

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## Central Region

**+ 6.9%**

**0.0%**

**+ 3.0%**

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	587	775	+ 32.0%	5,528	5,786	+ 4.7%
Closed Sales	593	641	+ 8.1%	5,363	5,393	+ 0.6%
Median Sales Price*	\$474,000	<b>\$485,000</b>	+ 2.3%	\$460,000	<b>\$490,000</b>	+ 6.5%
Inventory of Homes for Sale	1,038	<b>1,065</b>	+ 2.6%	--	--	--
Months Supply of Inventory	1.9	<b>2.0</b>	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	33	<b>33</b>	0.0%	33	<b>32</b>	-3.0%
Percent of Original List Price Received*	101.2%	<b>99.7%</b>	-1.5%	101.7%	<b>101.0%</b>	-0.7%
New Listings	697	<b>854</b>	+ 22.5%	6,653	<b>7,265</b>	+ 9.2%

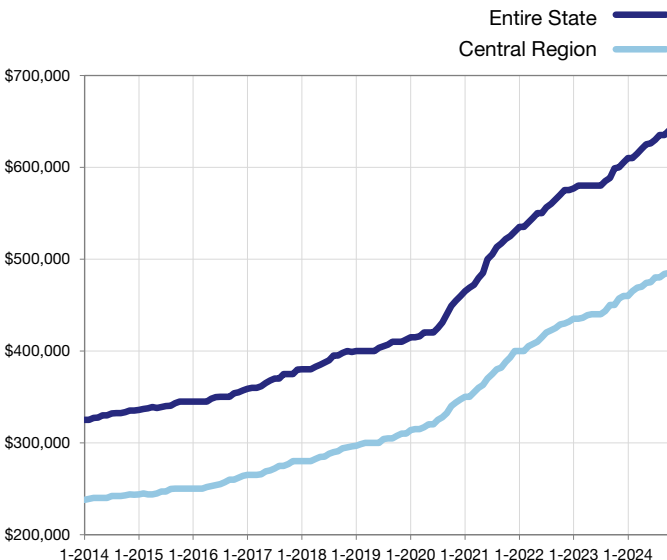
### Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	146	191	+ 30.8%	1,481	1,473	-0.5%
Closed Sales	135	136	+ 0.7%	1,415	1,377	-2.7%
Median Sales Price*	\$389,900	<b>\$372,500</b>	-4.5%	\$380,000	<b>\$380,000</b>	0.0%
Inventory of Homes for Sale	245	<b>244</b>	-0.4%	--	--	--
Months Supply of Inventory	1.7	<b>1.8</b>	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	38	<b>42</b>	+ 10.5%	36	<b>35</b>	-2.8%
Percent of Original List Price Received*	102.6%	<b>99.6%</b>	-2.9%	102.3%	<b>101.2%</b>	-1.1%
New Listings	169	<b>179</b>	+ 5.9%	1,766	<b>1,766</b>	0.0%

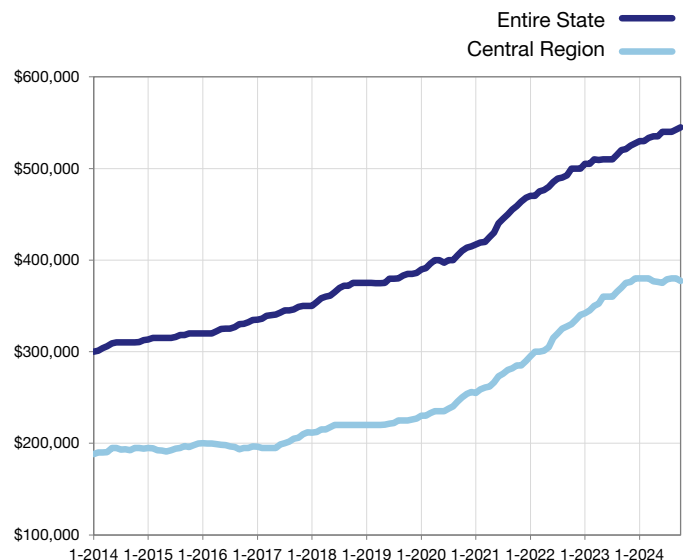
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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.

