	\$340,000	\$360,000	+ 5.9%	\$340,000	\$349,900	+ 2.9%
Inventory of Homes for Sale	67	73	+ 9.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	22	20	- 9.1%	33	28	- 15.2%
Percent of Original List Price Received*	103.4%	103.6%	+ 0.2%	100.8%	101.2%	+ 0.4%
New Listings	75	56	- 25.3%	362	375	+ 3.6%

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

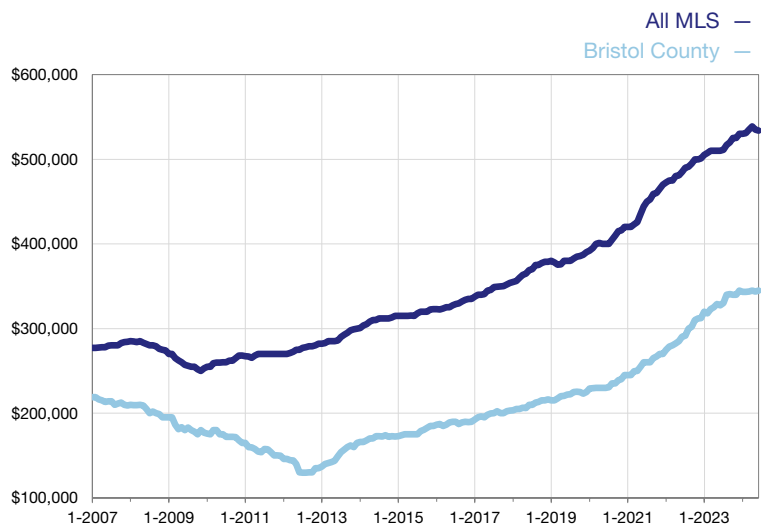
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dukes County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	8	+ 300.0%	24	30	+ 25.0%
Closed Sales	4	4	0.0%	30	24	- 20.0%
Median Sales Price*	\$1,127,500	\$1,845,000	+ 63.6%	\$1,249,500	\$1,437,500	+ 15.0%
Inventory of Homes for Sale	46	62	+ 34.8%	--	--	--
Months Supply of Inventory	9.7	12.8	+ 32.0%	--	--	--
Cumulative Days on Market Until Sale	67	116	+ 73.1%	91	105	+ 15.4%
Percent of Original List Price Received*	93.2%	89.4%	- 4.1%	92.6%	90.4%	- 2.4%
New Listings	17	14	- 17.6%	53	71	+ 34.0%

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

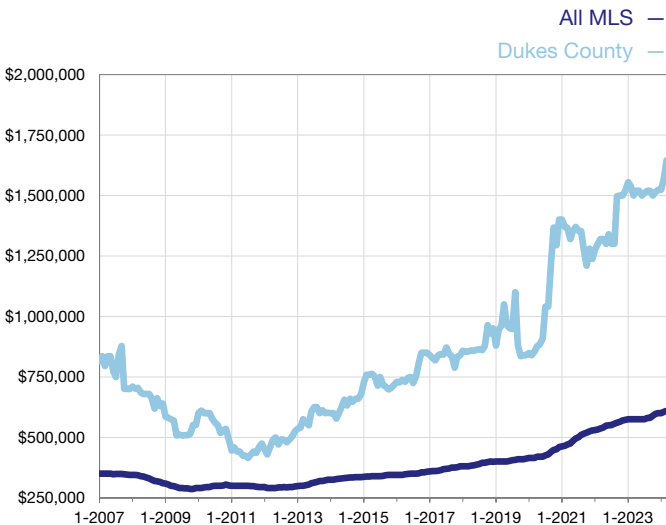
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Median Sales Price*	\$1,075,000	\$0	- 100.0%	\$1,075,000	\$1,100,000	+ 2.3%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	4.0	8.3	+ 107.5%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	19	312	+ 1,542.1%
Percent of Original List Price Received*	86.0%	0.0%	- 100.0%	86.0%	97.2%	+ 13.0%
New Listings	2	2	0.0%	5	10	+ 100.0%

