

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	233	345	+ 48.1%	1,759	1,935	+ 10.0%
Closed Sales	232	288	+ 24.1%	1,693	1,740	+ 2.8%
Median Sales Price*	\$702,500	\$775,000	+ 10.3%	\$700,000	\$749,000	+ 7.0%
Inventory of Homes for Sale	647	773	+ 19.5%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	46	49	+ 6.5%
Percent of Original List Price Received*	99.5%	97.5%	- 2.0%	97.8%	97.5%	- 0.3%
New Listings	308	348	+ 13.0%	2,118	2,492	+ 17.7%

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

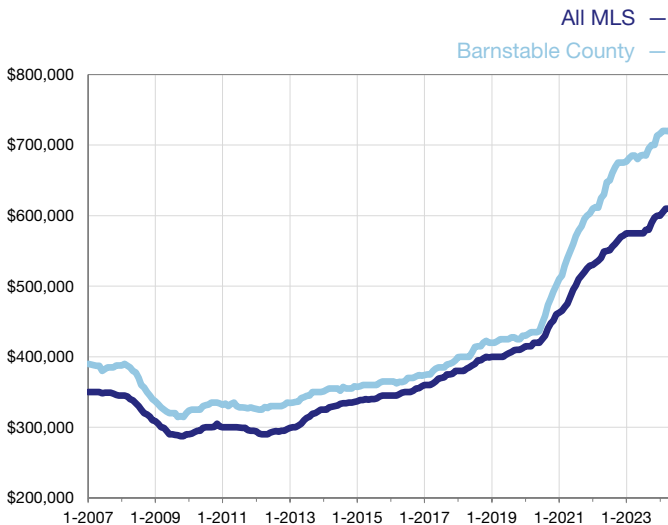
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	90	78	- 13.3%	537	498	- 7.3%
Closed Sales	68	57	- 16.2%	485	466	- 3.9%
Median Sales Price*	\$497,000	\$599,000	+ 20.5%	\$440,000	\$483,750	+ 9.9%
Inventory of Homes for Sale	170	250	+ 47.1%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--
Cumulative Days on Market Until Sale	65	40	- 38.5%	45	50	+ 11.1%
Percent of Original List Price Received*	97.4%	98.4%	+ 1.0%	97.8%	98.0%	+ 0.2%
New Listings	91	93	+ 2.2%	597	696	+ 16.6%

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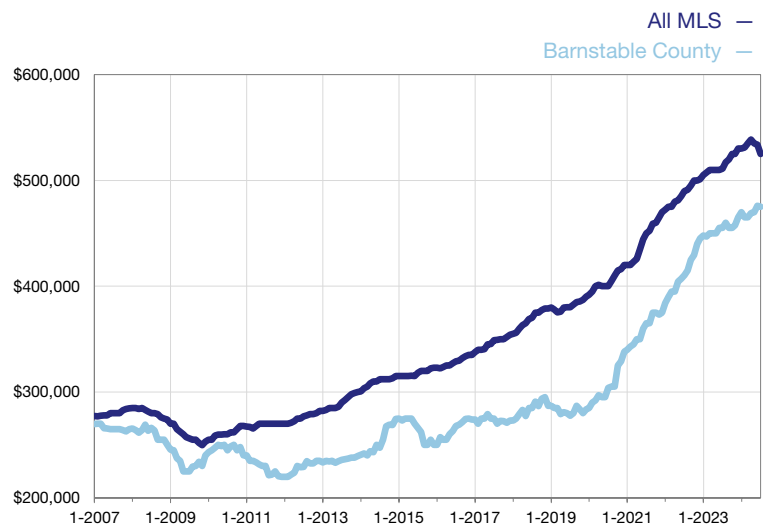
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	135	108	- 20.0%	671	640	- 4.6%
Closed Sales	105	98	- 6.7%	571	601	+ 5.3%
Median Sales Price*	\$337,000	\$364,000	+ 8.0%	\$300,300	\$331,000	+ 10.2%
Inventory of Homes for Sale	322	348	+ 8.1%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.1%	--	--	--
Cumulative Days on Market Until Sale	82	83	+ 1.2%	93	94	+ 1.1%
Percent of Original List Price Received*	98.7%	97.0%	- 1.7%	97.1%	95.5%	- 1.6%
New Listings	159	156	- 1.9%	878	875	- 0.3%

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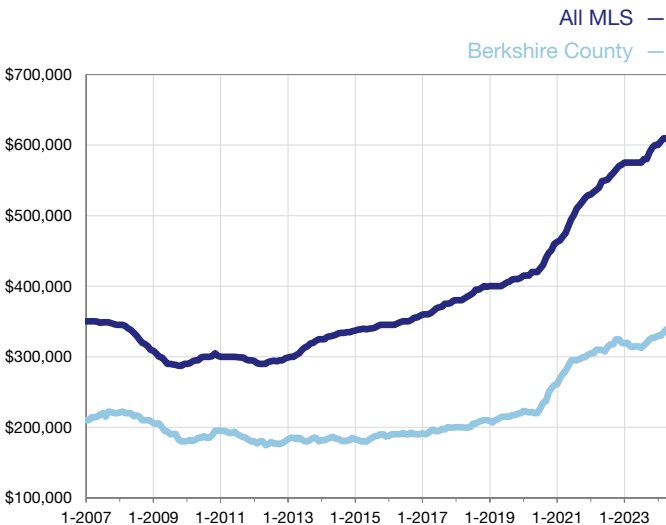
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	8	- 60.0%	86	80	- 7.0%
Closed Sales	8	11	+ 37.5%	75	81	+ 8.0%
Median Sales Price*	\$280,250	\$250,000	- 10.8%	\$350,000	\$330,000	- 5.7%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--
Cumulative Days on Market Until Sale	100	63	- 37.0%	107	82	- 23.4%
Percent of Original List Price Received*	97.4%	98.8%	+ 1.4%	98.4%	98.3%	- 0.1%
New Listings	22	22	0.0%	106	115	+ 8.5%

