

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

+ 4.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 8.9%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 1.2%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	600	731	+ 21.8%	3,773	3,961	+ 5.0%
Closed Sales	653	687	+ 5.2%	3,474	3,526	+ 1.5%
Median Sales Price*	\$478,000	\$517,500	+ 8.3%	\$450,500	\$490,000	+ 8.8%
Inventory of Homes for Sale	895	892	-0.3%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	35	32	-8.6%
Percent of Original List Price Received*	103.4%	101.7%	-1.6%	101.5%	101.3%	-0.2%
New Listings	675	706	+ 4.6%	4,428	4,822	+ 8.9%

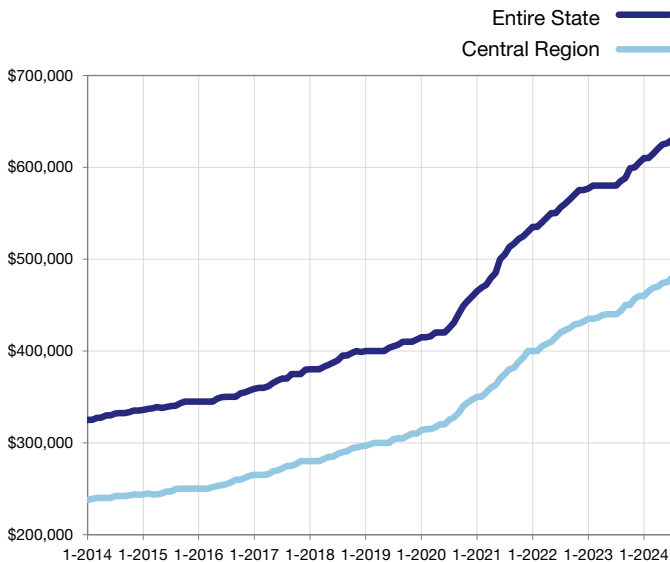
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	158	158	0.0%	1,025	1,044	+ 1.9%
Closed Sales	163	160	-1.8%	946	937	-1.0%
Median Sales Price*	\$370,000	\$389,898	+ 5.4%	\$380,000	\$380,000	0.0%
Inventory of Homes for Sale	207	208	+ 0.5%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	27	26	-3.7%	37	35	-5.4%
Percent of Original List Price Received*	102.2%	101.4%	-0.8%	102.2%	101.5%	-0.7%
New Listings	170	154	-9.4%	1,173	1,207	+ 2.9%

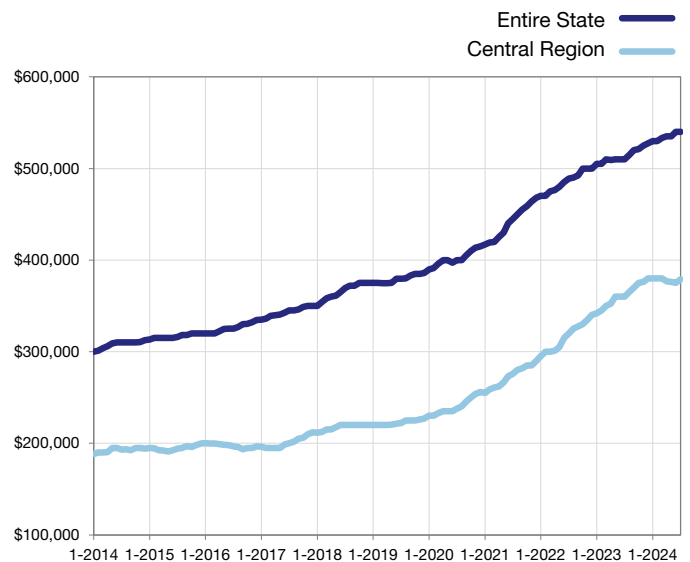
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

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MASSACHUSETTS
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Northern Region

+ 20.3%

+ 2.0%

+ 4.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	464	717	+ 54.5%	3,138	3,558	+ 13.4%
Closed Sales	552	651	+ 17.9%	2,926	3,087	+ 5.5%
Median Sales Price*	\$700,000	\$715,000	+ 2.1%	\$650,000	\$700,000	+ 7.7%
Inventory of Homes for Sale	748	763	+ 2.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	26	22	-15.4%	31	28	-9.7%
Percent of Original List Price Received*	104.1%	102.9%	-1.2%	102.4%	102.9%	+ 0.5%
New Listings	570	659	+ 15.6%	3,780	4,359	+ 15.3%