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

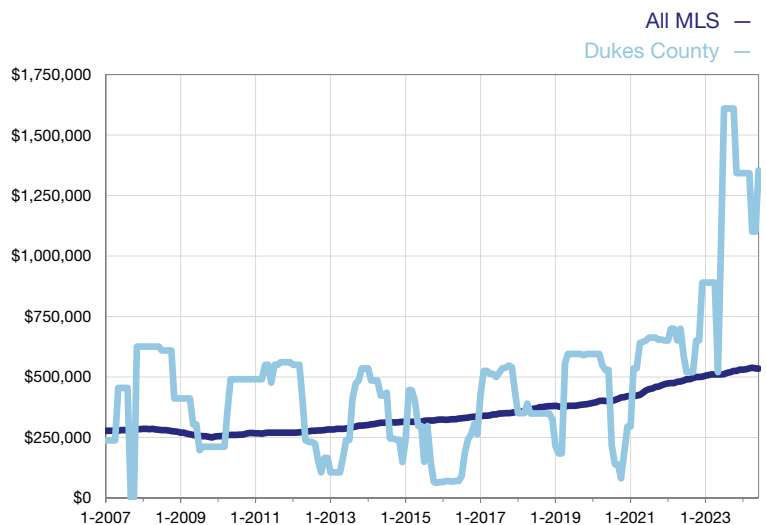
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Essex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	449	574	+ 27.8%	1,943	2,084	+ 7.3%
Closed Sales	480	447	- 6.9%	1,701	1,720	+ 1.1%
Median Sales Price*	\$705,000	\$760,000	+ 7.8%	\$650,000	\$705,000	+ 8.5%
Inventory of Homes for Sale	514	643	+ 25.1%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	34	30	- 11.8%
Percent of Original List Price Received*	104.2%	104.1%	- 0.1%	101.9%	102.7%	+ 0.8%
New Listings	472	654	+ 38.6%	2,292	2,609	+ 13.8%

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

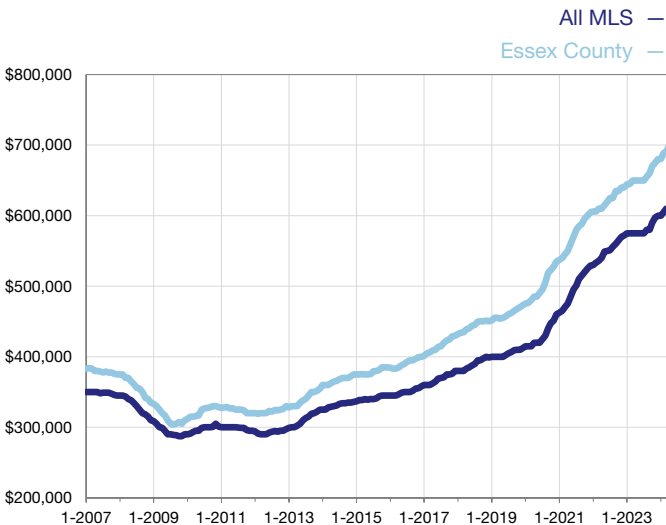
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	184	229	+ 24.5%	996	1,064	+ 6.8%
Closed Sales	205	207	+ 1.0%	935	935	0.0%
Median Sales Price*	\$435,000	\$455,000	+ 4.6%	\$430,500	\$450,000	+ 4.5%
Inventory of Homes for Sale	218	220	+ 0.9%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	37	31	- 16.2%
Percent of Original List Price Received*	103.2%	101.4%	- 1.7%	101.6%	101.0%	- 0.6%
New Listings	213	218	+ 2.3%	1,113	1,258	+ 13.0%

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

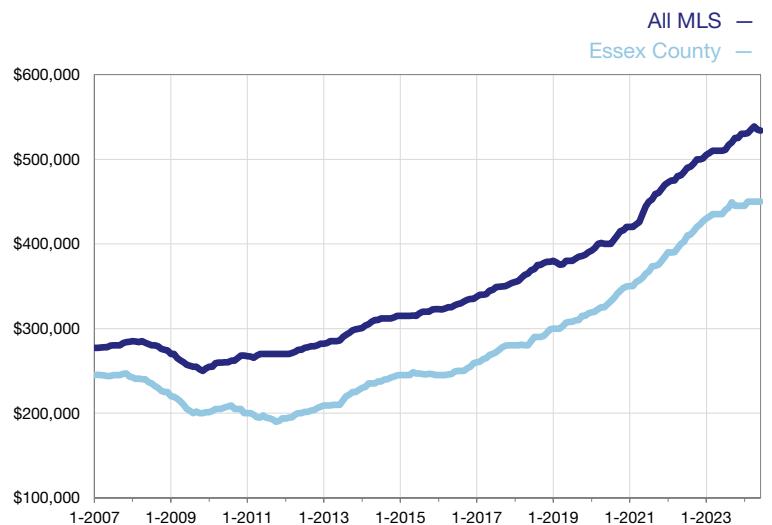
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Franklin County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	65	69	+ 6.2%	236	247	+ 4.7%
Closed Sales	54	39	- 27.8%	208	201	- 3.4%
Median Sales Price*	\$310,000	\$360,000	+ 16.1%	\$295,000	\$335,000	+ 13.6%
Inventory of Homes for Sale	88	80	- 9.1%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 39.0%	58	46	- 20.7%
Percent of Original List Price Received*	102.5%	103.3%	+ 0.8%	98.8%	98.2%	- 0.6%
New Listings	70	63	- 10.0%	264	275	+ 4.2%