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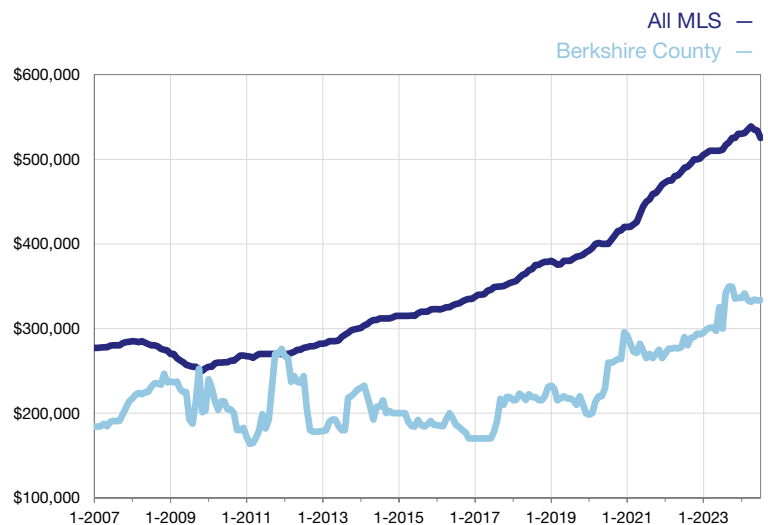
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	288	354	+ 22.9%	1,837	1,875	+ 2.1%
Closed Sales	282	303	+ 7.4%	1,728	1,681	- 2.7%
Median Sales Price*	\$513,000	\$540,000	+ 5.3%	\$465,000	\$519,000	+ 11.6%
Inventory of Homes for Sale	498	488	- 2.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	38	31	- 18.4%	40	37	- 7.5%
Percent of Original List Price Received*	101.8%	101.8%	0.0%	100.0%	100.8%	+ 0.8%
New Listings	307	394	+ 28.3%	2,146	2,239	+ 4.3%

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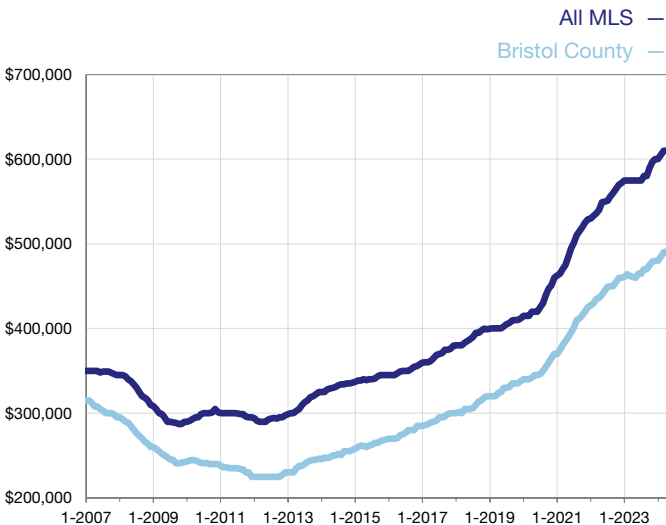
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	57	+ 7.5%	388	369	- 4.9%
Closed Sales	63	57	- 9.5%	361	339	- 6.1%
Median Sales Price*	\$379,500	\$352,000	- 7.2%	\$347,500	\$350,000	+ 0.7%
Inventory of Homes for Sale	71	87	+ 22.5%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	32	29	- 9.4%
Percent of Original List Price Received*	102.9%	99.8%	- 3.0%	101.1%	100.9%	- 0.2%
New Listings	63	79	+ 25.4%	425	453	+ 6.6%

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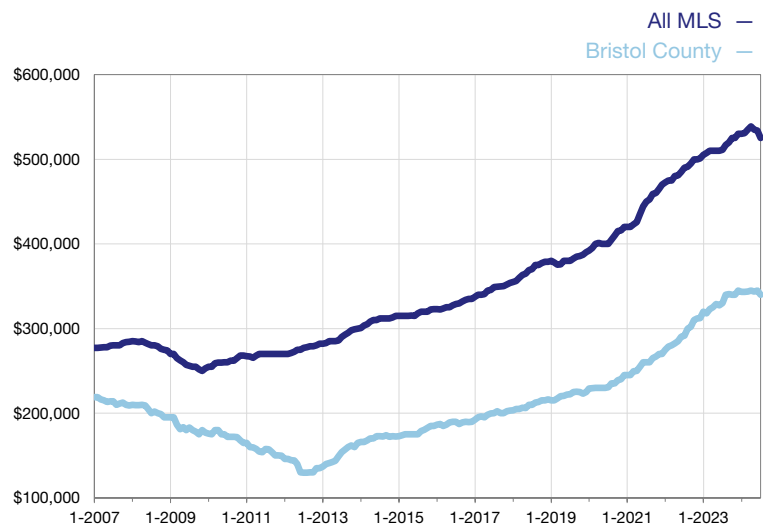
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	12	+ 100.0%	30	38	+ 26.7%
Closed Sales	2	2	0.0%	32	27	- 15.6%
Median Sales Price*	\$1,252,000	\$957,500	- 23.5%	\$1,249,500	\$1,375,000	+ 10.0%
Inventory of Homes for Sale	48	63	+ 31.3%	--	--	--
Months Supply of Inventory	10.1	12.6	+ 24.8%	--	--	--
Cumulative Days on Market Until Sale	51	31	- 39.2%	88	99	+ 12.5%
Percent of Original List Price Received*	99.7%	93.3%	- 6.4%	93.0%	90.7%	- 2.5%
New Listings	10	14	+ 40.0%	63	85	+ 34.9%

