

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	275	<b>348</b>	+ 26.5%	924	<b>1,030</b>	+ 11.5%
Closed Sales	250	<b>252</b>	+ 0.8%	861	<b>833</b>	- 3.3%
Median Sales Price*	\$745,000	<b>\$777,500</b>	+ 4.4%	\$695,550	<b>\$716,000</b>	+ 2.9%
Inventory of Homes for Sale	525	<b>587</b>	+ 11.8%	--	--	--
Months Supply of Inventory	1.9	<b>2.3</b>	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	48	<b>50</b>	+ 4.2%	55	<b>54</b>	- 1.8%
Percent of Original List Price Received*	98.7%	<b>98.7%</b>	0.0%	95.8%	<b>96.7%</b>	+ 0.9%
New Listings	333	<b>434</b>	+ 30.3%	1,050	<b>1,246</b>	+ 18.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

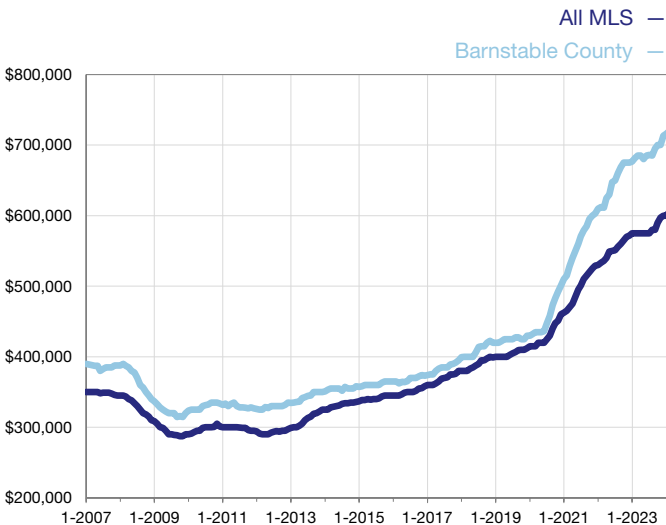
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	73	<b>76</b>	+ 4.1%	283	<b>261</b>	- 7.8%
Closed Sales	80	<b>68</b>	- 15.0%	243	<b>233</b>	- 4.1%
Median Sales Price*	\$443,750	<b>\$511,250</b>	+ 15.2%	\$425,600	<b>\$455,000</b>	+ 6.9%
Inventory of Homes for Sale	170	<b>170</b>	0.0%	--	--	--
Months Supply of Inventory	2.2	<b>2.3</b>	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	44	<b>54</b>	+ 22.7%	47	<b>53</b>	+ 12.8%
Percent of Original List Price Received*	98.1%	<b>98.2%</b>	+ 0.1%	97.1%	<b>97.5%</b>	+ 0.4%
New Listings	102	<b>96</b>	- 5.9%	323	<b>334</b>	+ 3.4%

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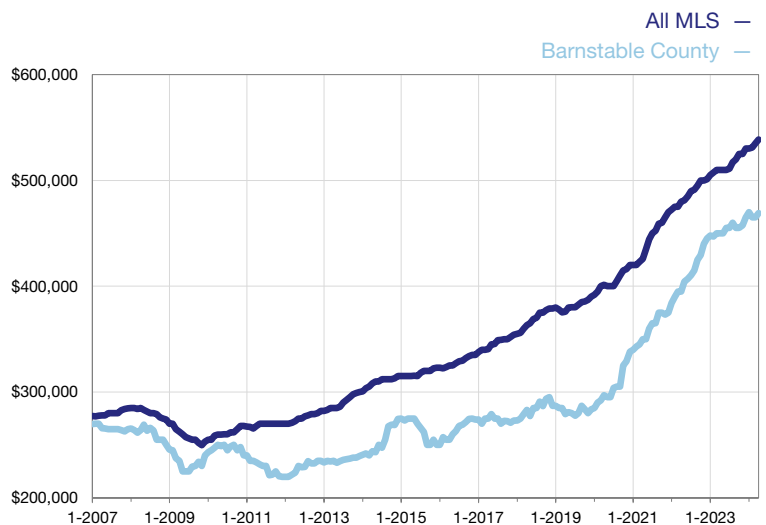
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Berkshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	105	<b>102</b>	- 2.9%	307	<b>314</b>	+ 2.3%
Closed Sales	56	<b>77</b>	+ 37.5%	256	<b>291</b>	+ 13.7%
Median Sales Price*	\$291,000	<b>\$331,500</b>	+ 13.9%	\$278,825	<b>\$316,600</b>	+ 13.5%
Inventory of Homes for Sale	242	<b>232</b>	- 4.1%	--	--	--
Months Supply of Inventory	2.4	<b>2.4</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	103	<b>97</b>	- 5.8%	100	<b>105</b>	+ 5.0%
Percent of Original List Price Received*	98.5%	<b>95.0%</b>	- 3.6%	94.9%	<b>94.1%</b>	- 0.8%
New Listings	142	<b>130</b>	- 8.5%	375	<b>369</b>	- 1.6%