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

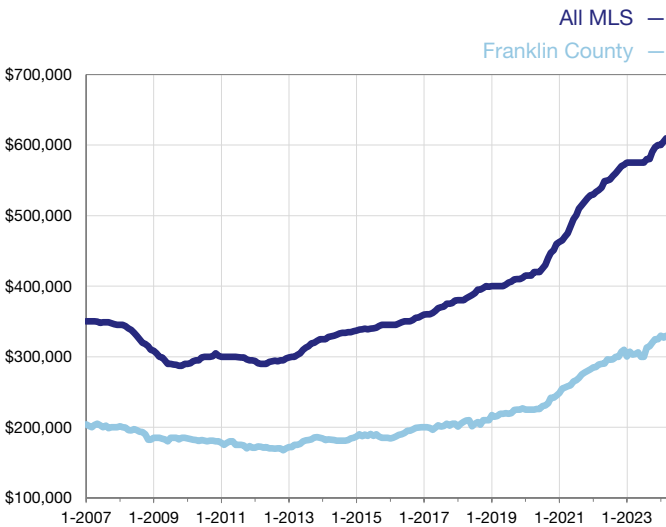
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	5	+ 400.0%	12	23	+ 91.7%
Closed Sales	6	3	- 50.0%	12	17	+ 41.7%
Median Sales Price*	\$268,500	\$264,500	- 1.5%	\$272,500	\$264,500	- 2.9%
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	14	28	+ 100.0%	17	24	+ 41.2%
Percent of Original List Price Received*	104.1%	100.2%	- 3.7%	102.8%	102.0%	- 0.8%
New Listings	0	5	--	13	25	+ 92.3%

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

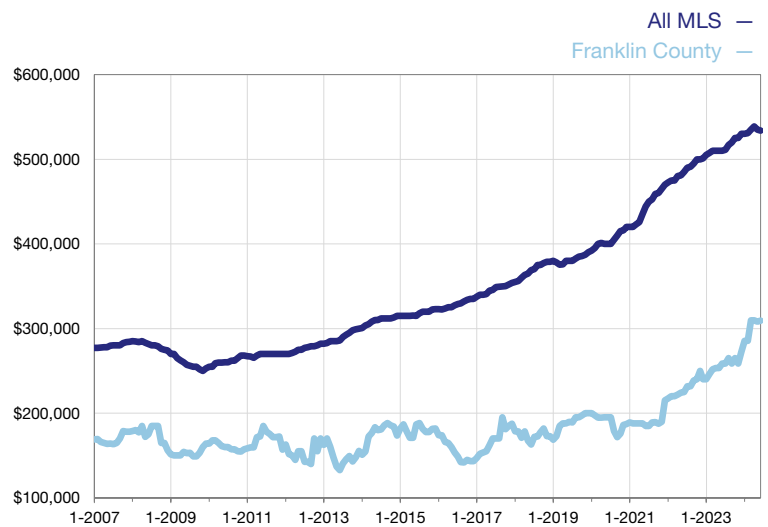
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampden County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	272	377	+ 38.6%	1,483	1,563	+ 5.4%
Closed Sales	303	285	- 5.9%	1,368	1,375	+ 0.5%
Median Sales Price*	\$315,000	\$340,000	+ 7.9%	\$296,000	\$320,000	+ 8.1%
Inventory of Homes for Sale	438	332	- 24.2%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	41	35	- 14.6%
Percent of Original List Price Received*	103.1%	103.2%	+ 0.1%	100.2%	101.5%	+ 1.3%
New Listings	339	344	+ 1.5%	1,728	1,760	+ 1.9%

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

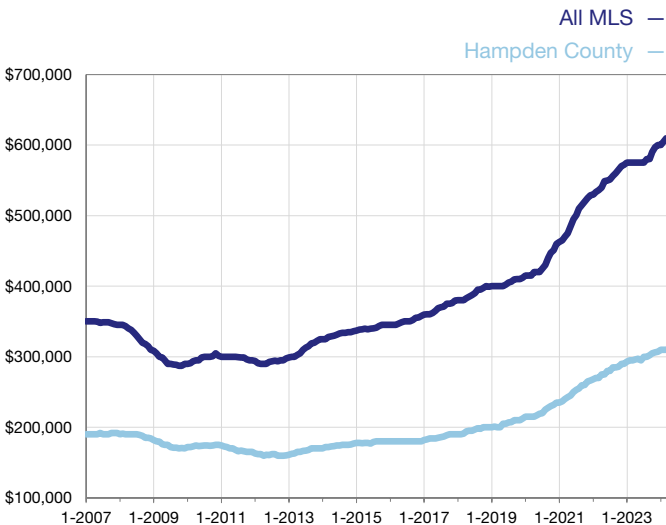
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	42	53	+ 26.2%	223	224	+ 0.4%
Closed Sales	47	35	- 25.5%	217	180	- 17.1%
Median Sales Price*	\$232,900	\$265,000	+ 13.8%	\$219,000	\$230,000	+ 5.0%
Inventory of Homes for Sale	43	74	+ 72.1%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	45	29	- 35.6%	38	31	- 18.4%
Percent of Original List Price Received*	100.6%	101.6%	+ 1.0%	100.6%	100.8%	+ 0.2%
New Listings	42	51	+ 21.4%	233	275	+ 18.0%

