

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Central Region

- 6.5%

+ 6.1%

- 7.4%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	590	698	+ 18.3%	4,363	4,549	+ 4.3%
Closed Sales	709	684	-3.5%	4,183	4,218	+ 0.8%
Median Sales Price*	\$480,000	\$500,000	+ 4.2%	\$456,900	\$490,000	+ 7.2%
Inventory of Homes for Sale	975	898	-7.9%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	33	32	-3.0%
Percent of Original List Price Received*	102.5%	101.0%	-1.5%	101.7%	101.3%	-0.4%
New Listings	763	752	-1.4%	5,191	5,572	+ 7.3%

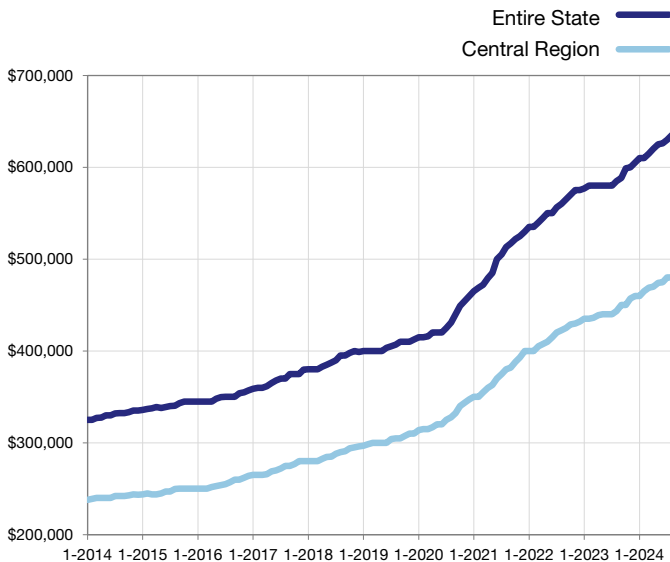
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	181	145	-19.9%	1,206	1,170	-3.0%
Closed Sales	173	143	-17.3%	1,119	1,091	-2.5%
Median Sales Price*	\$376,530	\$421,500	+ 11.9%	\$380,000	\$384,000	+ 1.1%
Inventory of Homes for Sale	236	228	-3.4%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	35	28	-20.0%	36	34	-5.6%
Percent of Original List Price Received*	102.5%	101.1%	-1.4%	102.2%	101.4%	-0.8%
New Listings	242	177	-26.9%	1,415	1,386	-2.0%

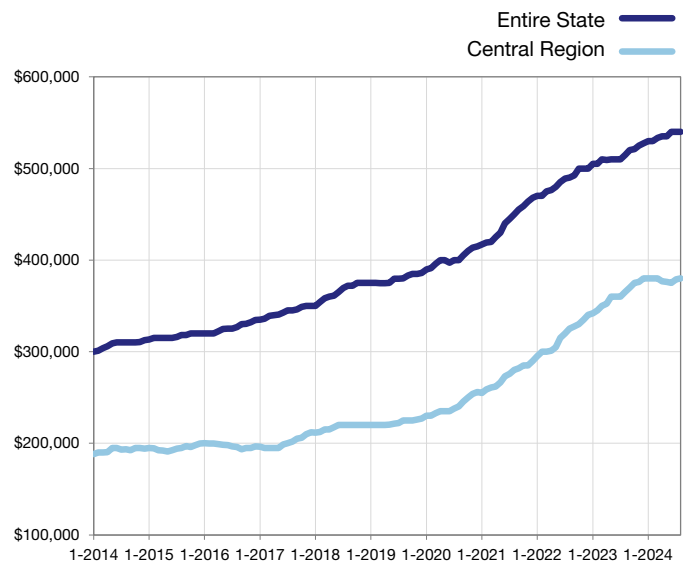
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Northern Region

+ 11.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.7%

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

+ 2.4%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	521	666	+ 27.8%	3,659	4,122	+ 12.7%
Closed Sales	575	666	+ 15.8%	3,501	3,759	+ 7.4%
Median Sales Price*	\$710,000	\$739,950	+ 4.2%	\$658,650	\$701,000	+ 6.4%
Inventory of Homes for Sale	710	686	-3.4%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	30	29	-3.3%
Percent of Original List Price Received*	103.2%	101.2%	-1.9%	102.6%	102.5%	-0.1%
New Listings	581	576	-0.9%	4,361	4,930	+ 13.0%

