

Multi-Family Housing Activity Report

August 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Aug-2023	Aug-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		507	517	+ 2.0%	3,457	3,691	+ 6.8%
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	\$675,000	+ 3.8%	\$615,000	\$680,000	+ 10.6%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,150	801	- 30.3%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.5	1.6	- 34.5%	--	--	--
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.*		34	32	- 4.4%	41	35	- 14.8%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		102.1%	100.5%	- 1.5%	100.0%	100.5%	+ 0.5%
New Listings A count of the properties that have been newly listed on the market in a given month.		644	587	- 8.9%	4,708	5,163	+ 9.7%

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