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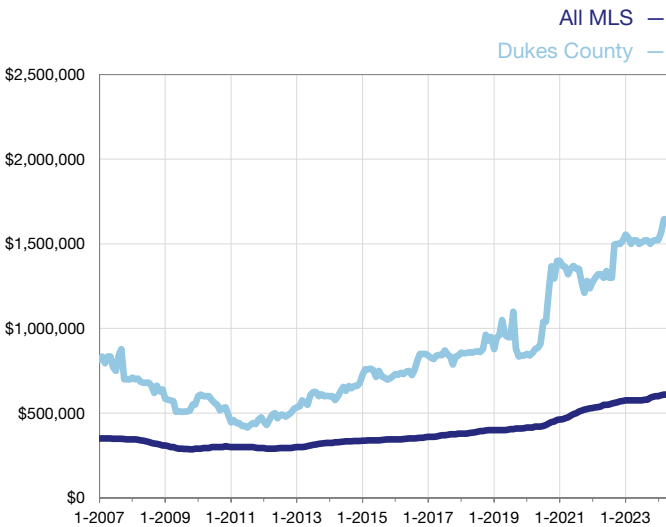
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	2	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$1,730,000	\$0	- 100.0%	\$1,610,000	\$1,100,000	- 31.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	4.0	6.8	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	55	0	- 100.0%	43	312	+ 625.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	95.4%	97.2%	+ 1.9%
New Listings	0	0	--	5	9	+ 80.0%

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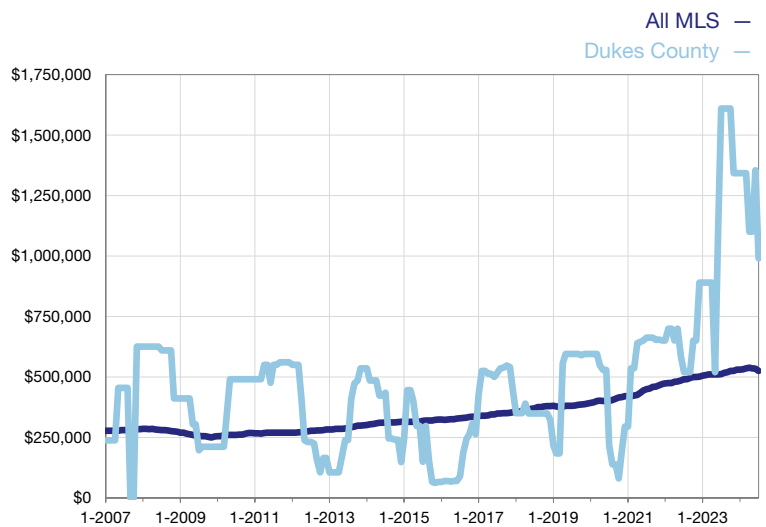
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Essex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	337	508	+ 50.7%	2,280	2,509	+ 10.0%
Closed Sales	404	449	+ 11.1%	2,105	2,172	+ 3.2%
Median Sales Price*	\$705,000	\$735,000	+ 4.3%	\$661,000	\$711,500	+ 7.6%
Inventory of Homes for Sale	531	576	+ 8.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	32	29	- 9.4%
Percent of Original List Price Received*	103.8%	102.5%	- 1.3%	102.2%	102.7%	+ 0.5%
New Listings	392	441	+ 12.5%	2,684	3,031	+ 12.9%

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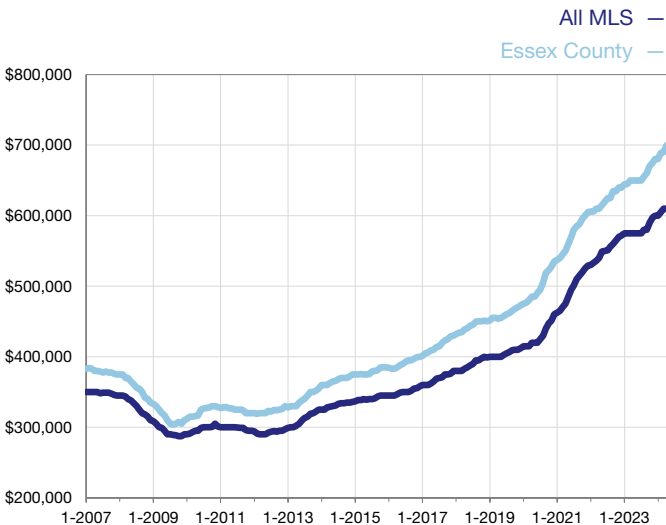
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	165	207	+ 25.5%	1,161	1,233	+ 6.2%
Closed Sales	164	202	+ 23.2%	1,099	1,139	+ 3.6%
Median Sales Price*	\$488,500	\$485,000	- 0.7%	\$440,000	\$455,000	+ 3.4%
Inventory of Homes for Sale	225	232	+ 3.1%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	35	31	- 11.4%
Percent of Original List Price Received*	102.7%	101.6%	- 1.1%	101.8%	101.1%	- 0.7%
New Listings	193	199	+ 3.1%	1,306	1,462	+ 11.9%

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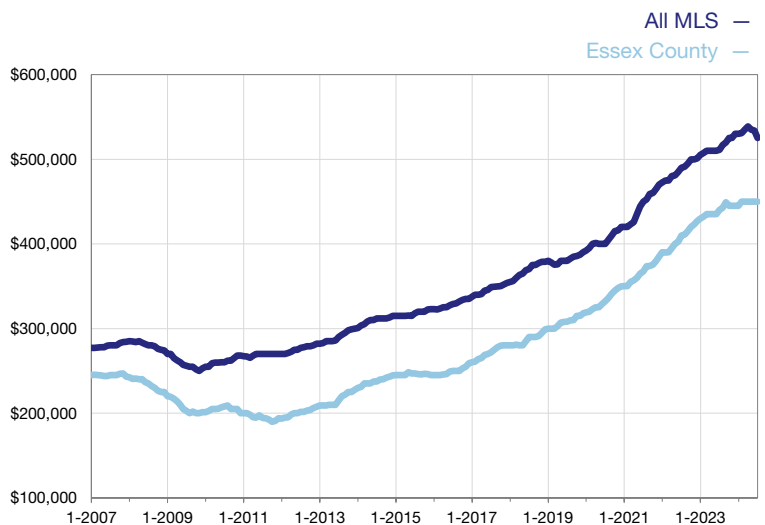
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Franklin County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	35	74	+ 111.4%	271	301	+ 11.1%
Closed Sales	56	49	- 12.5%	264	250	- 5.3%
Median Sales Price*	\$325,000	\$375,000	+ 15.4%	\$300,000	\$339,500	+ 13.2%
Inventory of Homes for Sale	97	74	- 23.7%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	36	36	0.0%	53	44	- 17.0%
Percent of Original List Price Received*	100.3%	101.8%	+ 1.5%	99.1%	98.9%	- 0.2%
New Listings	49	58	+ 18.4%	313	330	+ 5.4%