# Local Market Update – October 2024

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## Northern Region

**+ 15.7%**

**+ 10.2%**

**- 0.9%**

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	522	<b>722</b>	+ 38.3%	4,619	<b>5,272</b>	+ 14.1%
Closed Sales	473	<b>600</b>	+ 26.8%	4,446	<b>4,898</b>	+ 10.2%
Median Sales Price*	\$699,000	<b>\$710,000</b>	+ 1.6%	\$660,000	<b>\$700,000</b>	+ 6.1%
Inventory of Homes for Sale	849	<b>811</b>	-4.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.7</b>	-5.6%	--	--	--
Cumulative Days on Market Until Sale	25	<b>30</b>	+ 20.0%	29	<b>29</b>	0.0%
Percent of Original List Price Received*	102.8%	<b>101.0%</b>	-1.8%	102.6%	<b>102.2%</b>	-0.4%
New Listings	615	<b>722</b>	+ 17.4%	5,645	<b>6,462</b>	+ 14.5%

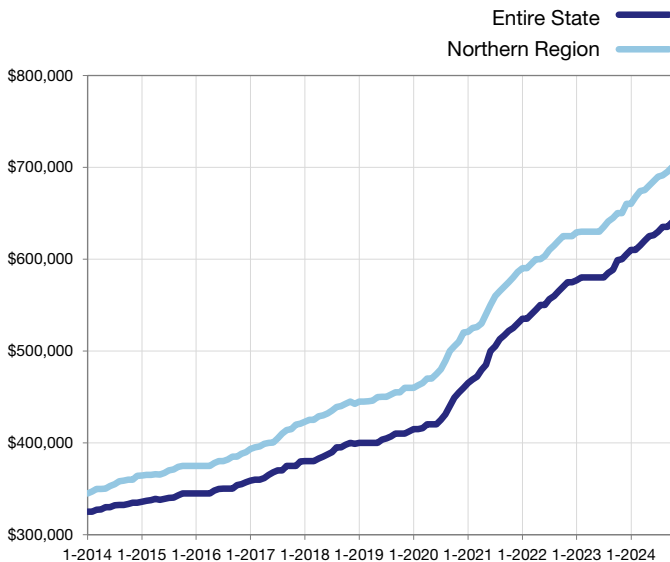
### Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	261	<b>316</b>	+ 21.1%	2,337	<b>2,477</b>	+ 6.0%
Closed Sales	270	<b>261</b>	-3.3%	2,275	<b>2,308</b>	+ 1.5%
Median Sales Price*	\$430,000	<b>\$460,000</b>	+ 7.0%	\$430,000	<b>\$449,000</b>	+ 4.4%
Inventory of Homes for Sale	352	<b>366</b>	+ 4.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	27	<b>33</b>	+ 22.2%	30	<b>30</b>	0.0%
Percent of Original List Price Received*	102.0%	<b>100.0%</b>	-2.0%	102.3%	<b>101.1%</b>	-1.2%
New Listings	291	<b>315</b>	+ 8.2%	2,712	<b>3,018</b>	+ 11.3%

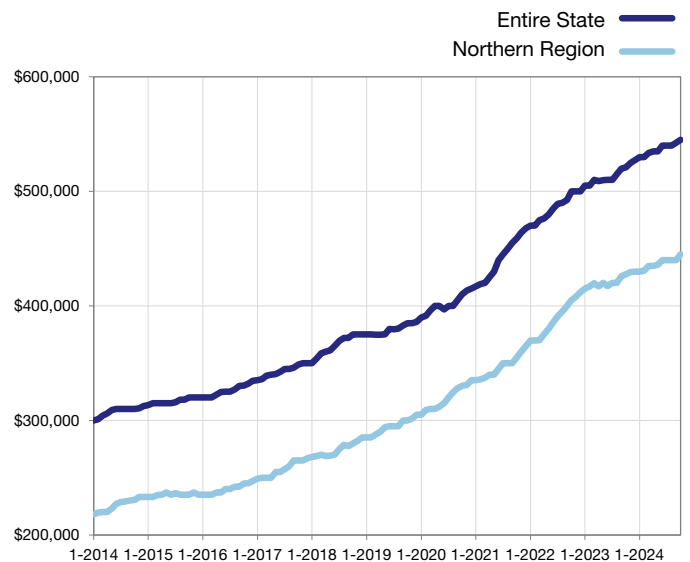
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Southeast Region