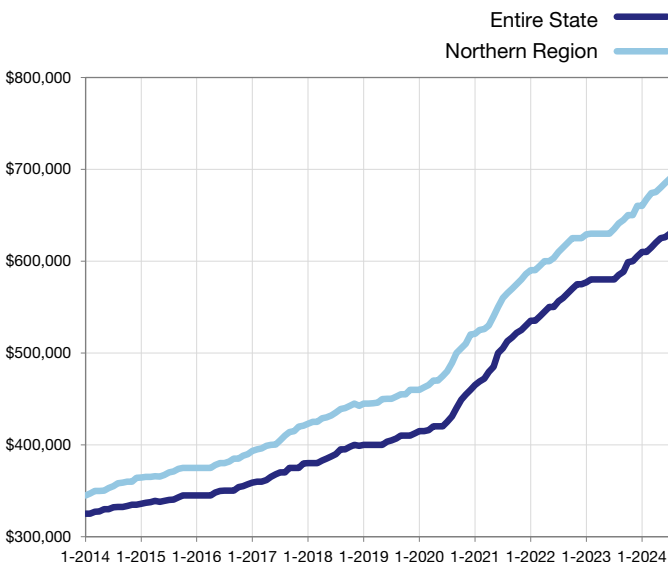
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	221	299	+ 35.3%	1,588	1,716	+ 8.1%
Closed Sales	233	287	+ 23.2%	1,500	1,549	+ 3.3%
Median Sales Price*	\$455,000	\$465,000	+ 2.2%	\$420,000	\$440,000	+ 4.8%
Inventory of Homes for Sale	296	312	+ 5.4%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	32	29	-9.4%
Percent of Original List Price Received*	103.2%	101.8%	-1.4%	102.1%	101.5%	-0.6%
New Listings	270	282	+ 4.4%	1,799	2,058	+ 14.4%

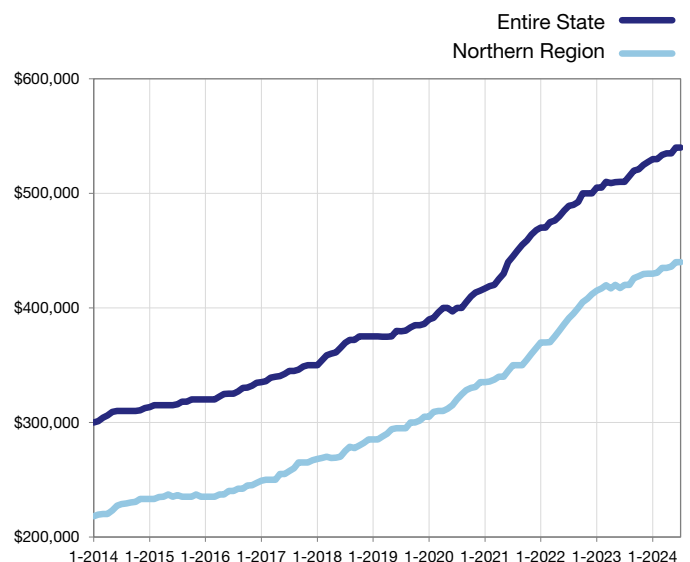
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

+ 4.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 2.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	361	480	+ 33.0%	2,359	2,400	+ 1.7%
Closed Sales	359	390	+ 8.6%	2,243	2,132	-4.9%
Median Sales Price*	\$515,000	\$540,000	+ 4.9%	\$471,500	\$517,750	+ 9.8%
Inventory of Homes for Sale	675	645	-4.4%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	36	30	-16.7%	42	38	-9.5%
Percent of Original List Price Received*	101.7%	101.7%	0.0%	99.8%	100.7%	+ 0.9%
New Listings	401	504	+ 25.7%	2,819	2,964	+ 5.1%

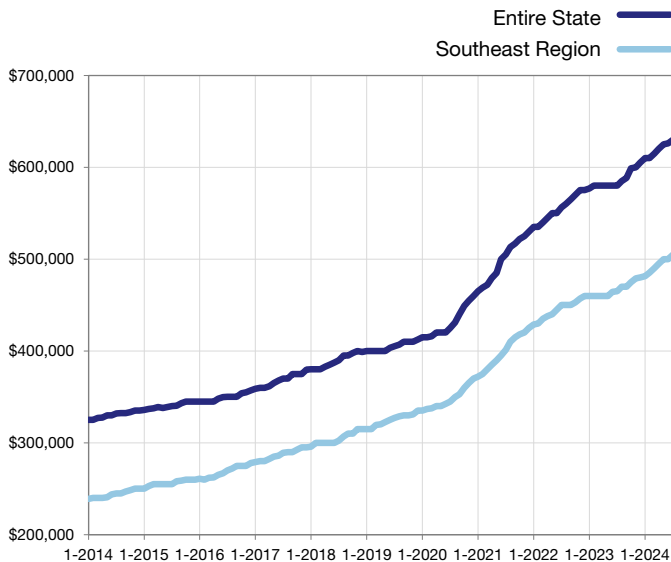
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	72	73	+ 1.4%	474	467	-1.5%
Closed Sales	73	66	-9.6%	437	427	-2.3%
Median Sales Price*	\$380,000	\$350,000	-7.9%	\$352,450	\$350,000	-0.7%
Inventory of Homes for Sale	120	128	+ 6.7%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	35	35	0.0%	39	35	-10.3%
Percent of Original List Price Received*	102.3%	100.4%	-1.9%	100.9%	100.6%	-0.3%
New Listings	87	102	+ 17.2%	546	600	+ 9.9%