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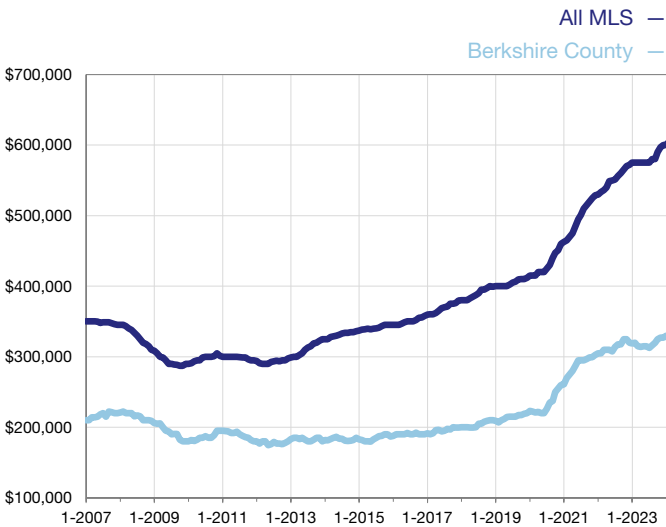
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	<b>14</b>	+ 100.0%	37	<b>48</b>	+ 29.7%
Closed Sales	10	<b>18</b>	+ 80.0%	38	<b>50</b>	+ 31.6%
Median Sales Price*	\$406,250	<b>\$285,000</b>	- 29.8%	\$451,250	<b>\$331,500</b>	- 26.5%
Inventory of Homes for Sale	40	<b>22</b>	- 45.0%	--	--	--
Months Supply of Inventory	3.7	<b>1.7</b>	- 54.1%	--	--	--
Cumulative Days on Market Until Sale	159	<b>75</b>	- 52.8%	118	<b>87</b>	- 26.3%
Percent of Original List Price Received*	97.4%	<b>102.1%</b>	+ 4.8%	97.6%	<b>97.8%</b>	+ 0.2%
New Listings	11	<b>10</b>	- 9.1%	50	<b>54</b>	+ 8.0%

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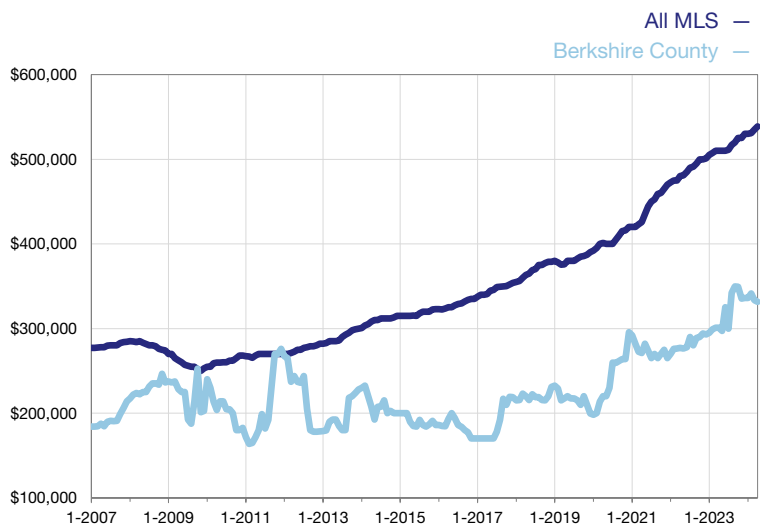
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