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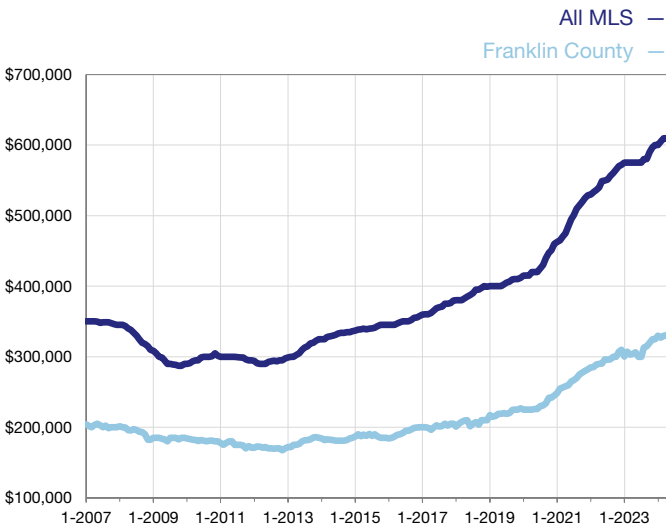
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	14	25	+ 78.6%
Closed Sales	0	3	--	12	20	+ 66.7%
Median Sales Price*	\$0	\$329,000	--	\$272,500	\$264,750	- 2.8%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--
Cumulative Days on Market Until Sale	0	92	--	17	35	+ 105.9%
Percent of Original List Price Received*	0.0%	98.4%	--	102.8%	101.4%	- 1.4%
New Listings	6	4	- 33.3%	19	29	+ 52.6%

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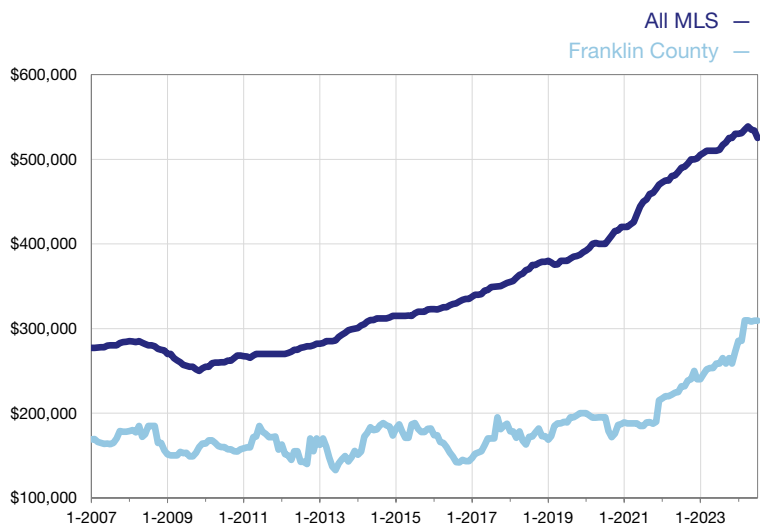
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	280	362	+ 29.3%	1,763	1,859	+ 5.4%
Closed Sales	295	292	- 1.0%	1,663	1,671	+ 0.5%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$300,000	\$325,000	+ 8.3%
Inventory of Homes for Sale	472	340	- 28.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	39	34	- 12.8%
Percent of Original List Price Received*	102.5%	102.8%	+ 0.3%	100.6%	101.8%	+ 1.2%
New Listings	344	347	+ 0.9%	2,072	2,103	+ 1.5%

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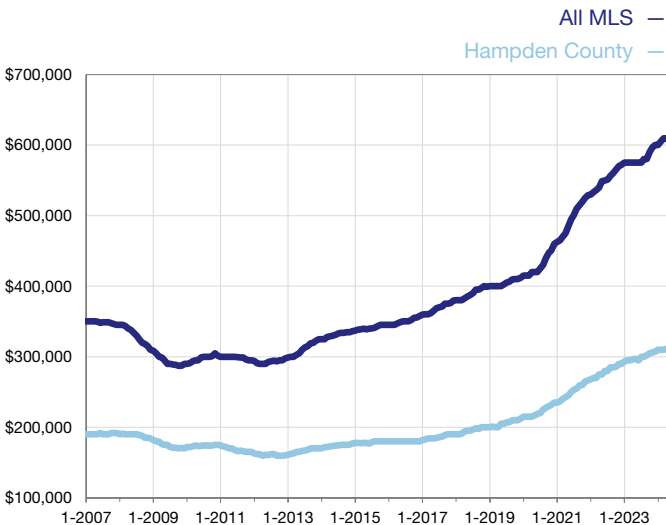
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	56	+ 80.6%	254	269	+ 5.9%
Closed Sales	40	50	+ 25.0%	257	230	- 10.5%
Median Sales Price*	\$226,500	\$235,000	+ 3.8%	\$220,000	\$230,000	+ 4.5%
Inventory of Homes for Sale	37	66	+ 78.4%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	39	31	- 20.5%
Percent of Original List Price Received*	102.4%	102.4%	0.0%	100.9%	101.1%	+ 0.2%
New Listings	27	42	+ 55.6%	260	317	+ 21.9%