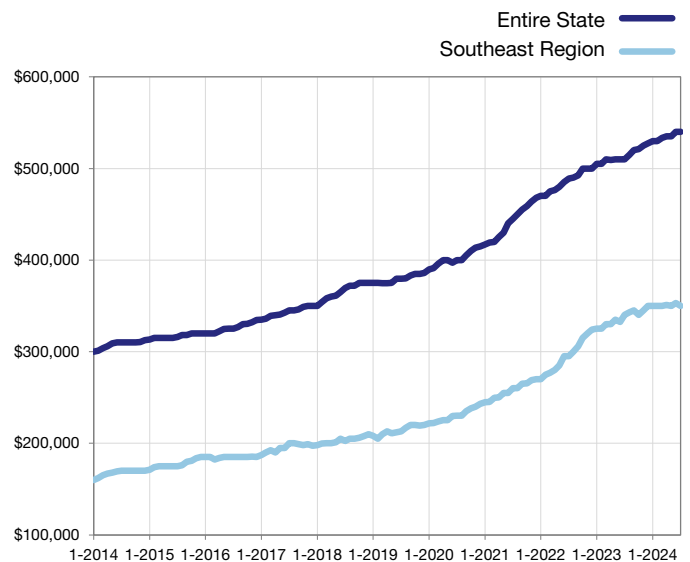
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Single-Family Properties



Condominium Properties



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West Region

- 2.2%

+ 5.5%

- 9.1%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	538	681	+ 26.6%	3,265	3,387	+ 3.7%
Closed Sales	567	540	-4.8%	3,000	3,015	+ 0.5%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$315,000	\$345,000	+ 9.5%
Inventory of Homes for Sale	1,119	953	-14.8%	--	--	--
Months Supply of Inventory	2.2	2.0	-9.1%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 2.6%	51	49	-3.9%
Percent of Original List Price Received*	102.1%	101.5%	-0.6%	100.0%	100.2%	+ 0.2%
New Listings	672	685	+ 1.9%	4,035	4,080	+ 1.1%

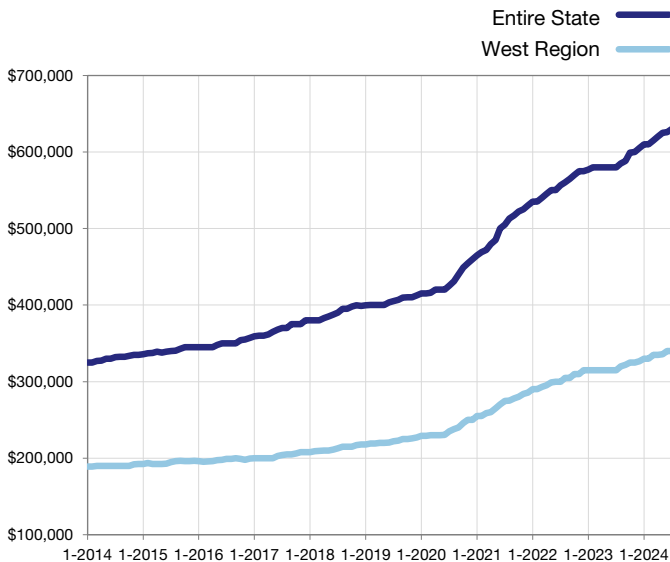
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	87	97	+ 11.5%	515	517	+ 0.4%
Closed Sales	71	91	+ 28.2%	486	468	-3.7%
Median Sales Price*	\$250,000	\$268,000	+ 7.2%	\$244,500	\$275,000	+ 12.5%
Inventory of Homes for Sale	124	168	+ 35.5%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	50	34	-32.0%	53	47	-11.3%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.1%	101.2%	100.7%	-0.5%
New Listings	80	100	+ 25.0%	555	644	+ 16.0%

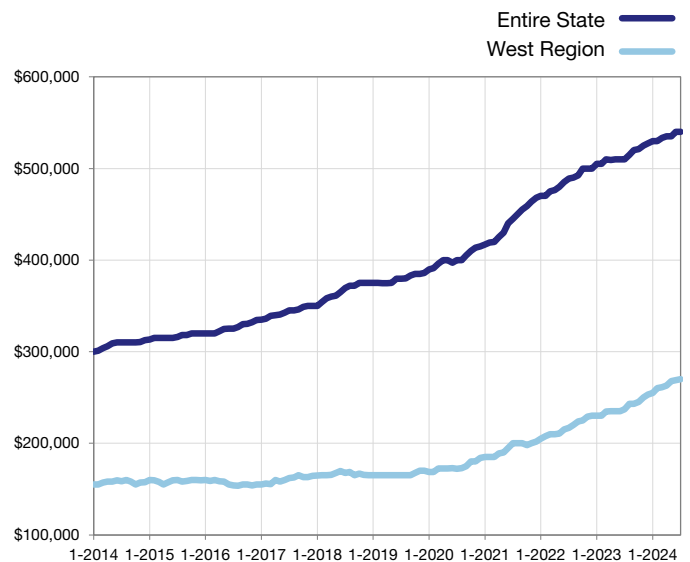
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