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

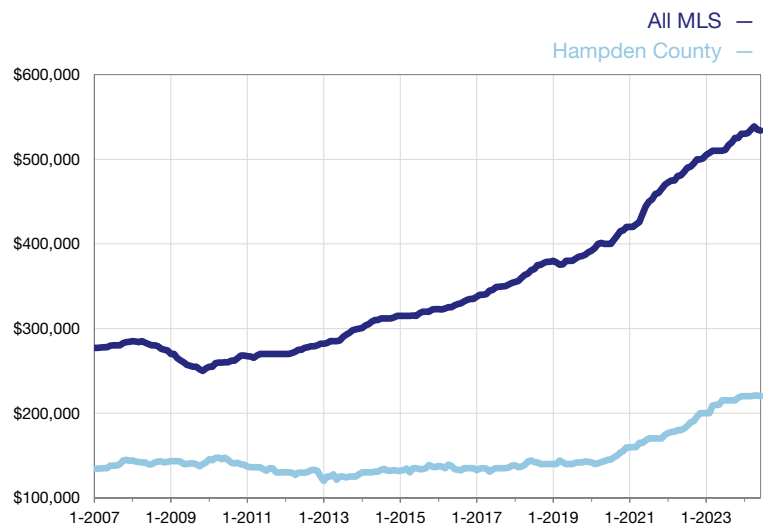
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Hampshire County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	115	120	+ 4.3%	469	450	- 4.1%
Closed Sales	117	97	- 17.1%	398	383	- 3.8%
Median Sales Price*	\$400,000	\$497,000	+ 24.3%	\$392,000	\$448,500	+ 14.4%
Inventory of Homes for Sale	145	150	+ 3.4%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.7%	44	41	- 6.8%
Percent of Original List Price Received*	104.0%	104.8%	+ 0.8%	100.8%	101.7%	+ 0.9%
New Listings	121	125	+ 3.3%	543	546	+ 0.6%

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

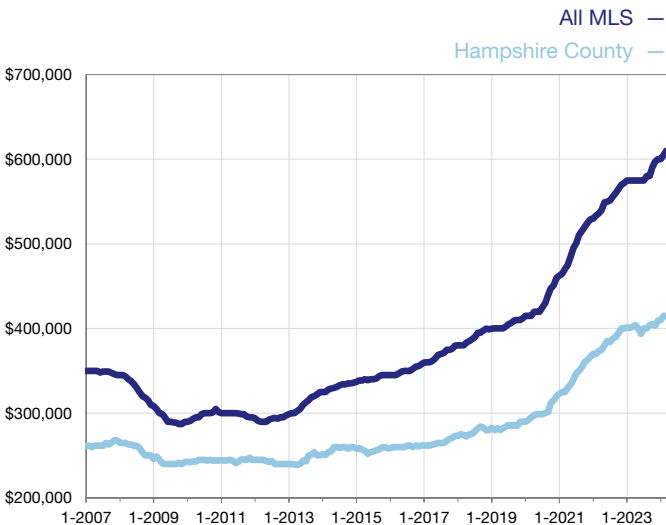
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	26	31	+ 19.2%	120	111	- 7.5%
Closed Sales	31	24	- 22.6%	108	101	- 6.5%
Median Sales Price*	\$350,000	\$353,000	+ 0.9%	\$305,000	\$335,000	+ 9.8%
Inventory of Homes for Sale	42	32	- 23.8%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	53	26	- 50.9%	48	51	+ 6.3%
Percent of Original List Price Received*	104.2%	102.5%	- 1.6%	103.1%	100.8%	- 2.2%
New Listings	27	31	+ 14.8%	127	130	+ 2.4%

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

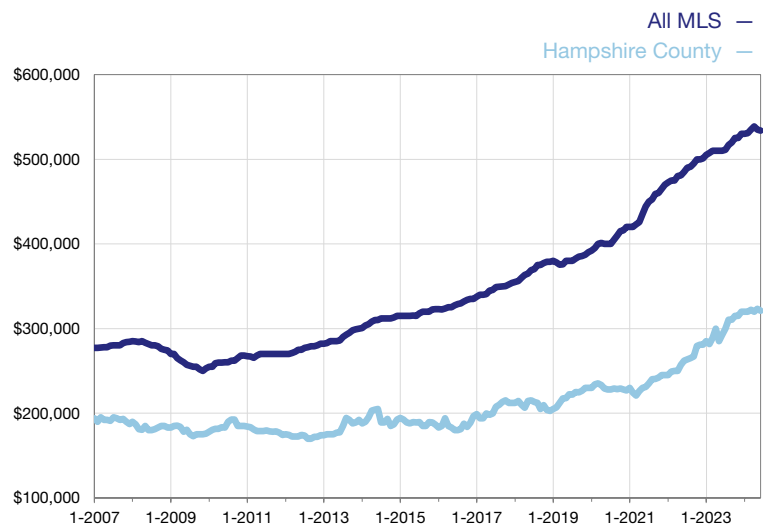
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middlesex County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	902	1,077	+ 19.4%	4,080	4,449	+ 9.0%
Closed Sales	1,005	943	- 6.2%	3,514	3,595	+ 2.3%
Median Sales Price*	\$859,000	\$915,324	+ 6.6%	\$800,000	\$862,500	+ 7.8%
Inventory of Homes for Sale	971	1,025	+ 5.6%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	34	31	- 8.8%
Percent of Original List Price Received*	105.1%	104.7%	- 0.4%	102.4%	103.3%	+ 0.9%
New Listings	943	1,080	+ 14.5%	4,738	5,389	+ 13.7%