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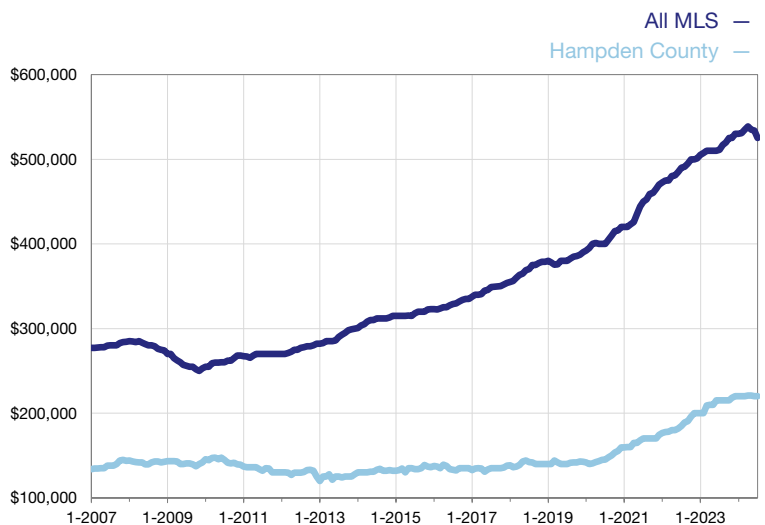
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	78	120	+ 53.8%	547	553	+ 1.1%
Closed Sales	102	93	- 8.8%	500	476	- 4.8%
Median Sales Price*	\$437,500	\$475,000	+ 8.6%	\$400,000	\$450,000	+ 12.5%
Inventory of Homes for Sale	156	133	- 14.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	40	39	- 2.5%
Percent of Original List Price Received*	105.8%	102.3%	- 3.3%	101.8%	101.8%	0.0%
New Listings	99	99	0.0%	642	643	+ 0.2%

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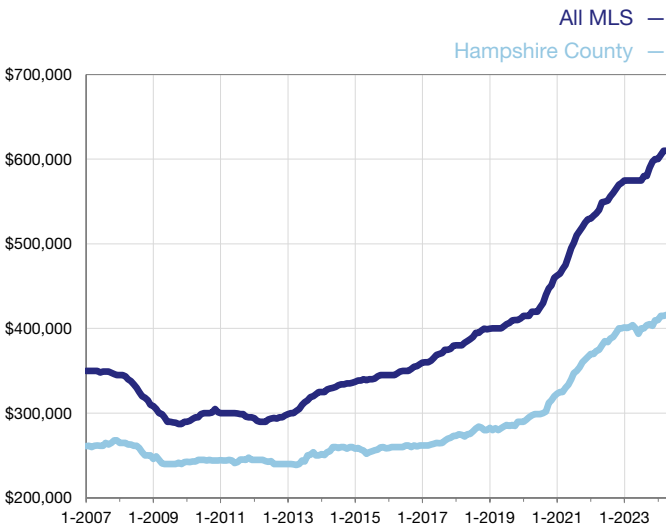
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	33	30	- 9.1%	153	137	- 10.5%
Closed Sales	22	27	+ 22.7%	130	128	- 1.5%
Median Sales Price*	\$345,000	\$360,000	+ 4.3%	\$306,750	\$338,500	+ 10.4%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	46	46	0.0%
Percent of Original List Price Received*	103.3%	103.5%	+ 0.2%	103.2%	101.4%	- 1.7%
New Listings	24	27	+ 12.5%	151	157	+ 4.0%

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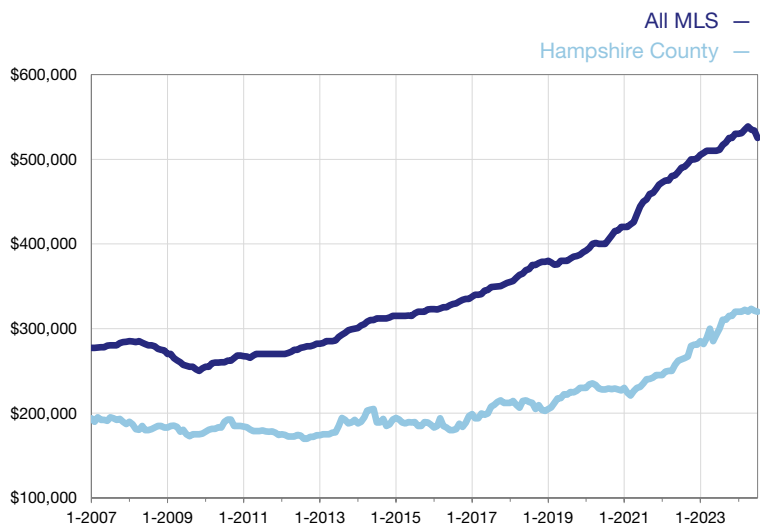
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

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Middlesex County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	627	803	+ 28.1%	4,707	5,130	+ 9.0%
Closed Sales	842	986	+ 17.1%	4,356	4,597	+ 5.5%
Median Sales Price*	\$880,000	\$875,000	- 0.6%	\$814,450	\$865,000	+ 6.2%
Inventory of Homes for Sale	978	985	+ 0.7%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	23	25	+ 8.7%	32	29	- 9.4%
Percent of Original List Price Received*	103.9%	103.3%	- 0.6%	102.7%	103.3%	+ 0.6%
New Listings	715	796	+ 11.3%	5,453	6,148	+ 12.7%

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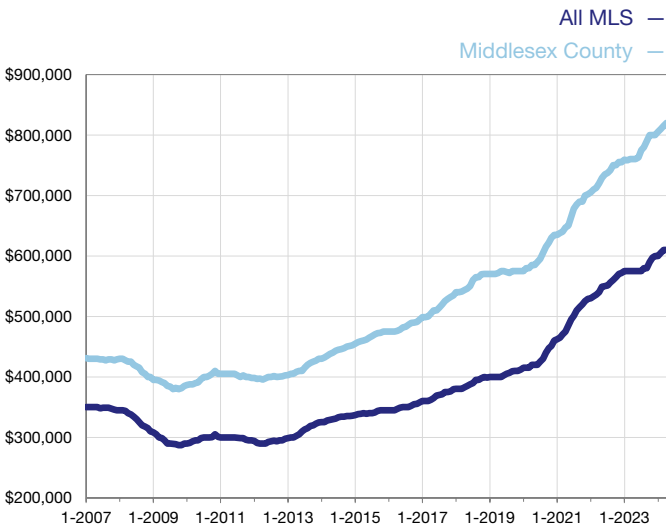
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	352	433	+ 23.0%	2,929	2,844	- 2.9%
Closed Sales	452	459	+ 1.5%	2,673	2,639	- 1.3%
Median Sales Price*	\$660,000	\$640,000	- 3.0%	\$636,000	\$660,000	+ 3.8%
Inventory of Homes for Sale	630	611	- 3.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	37	34	- 8.1%
Percent of Original List Price Received*	102.1%	101.8%	- 0.3%	101.3%	101.6%	+ 0.3%
New Listings	409	454	+ 11.0%	3,486	3,498	+ 0.3%