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## Bristol County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	266	<b>308</b>	+ 15.8%	889	<b>989</b>	+ 11.2%
Closed Sales	225	<b>234</b>	+ 4.0%	830	<b>808</b>	- 2.7%
Median Sales Price*	\$455,000	<b>\$516,250</b>	+ 13.5%	\$446,650	<b>\$490,000</b>	+ 9.7%
Inventory of Homes for Sale	498	<b>331</b>	- 33.5%	--	--	--
Months Supply of Inventory	1.7	<b>1.3</b>	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	40	<b>35</b>	- 12.5%	46	<b>43</b>	- 6.5%
Percent of Original List Price Received*	99.9%	<b>102.1%</b>	+ 2.2%	98.2%	<b>99.8%</b>	+ 1.6%
New Listings	322	<b>347</b>	+ 7.8%	1,081	<b>1,082</b>	+ 0.1%

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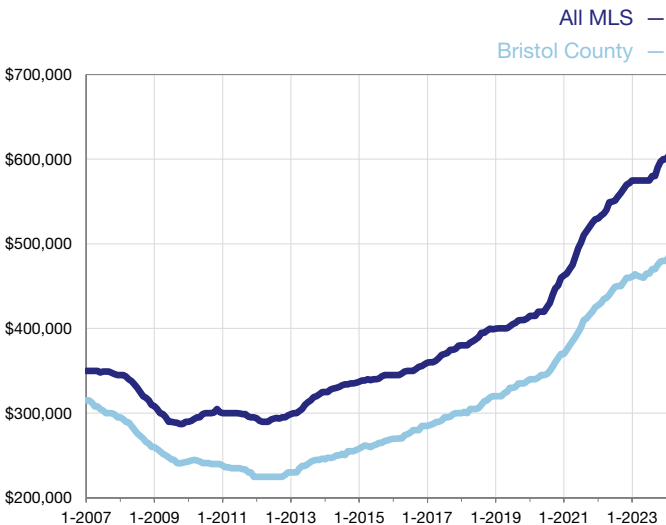
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	42	<b>73</b>	+ 73.8%	191	<b>215</b>	+ 12.6%
Closed Sales	37	<b>52</b>	+ 40.5%	165	<b>165</b>	0.0%
Median Sales Price*	\$329,000	<b>\$351,000</b>	+ 6.7%	\$335,000	<b>\$340,000</b>	+ 1.5%
Inventory of Homes for Sale	70	<b>62</b>	- 11.4%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	<b>28</b>	- 22.2%	38	<b>32</b>	- 15.8%
Percent of Original List Price Received*	99.7%	<b>101.1%</b>	+ 1.4%	99.4%	<b>100.2%</b>	+ 0.8%
New Listings	56	<b>59</b>	+ 5.4%	208	<b>246</b>	+ 18.3%

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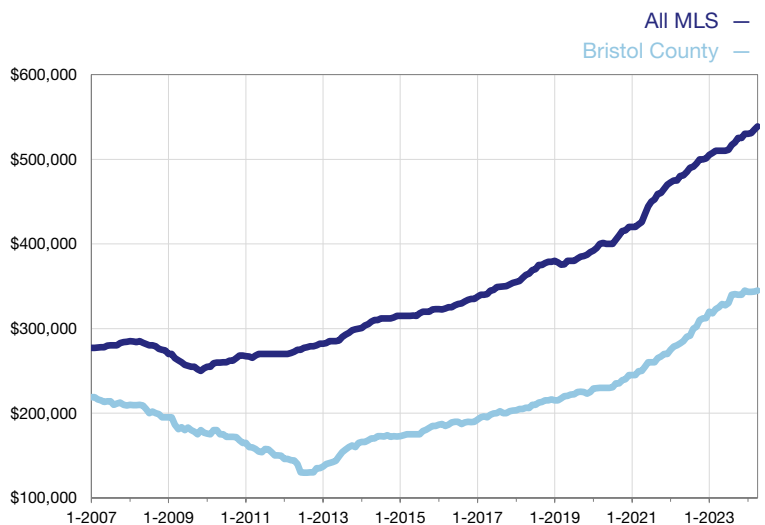
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

