

Multi-Family Housing Activity Report

October 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Oct-2023	Oct-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		492	523	+ 6.3%	4,417	4,727	+ 7.0%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$612,500	\$690,000	+ 12.7%	\$620,000	\$688,000	+ 11.0%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,331	966	- 27.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		3.0	2.0	- 33.9%	--	--	--
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.*		33	35	+ 5.9%	39	35	- 11.2%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		100.8%	100.9%	+ 0.1%	100.1%	100.5%	+ 0.4%
New Listings A count of the properties that have been newly listed on the market in a given month.		694	731	+ 5.3%	6,140	6,688	+ 8.9%

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

