

Multi-Family Housing Activity Report

July 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Jul-2023	Jul-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		455	524	+ 15.2%	2,950	3,155	+ 6.9%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$642,000	\$730,000	+ 13.7%	\$606,000	\$680,000	+ 12.2%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,139	860	- 24.5%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.4	1.8	- 26.7%	--	--	--
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.*		32	29	- 9.6%	42	36	- 16.2%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.1%	101.3%	- 0.8%	99.6%	100.5%	+ 0.9%
New Listings A count of the properties that have been newly listed on the market in a given month.		600	673	+ 12.2%	4,065	4,555	+ 12.1%

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