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## Dukes County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	7	+ 133.3%	17	21	+ 23.5%
Closed Sales	3	6	+ 100.0%	21	15	- 28.6%
Median Sales Price*	\$1,275,000	<b>\$1,635,000</b>	+ 28.2%	\$1,275,000	<b>\$1,645,000</b>	+ 29.0%
Inventory of Homes for Sale	33	42	+ 27.3%	--	--	--
Months Supply of Inventory	6.9	9.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	119	149	+ 25.2%	109	121	+ 11.0%
Percent of Original List Price Received*	93.5%	89.1%	- 4.7%	90.4%	90.2%	- 0.2%
New Listings	7	11	+ 57.1%	25	37	+ 48.0%

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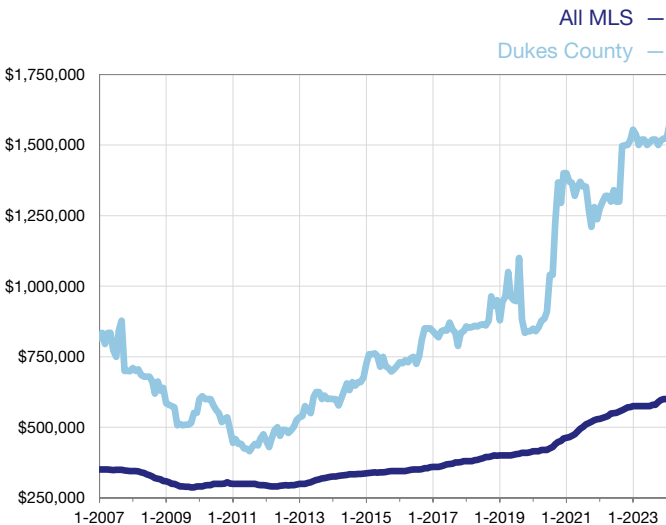
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	0	3	--
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	<b>\$1,754,500</b>	--	\$0	<b>\$1,754,500</b>	--
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	6.0	2.9	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	0	459	--	0	459	--
Percent of Original List Price Received*	0.0%	96.0%	--	0.0%	96.0%	--
New Listings	1	2	+ 100.0%	2	3	+ 50.0%

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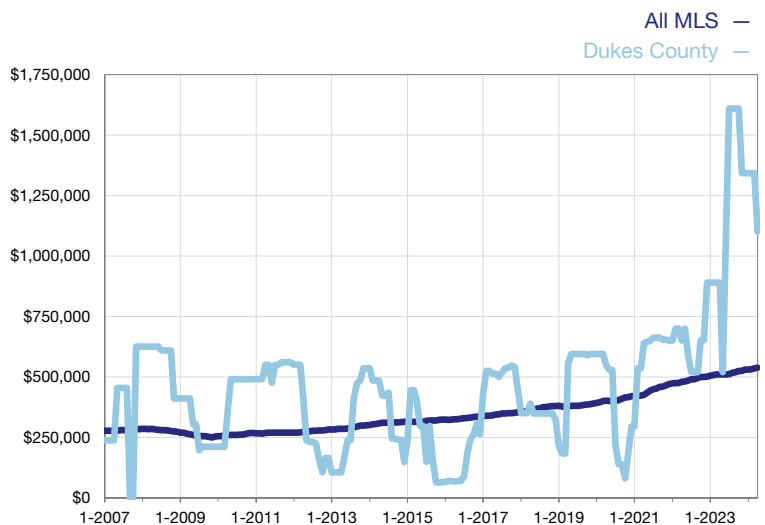
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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## Essex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	350	<b>428</b>	+ 22.3%	1,046	<b>1,121</b>	+ 7.2%
Closed Sales	249	<b>254</b>	+ 2.0%	897	<b>871</b>	- 2.9%
Median Sales Price*	\$634,000	<b>\$675,000</b>	+ 6.5%	\$615,000	<b>\$675,000</b>	+ 9.8%
Inventory of Homes for Sale	454	<b>385</b>	- 15.2%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>28</b>	- 12.5%	40	<b>39</b>	- 2.5%
Percent of Original List Price Received*	102.0%	<b>103.7%</b>	+ 1.7%	99.7%	<b>101.2%</b>	+ 1.5%
New Listings	381	<b>528</b>	+ 38.6%	1,258	<b>1,322</b>	+ 5.1%