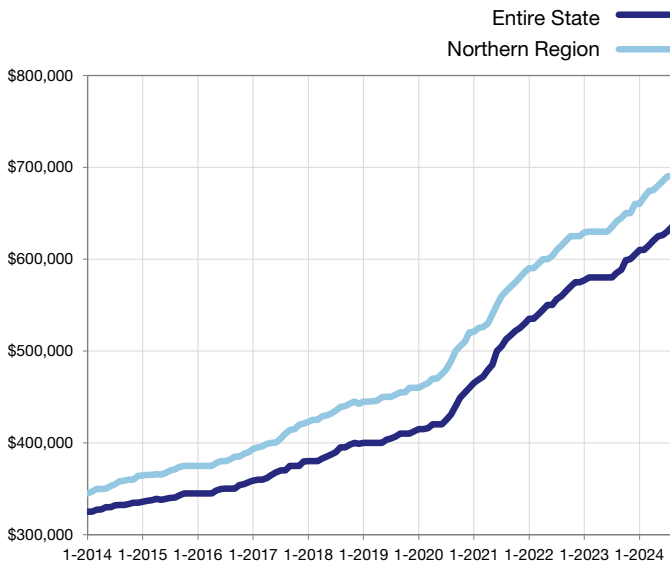
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	263	269	+ 2.3%	1,850	1,936	+ 4.6%
Closed Sales	268	267	-0.4%	1,768	1,817	+ 2.8%
Median Sales Price*	\$450,500	\$470,000	+ 4.3%	\$425,000	\$445,000	+ 4.7%
Inventory of Homes for Sale	281	321	+ 14.2%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	30	0.0%	32	29	-9.4%
Percent of Original List Price Received*	103.3%	100.9%	-2.3%	102.3%	101.4%	-0.9%
New Listings	278	264	-5.0%	2,077	2,321	+ 11.7%

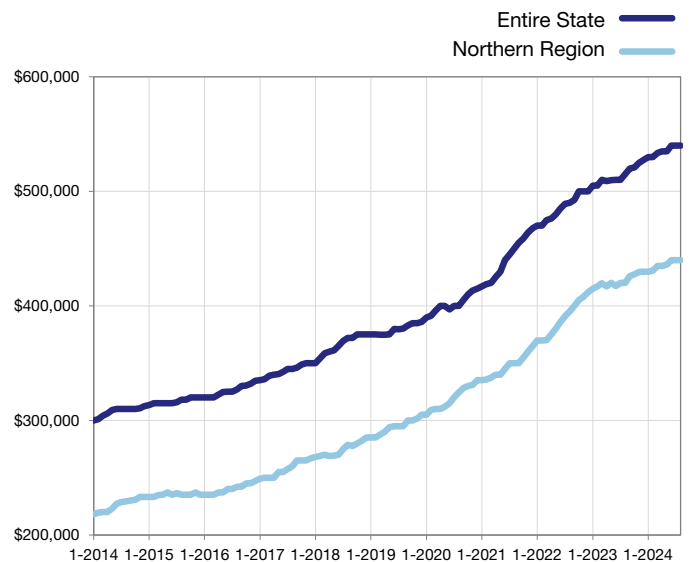
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Southeast Region

- 9.3%

+ 4.1%

- 6.1%

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

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	393	432	+ 9.9%	2,752	2,757	+ 0.2%
Closed Sales	430	388	-9.8%	2,673	2,523	-5.6%
Median Sales Price*	\$515,000	\$540,000	+ 4.9%	\$475,061	\$520,000	+ 9.5%
Inventory of Homes for Sale	690	645	-6.5%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 6.1%	40	37	-7.5%
Percent of Original List Price Received*	101.1%	100.1%	-1.0%	100.0%	100.6%	+ 0.6%
New Listings	469	449	-4.3%	3,288	3,408	+ 3.6%

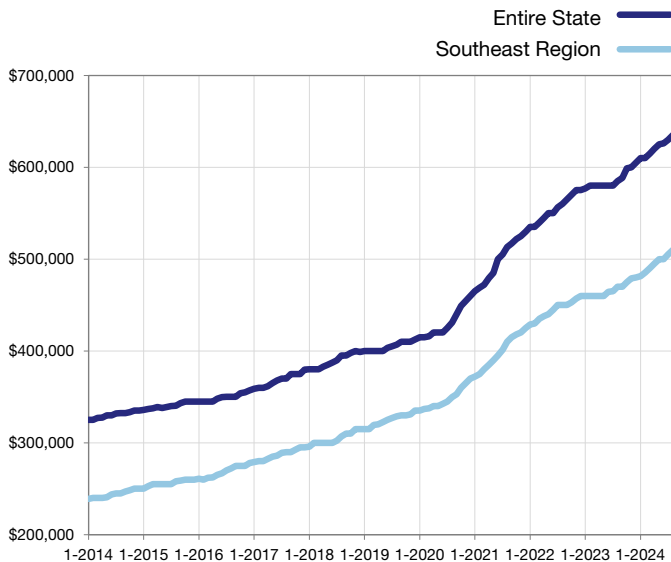
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	61	75	+ 23.0%	535	532	-0.6%
Closed Sales	76	62	-18.4%	513	491	-4.3%
Median Sales Price*	\$382,500	\$390,500	+ 2.1%	\$355,000	\$352,500	-0.7%
Inventory of Homes for Sale	139	140	+ 0.7%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	28	28	0.0%	38	34	-10.5%
Percent of Original List Price Received*	104.7%	100.9%	-3.6%	101.5%	100.7%	-0.8%
New Listings	88	89	+ 1.1%	634	690	+ 8.8%

