

Multi-Family Housing Activity Report

June 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

| Key Metrics | Historical Sparkbars | Jun-2023 | Jun-2024 | + / - | YTD 2023 | YTD 2024 | + / - |
|--|----------------------|-----------|------------------|---------|-----------|------------------|---------|
| Closed Sales A count of sales that have closed within a given month. | | 566 | 520 | - 8.1% | 2,495 | 2,617 | + 4.9% |
| Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower. | | \$650,000 | \$710,000 | + 9.2% | \$600,000 | \$670,000 | + 11.7% |
| Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month. | | 1,102 | 837 | - 24.0% | -- | -- | -- |
| Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months. | | 2.3 | 1.7 | - 23.2% | -- | -- | -- |
| 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.* | | 36 | 31 | - 15.4% | 44 | 37 | - 17.2% |
| Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price. | | 101.7% | 102.3% | + 0.6% | 99.1% | 100.3% | + 1.2% |
| New Listings A count of the properties that have been newly listed on the market in a given month. | | 679 | 690 | + 1.6% | 3,465 | 3,902 | + 12.6% |

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