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

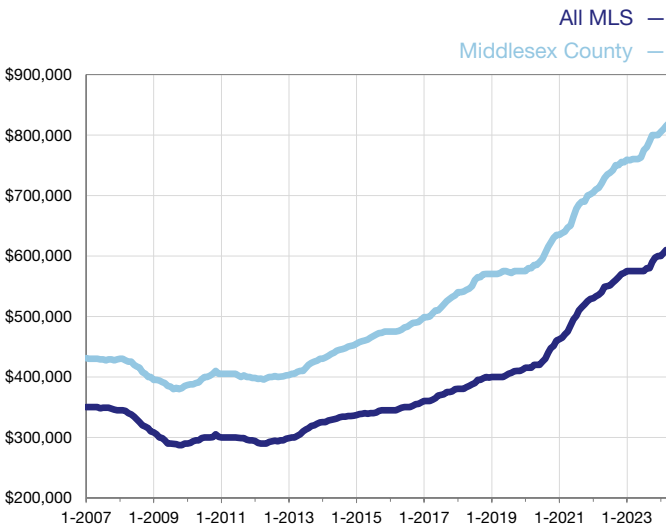
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	513	480	- 6.4%	2,577	2,473	- 4.0%
Closed Sales	548	461	- 15.9%	2,221	2,169	- 2.3%
Median Sales Price*	\$680,000	\$704,900	+ 3.7%	\$630,000	\$664,900	+ 5.5%
Inventory of Homes for Sale	662	618	- 6.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	39	35	- 10.3%
Percent of Original List Price Received*	103.0%	102.3%	- 0.7%	101.2%	101.6%	+ 0.4%
New Listings	520	559	+ 7.5%	3,078	3,051	- 0.9%

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

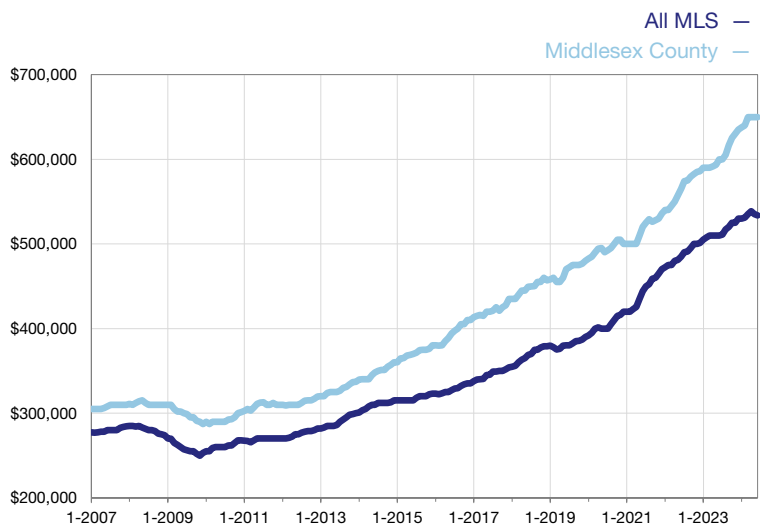
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Nantucket County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	5	+ 66.7%	11	11	0.0%
Closed Sales	1	4	+ 300.0%	6	12	+ 100.0%
Median Sales Price*	\$38,127,000	\$3,700,000	- 90.3%	\$4,044,400	\$2,324,500	- 42.5%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	11.6	8.4	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	358	107	- 70.1%	169	86	- 49.1%
Percent of Original List Price Received*	68.1%	95.0%	+ 39.5%	89.1%	91.8%	+ 3.0%
New Listings	4	4	0.0%	25	37	+ 48.0%

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

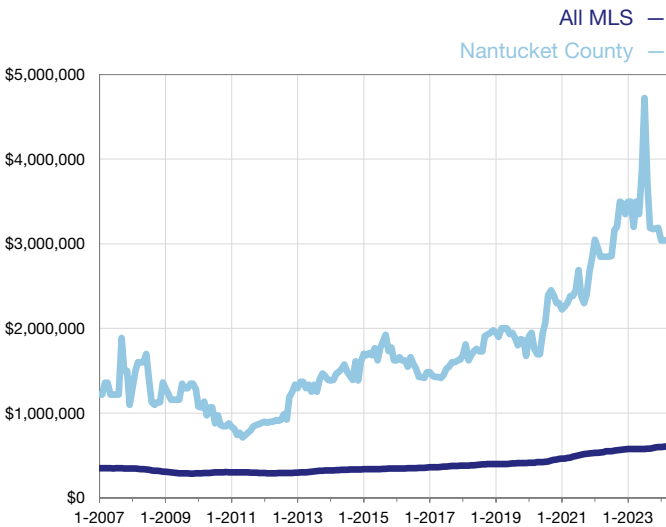
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	1	--
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	1	--	0	1	--