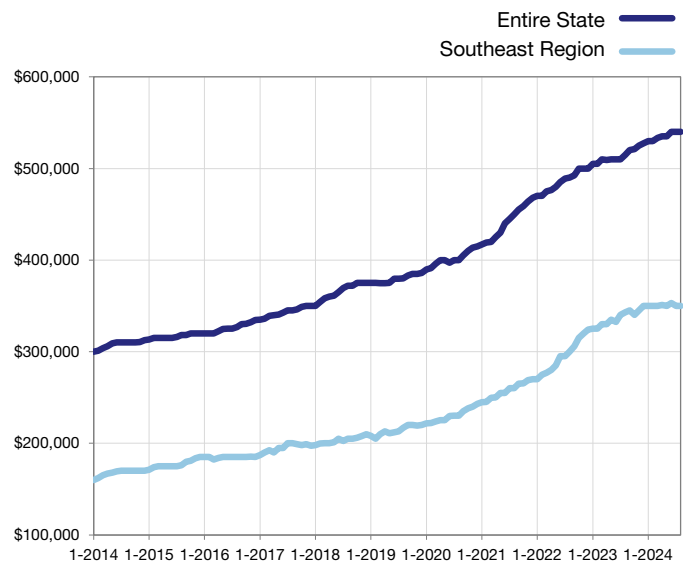
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Single-Family Properties



Condominium Properties



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West Region

- 3.6%

+ 7.2%

- 6.5%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	582	558	-4.1%	3,847	3,862	+ 0.4%
Closed Sales	614	603	-1.8%	3,614	3,627	+ 0.4%
Median Sales Price*	\$350,000	\$380,000	+ 8.6%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	1,168	1,025	-12.2%	--	--	--
Months Supply of Inventory	2.3	2.2	-4.3%	--	--	--
Cumulative Days on Market Until Sale	41	40	-2.4%	49	48	-2.0%
Percent of Original List Price Received*	101.7%	100.8%	-0.9%	100.3%	100.3%	0.0%
New Listings	718	629	-12.4%	4,753	4,722	-0.7%

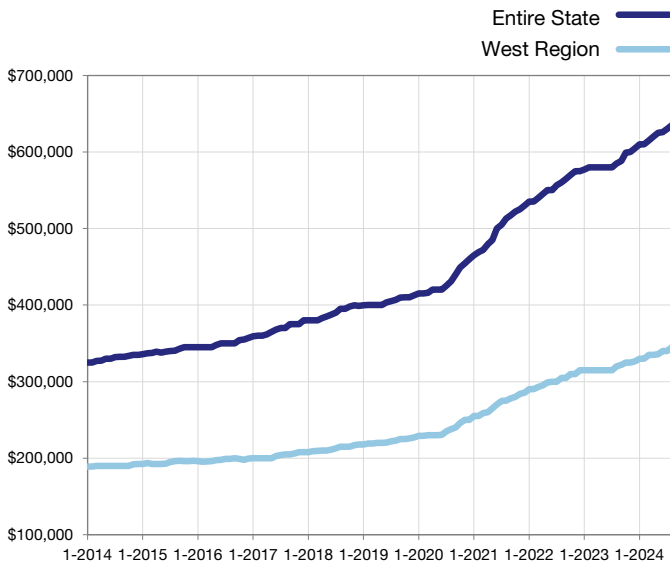
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	88	83	-5.7%	603	586	-2.8%
Closed Sales	86	66	-23.3%	572	536	-6.3%
Median Sales Price*	\$302,500	\$263,750	-12.8%	\$250,000	\$275,000	+ 10.0%
Inventory of Homes for Sale	128	177	+ 38.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	47	39	-17.0%	52	46	-11.5%
Percent of Original List Price Received*	103.8%	100.3%	-3.4%	101.6%	100.7%	-0.9%
New Listings	102	96	-5.9%	657	741	+ 12.8%

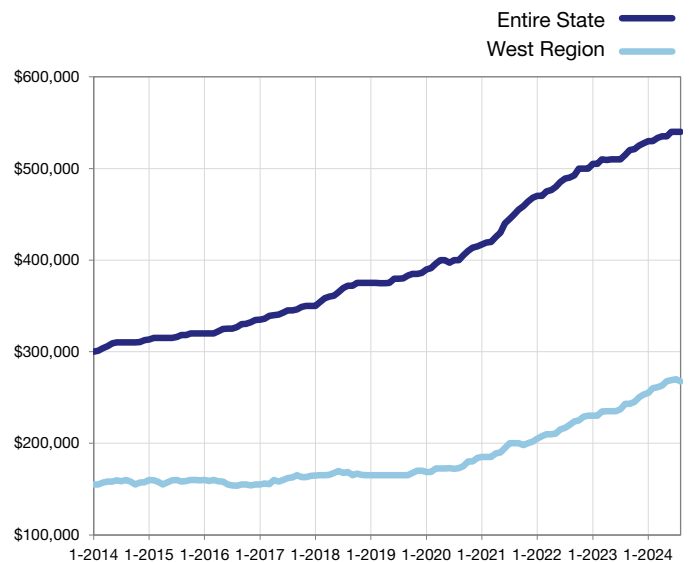
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