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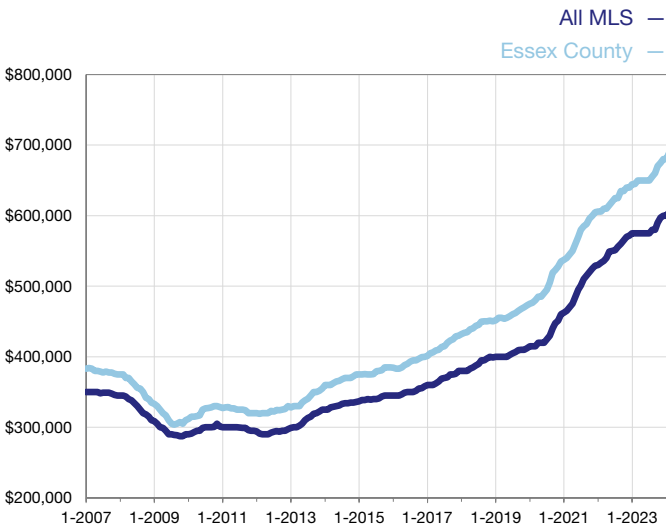
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	166	<b>231</b>	+ 39.2%	593	<b>655</b>	+ 10.5%
Closed Sales	127	<b>168</b>	+ 32.3%	544	<b>526</b>	- 3.3%
Median Sales Price*	\$420,000	<b>\$455,000</b>	+ 8.3%	\$420,000	<b>\$449,000</b>	+ 6.9%
Inventory of Homes for Sale	218	<b>182</b>	- 16.5%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	35	<b>26</b>	- 25.7%	43	<b>34</b>	- 20.9%
Percent of Original List Price Received*	102.2%	<b>101.1%</b>	- 1.1%	100.0%	<b>100.4%</b>	+ 0.4%
New Listings	192	<b>239</b>	+ 24.5%	681	<b>761</b>	+ 11.7%

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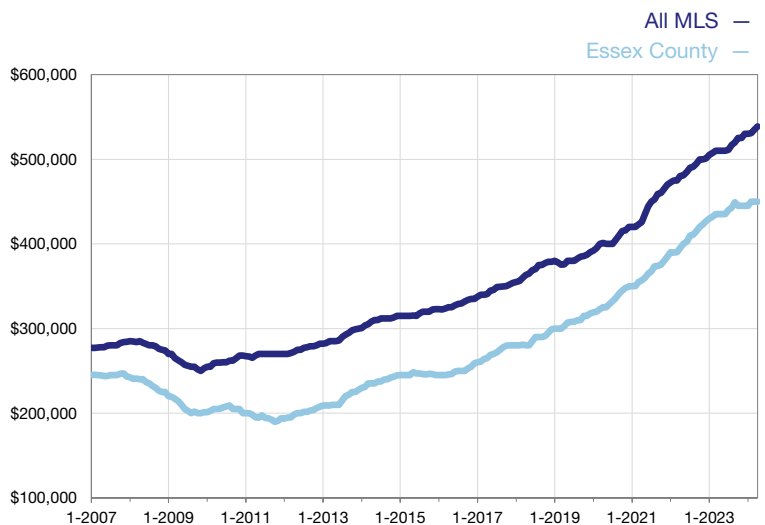
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

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## Franklin County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	37	33	- 10.8%	118	138	+ 16.9%
Closed Sales	33	35	+ 6.1%	113	126	+ 11.5%
Median Sales Price*	\$302,000	\$335,100	+ 11.0%	\$287,500	\$323,000	+ 12.3%
Inventory of Homes for Sale	59	63	+ 6.8%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	61	40	- 34.4%	65	53	- 18.5%
Percent of Original List Price Received*	98.0%	96.6%	- 1.4%	96.0%	96.4%	+ 0.4%
New Listings	43	46	+ 7.0%	110	143	+ 30.0%