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

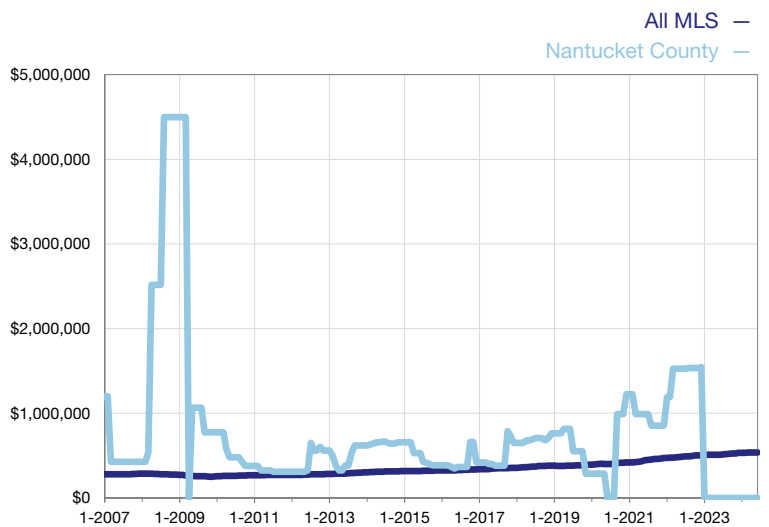
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	464	572	+ 23.3%	2,178	2,326	+ 6.8%
Closed Sales	547	481	- 12.1%	1,899	1,898	- 0.1%
Median Sales Price*	\$770,000	\$850,000	+ 10.4%	\$708,000	\$766,000	+ 8.2%
Inventory of Homes for Sale	593	596	+ 0.5%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	34	30	- 11.8%
Percent of Original List Price Received*	104.2%	103.5%	- 0.7%	101.4%	102.2%	+ 0.8%
New Listings	514	565	+ 9.9%	2,572	2,861	+ 11.2%

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

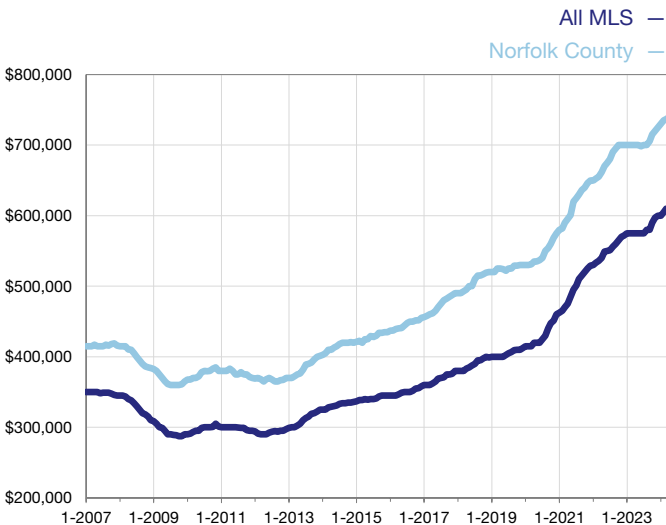
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	172	207	+ 20.3%	1,018	975	- 4.2%
Closed Sales	234	196	- 16.2%	945	843	- 10.8%
Median Sales Price*	\$553,750	\$615,000	+ 11.1%	\$560,000	\$573,500	+ 2.4%
Inventory of Homes for Sale	272	262	- 3.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 6.9%	39	40	+ 2.6%
Percent of Original List Price Received*	101.2%	101.0%	- 0.2%	100.5%	100.6%	+ 0.1%
New Listings	203	207	+ 2.0%	1,211	1,206	- 0.4%