**+ 6.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 2.8%**

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

**- 6.3%**

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	331	442	+ 33.5%	3,379	3,481	+ 3.0%
Closed Sales	306	326	+ 6.5%	3,337	3,216	-3.6%
Median Sales Price*	\$498,575	<b>\$510,000</b>	+ 2.3%	\$480,000	<b>\$520,000</b>	+ 8.3%
Inventory of Homes for Sale	777	697	-10.3%	--	--	--
Months Supply of Inventory	2.3	2.2	-4.3%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	39	37	-5.1%
Percent of Original List Price Received*	100.7%	98.5%	-2.2%	100.1%	100.3%	+ 0.2%
New Listings	446	502	+ 12.6%	4,148	4,376	+ 5.5%

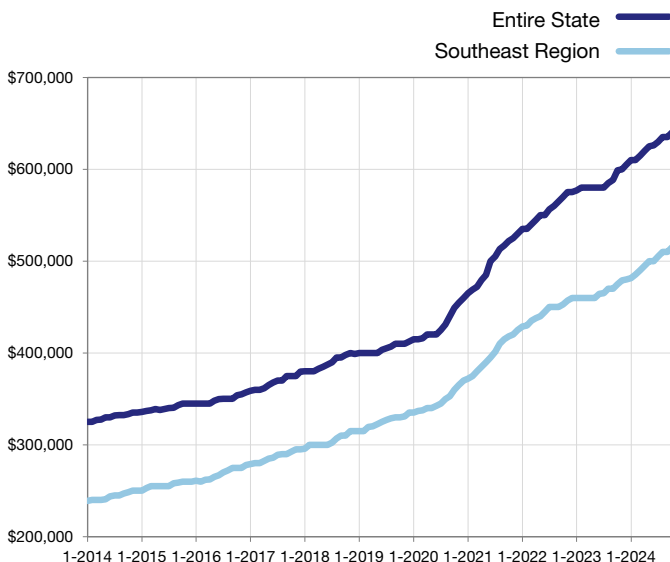
### Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	62	80	+ 29.0%	671	667	-0.6%
Closed Sales	66	75	+ 13.6%	645	616	-4.5%
Median Sales Price*	\$315,000	<b>\$380,000</b>	+ 20.6%	\$350,000	<b>\$359,500</b>	+ 2.7%
Inventory of Homes for Sale	128	143	+ 11.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	31	24	-22.6%	35	32	-8.6%
Percent of Original List Price Received*	100.8%	101.2%	+ 0.4%	101.5%	100.8%	-0.7%
New Listings	65	94	+ 44.6%	783	879	+ 12.3%

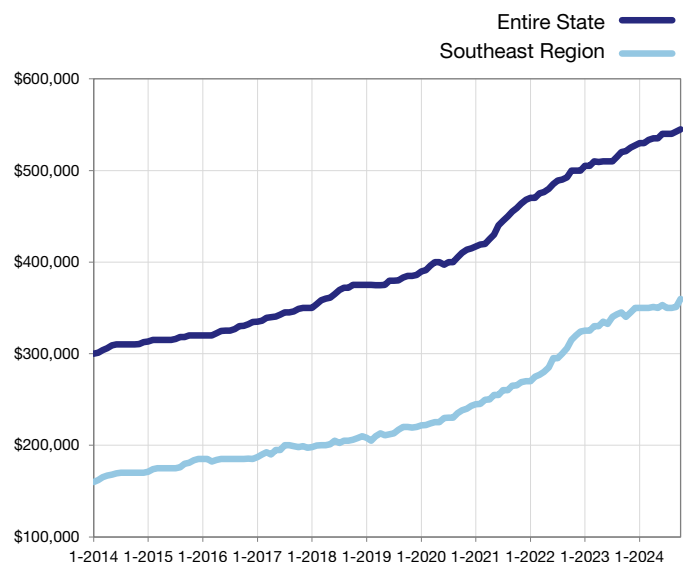
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## West Region