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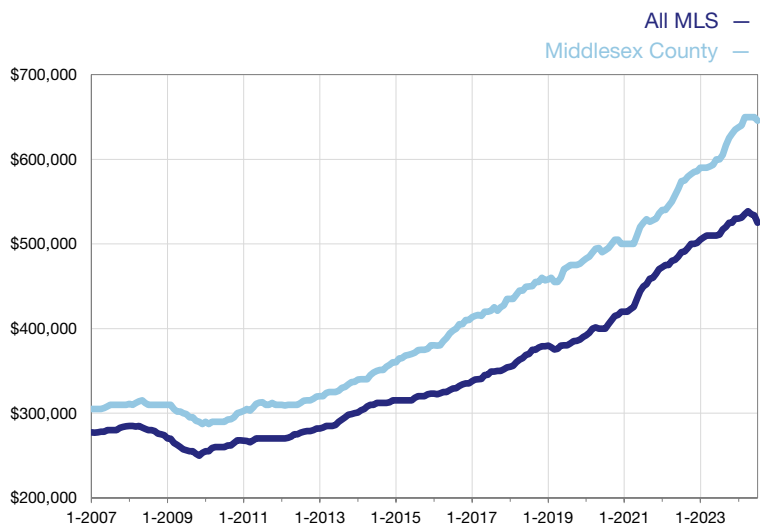
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Nantucket County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	16	14	- 12.5%
Closed Sales	3	3	0.0%	9	16	+ 77.8%
Median Sales Price*	\$9,400,000	\$2,135,000	- 77.3%	\$4,900,000	\$2,324,500	- 52.6%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	8.6	9.7	+ 12.8%	--	--	--
Cumulative Days on Market Until Sale	63	187	+ 196.8%	134	118	- 11.9%
Percent of Original List Price Received*	96.8%	95.8%	- 1.0%	91.6%	91.9%	+ 0.3%
New Listings	4	8	+ 100.0%	29	45	+ 55.2%

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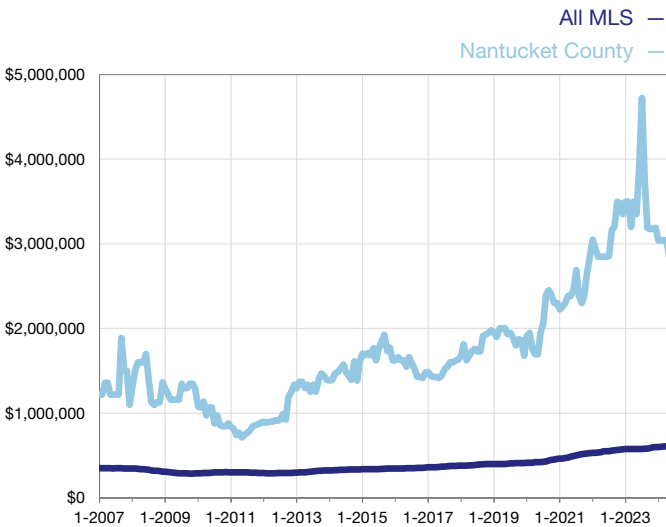
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$660,000	--	\$0	\$660,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	9	--	0	9	--
Percent of Original List Price Received*	0.0%	90.5%	--	0.0%	90.5%	--
New Listings	0	0	--	0	1	--

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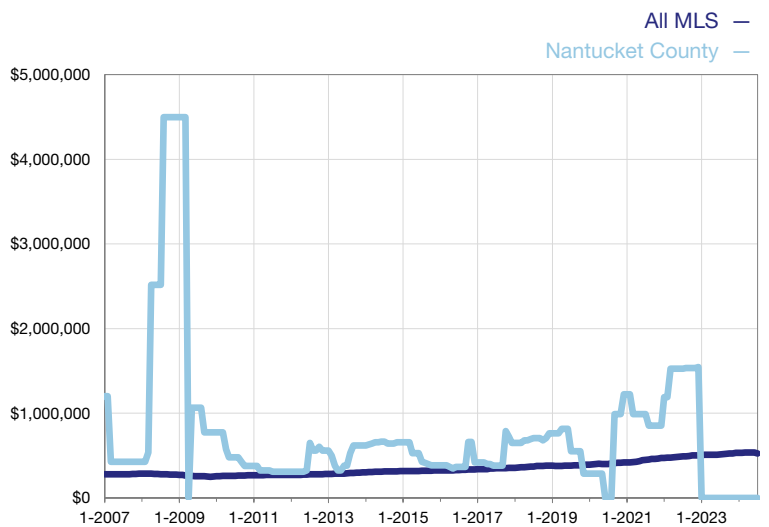
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	377	432	+ 14.6%	2,555	2,685	+ 5.1%
Closed Sales	426	511	+ 20.0%	2,327	2,418	+ 3.9%
Median Sales Price*	\$770,000	\$780,000	+ 1.3%	\$720,000	\$770,000	+ 6.9%
Inventory of Homes for Sale	547	582	+ 6.4%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	32	28	- 12.5%
Percent of Original List Price Received*	103.3%	102.9%	- 0.4%	101.7%	102.3%	+ 0.6%
New Listings	380	437	+ 15.0%	2,952	3,287	+ 11.3%