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

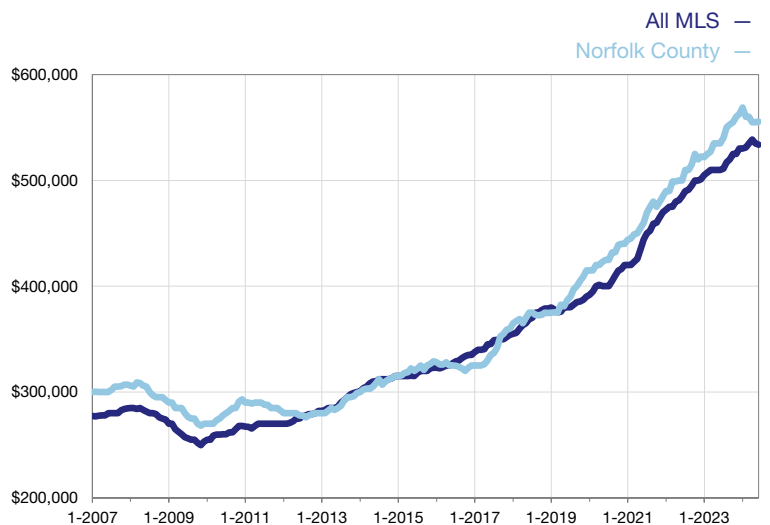
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	390	508	+ 30.3%	2,007	2,107	+ 5.0%
Closed Sales	469	402	- 14.3%	1,855	1,760	- 5.1%
Median Sales Price*	\$645,000	\$647,500	+ 0.4%	\$570,000	\$625,000	+ 9.6%
Inventory of Homes for Sale	670	657	- 1.9%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	28	- 17.6%	44	38	- 13.6%
Percent of Original List Price Received*	102.3%	101.8%	- 0.5%	99.4%	100.1%	+ 0.7%
New Listings	493	541	+ 9.7%	2,361	2,591	+ 9.7%

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

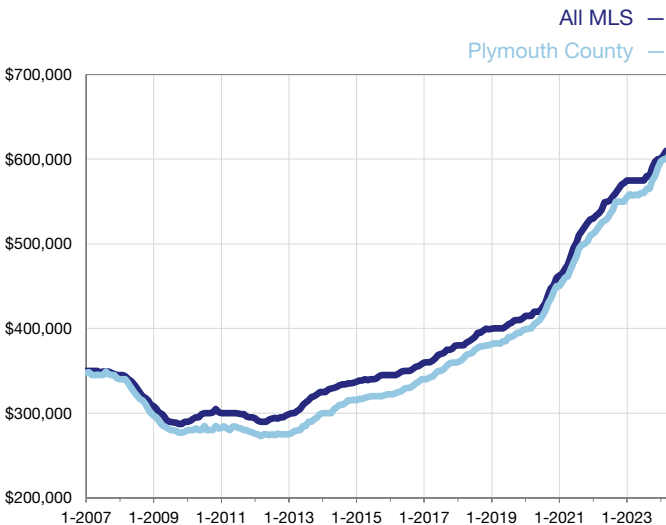
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	92	108	+ 17.4%	483	531	+ 9.9%
Closed Sales	106	87	- 17.9%	470	431	- 8.3%
Median Sales Price*	\$420,000	\$504,900	+ 20.2%	\$419,900	\$475,000	+ 13.1%
Inventory of Homes for Sale	166	151	- 9.0%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	47	45	- 4.3%	45	42	- 6.7%
Percent of Original List Price Received*	101.2%	100.1%	- 1.1%	100.3%	99.9%	- 0.4%
New Listings	105	86	- 18.1%	562	629	+ 11.9%

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

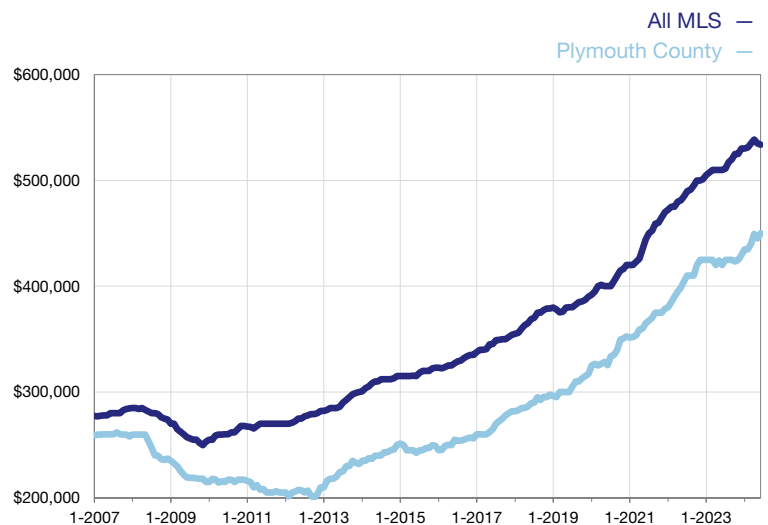
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	122	115	- 5.7%	533	558	+ 4.7%
Closed Sales	126	108	- 14.3%	468	468	0.0%
Median Sales Price*	\$800,000	\$833,000	+ 4.1%	\$731,000	\$765,000	+ 4.7%
Inventory of Homes for Sale	177	166	- 6.2%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.1%	44	36	- 18.2%
Percent of Original List Price Received*	101.9%	101.8%	- 0.1%	99.0%	100.6%	+ 1.6%
New Listings	122	132	+ 8.2%	658	707	+ 7.4%