**+ 9.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 0.9%**

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

**+ 7.0%**

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

### Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	515	<b>688</b>	+ 33.6%	4,828	<b>4,996</b>	+ 3.5%
Closed Sales	485	<b>507</b>	+ 4.5%	4,657	<b>4,623</b>	-0.7%
Median Sales Price*	\$340,000	<b>\$355,000</b>	+ 4.4%	\$327,000	<b>\$350,000</b>	+ 7.0%
Inventory of Homes for Sale	1,185	<b>1,218</b>	+ 2.8%	--	--	--
Months Supply of Inventory	2.5	<b>2.6</b>	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	43	<b>50</b>	+ 16.3%	48	<b>47</b>	-2.1%
Percent of Original List Price Received*	100.9%	<b>98.7%</b>	-2.2%	100.5%	<b>100.2%</b>	-0.3%
New Listings	620	<b>764</b>	+ 23.2%	5,962	<b>6,278</b>	+ 5.3%

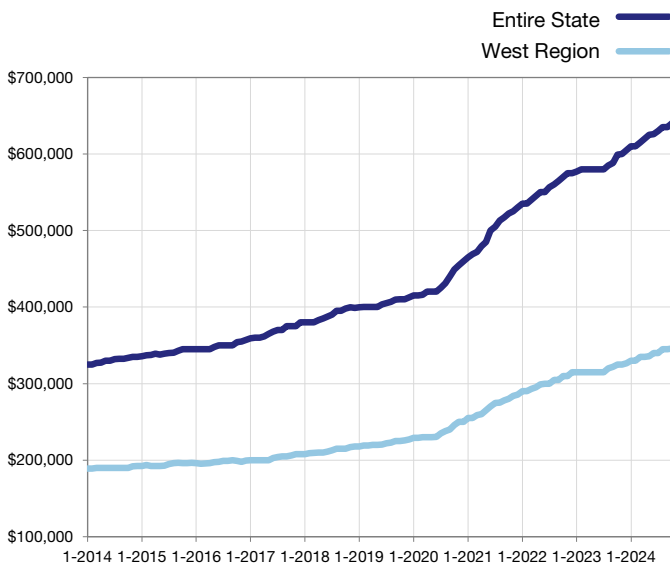
### Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	59	<b>108</b>	+ 83.1%	717	<b>779</b>	+ 8.6%
Closed Sales	72	<b>97</b>	+ 34.7%	722	<b>711</b>	-1.5%
Median Sales Price*	\$255,000	<b>\$258,500</b>	+ 1.4%	\$250,000	<b>\$269,900</b>	+ 8.0%
Inventory of Homes for Sale	152	<b>202</b>	+ 32.9%	--	--	--
Months Supply of Inventory	2.1	<b>2.9</b>	+ 38.1%	--	--	--
Cumulative Days on Market Until Sale	48	<b>51</b>	+ 6.3%	50	<b>46</b>	-8.0%
Percent of Original List Price Received*	101.2%	<b>97.7%</b>	-3.5%	101.8%	<b>100.3%</b>	-1.5%
New Listings	71	<b>130</b>	+ 83.1%	811	<b>979</b>	+ 20.7%

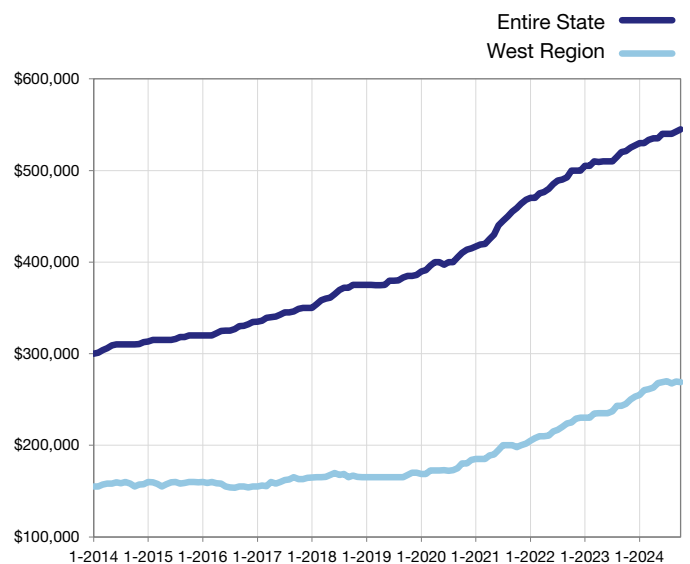
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