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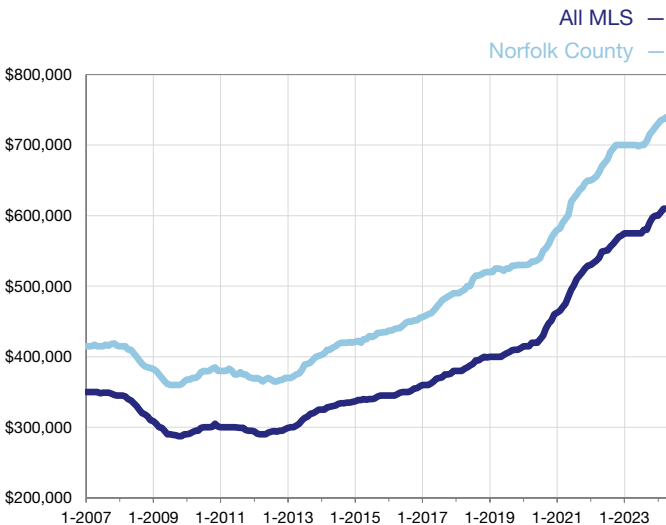
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	155	208	+ 34.2%	1,173	1,146	- 2.3%
Closed Sales	183	194	+ 6.0%	1,128	1,042	- 7.6%
Median Sales Price*	\$628,000	\$599,500	- 4.5%	\$570,000	\$580,000	+ 1.8%
Inventory of Homes for Sale	279	244	- 12.5%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	38	40	+ 5.3%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	100.6%	100.5%	- 0.1%
New Listings	184	191	+ 3.8%	1,395	1,399	+ 0.3%

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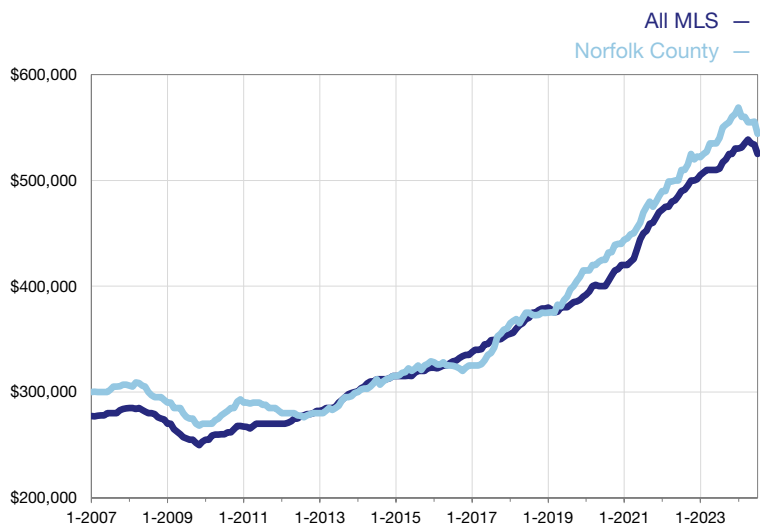
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Plymouth County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	371	512	+ 38.0%	2,378	2,531	+ 6.4%
Closed Sales	381	430	+ 12.9%	2,237	2,200	- 1.7%
Median Sales Price*	\$620,000	\$644,450	+ 3.9%	\$575,000	\$625,000	+ 8.7%
Inventory of Homes for Sale	640	679	+ 6.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	41	37	- 9.8%
Percent of Original List Price Received*	102.0%	100.8%	- 1.2%	99.9%	100.2%	+ 0.3%
New Listings	410	511	+ 24.6%	2,772	3,092	+ 11.5%

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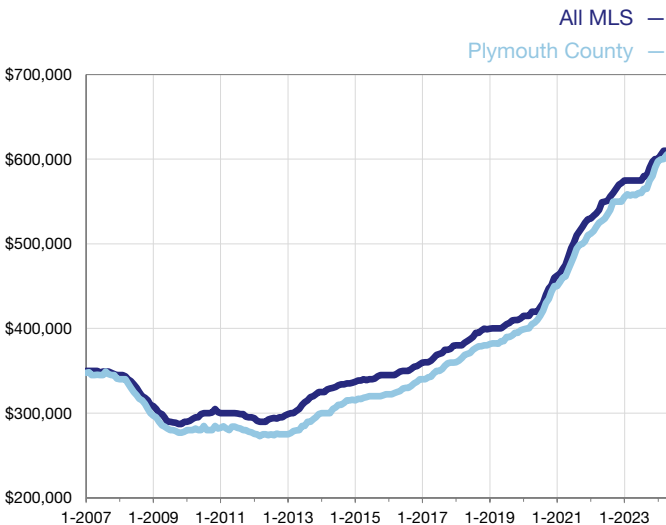
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	93	111	+ 19.4%	575	631	+ 9.7%
Closed Sales	86	81	- 5.8%	556	516	- 7.2%
Median Sales Price*	\$459,900	\$449,500	- 2.3%	\$424,900	\$471,000	+ 10.8%
Inventory of Homes for Sale	163	148	- 9.2%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	37	41	+ 10.8%	43	43	0.0%
Percent of Original List Price Received*	100.5%	99.9%	- 0.6%	100.3%	99.9%	- 0.4%
New Listings	108	108	0.0%	670	738	+ 10.1%

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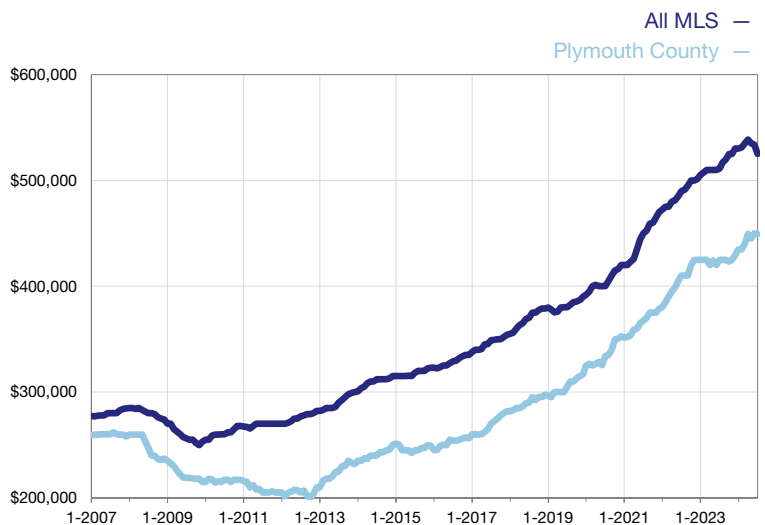
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Suffolk County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	80	108	+ 35.0%	612	647	+ 5.7%
Closed Sales	105	107	+ 1.9%	573	579	+ 1.0%
Median Sales Price*	\$817,000	\$795,000	- 2.7%	\$750,000	\$775,000	+ 3.3%
Inventory of Homes for Sale	184	173	- 6.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	41	34	- 17.1%
Percent of Original List Price Received*	102.0%	101.0%	- 1.0%	99.5%	100.6%	+ 1.1%
New Listings	100	125	+ 25.0%	758	823	+ 8.6%