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

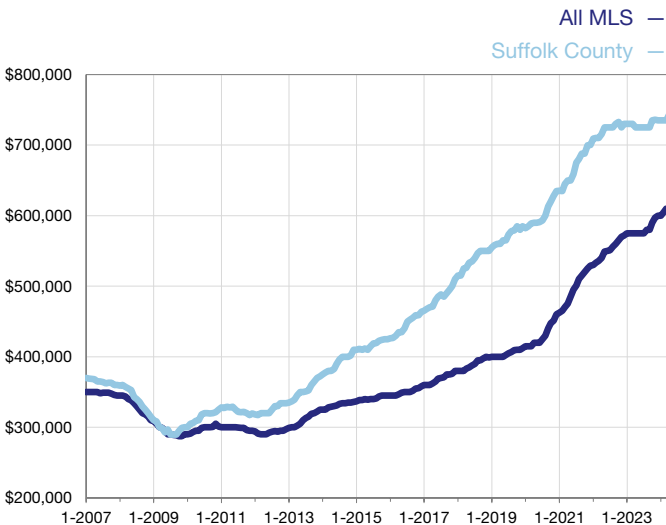
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	420	430	+ 2.4%	2,134	2,188	+ 2.5%
Closed Sales	477	413	- 13.4%	1,958	1,808	- 7.7%
Median Sales Price*	\$745,000	\$760,000	+ 2.0%	\$729,000	\$729,000	0.0%
Inventory of Homes for Sale	1,168	1,195	+ 2.3%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	38	43	+ 13.2%	49	52	+ 6.1%
Percent of Original List Price Received*	99.5%	98.9%	- 0.6%	98.6%	98.7%	+ 0.1%
New Listings	511	585	+ 14.5%	3,196	3,440	+ 7.6%

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

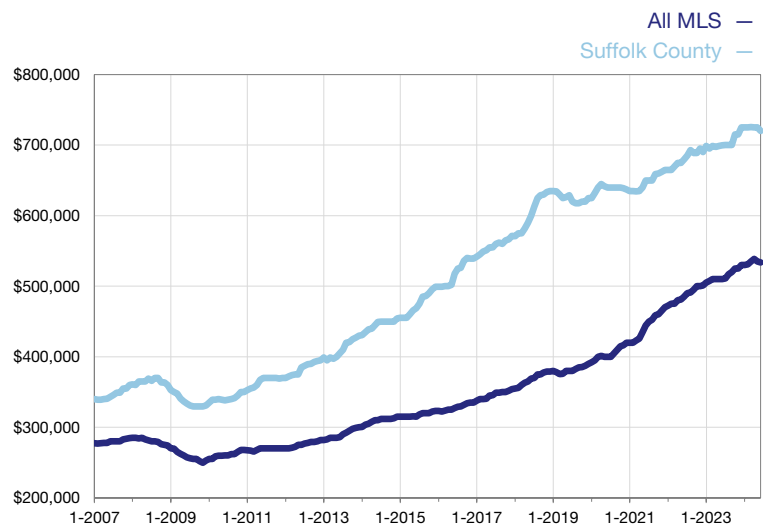
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	631	722	+ 14.4%	2,834	2,978	+ 5.1%
Closed Sales	658	616	- 6.4%	2,498	2,516	+ 0.7%
Median Sales Price*	\$499,950	\$529,450	+ 5.9%	\$440,000	\$475,000	+ 8.0%
Inventory of Homes for Sale	775	784	+ 1.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	37	34	- 8.1%
Percent of Original List Price Received*	103.7%	103.0%	- 0.7%	101.1%	101.2%	+ 0.1%
New Listings	717	737	+ 2.8%	3,280	3,561	+ 8.6%

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

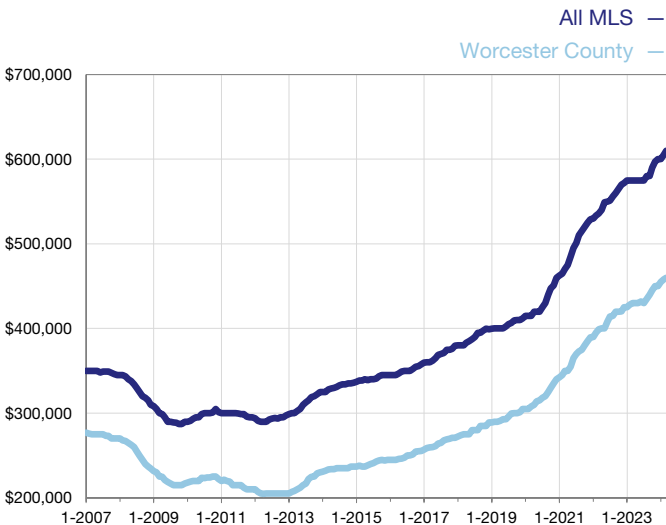
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	152	161	+ 5.9%	763	810	+ 6.2%
Closed Sales	169	135	- 20.1%	701	685	- 2.3%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$379,900	\$375,000	- 1.3%
Inventory of Homes for Sale	175	186	+ 6.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	40	36	- 10.0%
Percent of Original List Price Received*	102.5%	102.0%	- 0.5%	102.1%	101.3%	- 0.8%
New Listings	144	169	+ 17.4%	864	914	+ 5.8%

* 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