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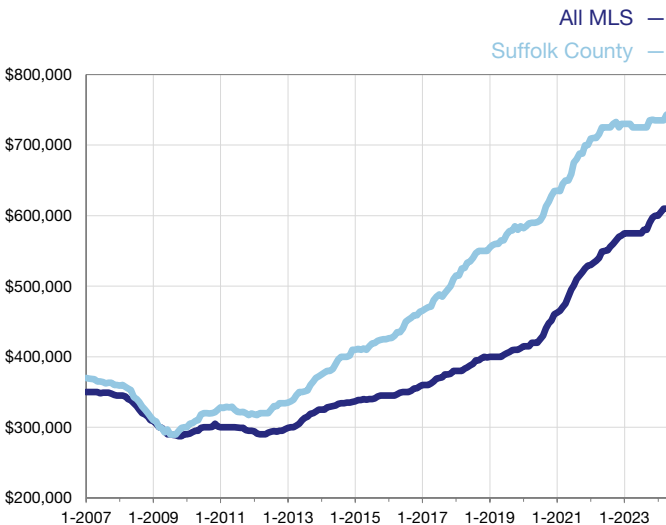
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	331	393	+ 18.7%	2,465	2,503	+ 1.5%
Closed Sales	446	412	- 7.6%	2,404	2,238	- 6.9%
Median Sales Price*	\$750,000	\$772,500	+ 3.0%	\$730,000	\$740,000	+ 1.4%
Inventory of Homes for Sale	1,127	1,091	- 3.2%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	47	49	+ 4.3%
Percent of Original List Price Received*	99.4%	98.8%	- 0.6%	98.7%	98.7%	0.0%
New Listings	443	462	+ 4.3%	3,639	3,885	+ 6.8%

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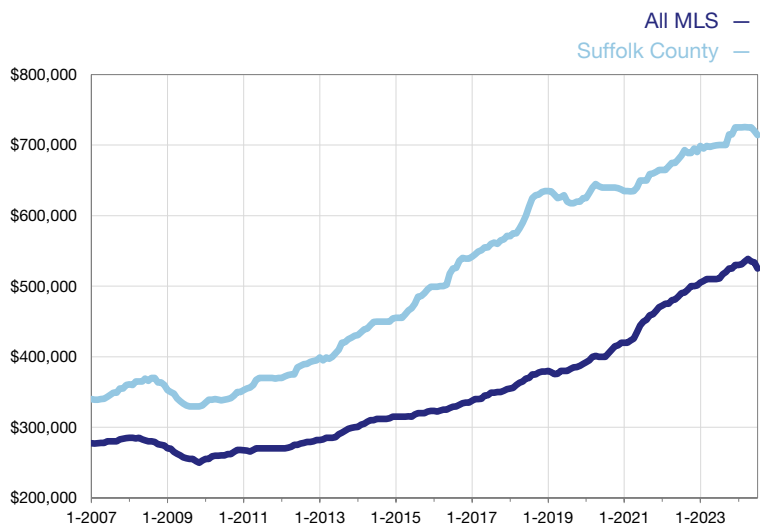
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Worcester County

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	541	649	+ 20.0%	3,375	3,507	+ 3.9%
Closed Sales	584	604	+ 3.4%	3,082	3,130	+ 1.6%
Median Sales Price*	\$470,000	\$500,500	+ 6.5%	\$445,000	\$480,000	+ 7.9%
Inventory of Homes for Sale	771	780	+ 1.2%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	34	33	- 2.9%
Percent of Original List Price Received*	103.4%	101.6%	- 1.7%	101.5%	101.2%	- 0.3%
New Listings	584	606	+ 3.8%	3,864	4,154	+ 7.5%

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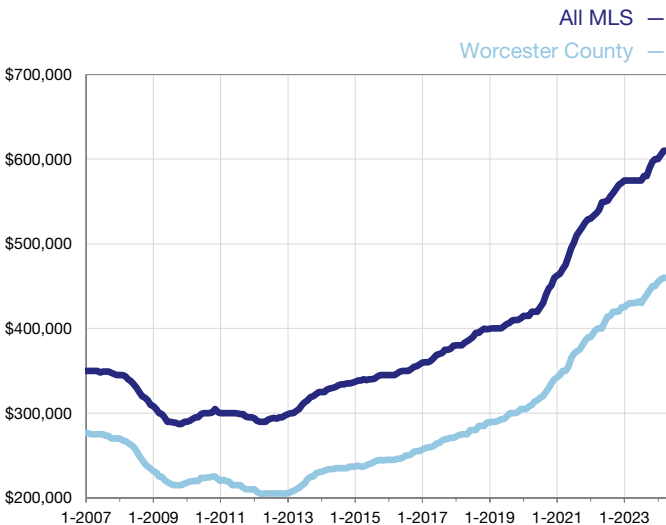
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	140	135	- 3.6%	903	925	+ 2.4%
Closed Sales	146	147	+ 0.7%	847	841	- 0.7%
Median Sales Price*	\$370,000	\$389,400	+ 5.2%	\$375,894	\$380,000	+ 1.1%
Inventory of Homes for Sale	176	177	+ 0.6%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	38	34	- 10.5%
Percent of Original List Price Received*	102.3%	101.5%	- 0.8%	102.2%	101.3%	- 0.9%
New Listings	147	131	- 10.9%	1,011	1,047	+ 3.6%

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Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