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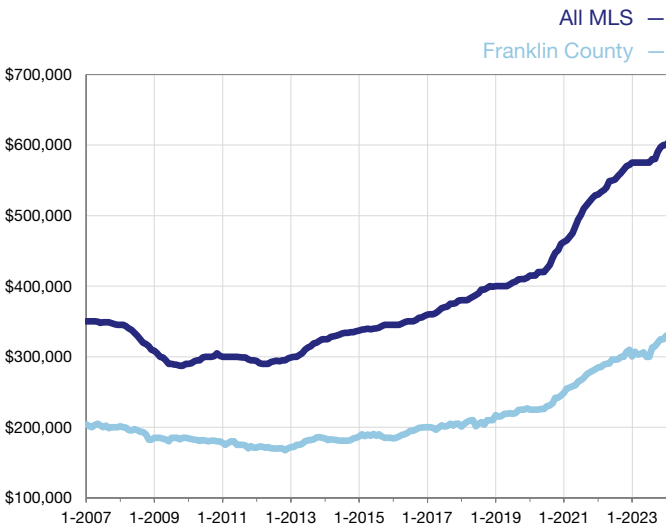
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	6	+ 50.0%	7	13	+ 85.7%
Closed Sales	2	4	+ 100.0%	5	8	+ 60.0%
Median Sales Price*	\$272,500	\$237,500	- 12.8%	\$265,000	\$276,350	+ 4.3%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	21	34	+ 61.9%	18	27	+ 50.0%
Percent of Original List Price Received*	108.0%	100.1%	- 7.3%	103.2%	102.2%	- 1.0%
New Listings	1	7	+ 600.0%	8	19	+ 137.5%

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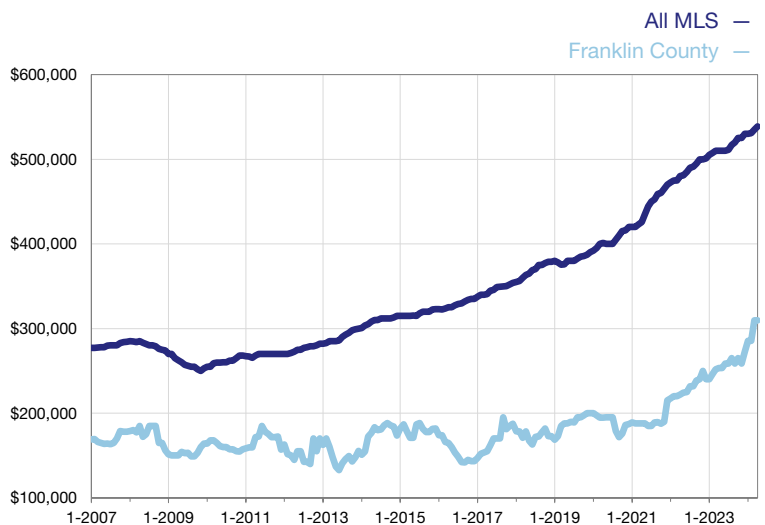
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

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## Hampden County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	278	<b>332</b>	+ 19.4%	902	<b>959</b>	+ 6.3%
Closed Sales	232	<b>238</b>	+ 2.6%	801	<b>819</b>	+ 2.2%
Median Sales Price*	\$300,000	<b>\$320,000</b>	+ 6.7%	\$283,000	<b>\$310,000</b>	+ 9.5%
Inventory of Homes for Sale	385	<b>270</b>	- 29.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	46	<b>34</b>	- 26.1%	48	<b>39</b>	- 18.8%
Percent of Original List Price Received*	100.5%	<b>102.5%</b>	+ 2.0%	98.3%	<b>100.5%</b>	+ 2.2%
New Listings	324	<b>349</b>	+ 7.7%	1,029	<b>1,033</b>	+ 0.4%

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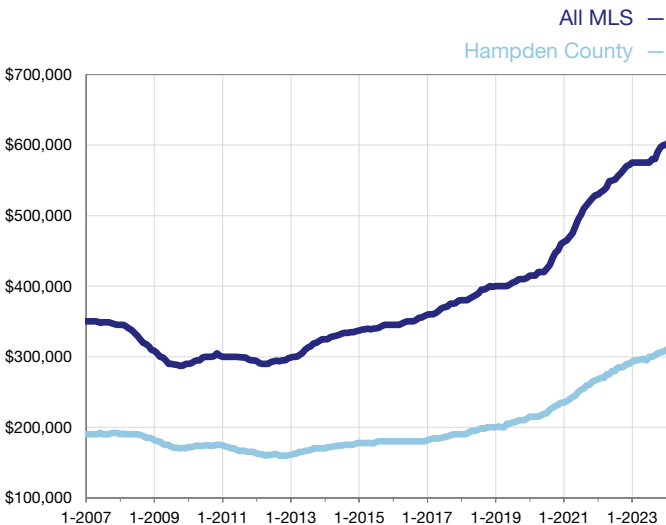
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	35	<b>47</b>	+ 34.3%	137	<b>141</b>	+ 2.9%
Closed Sales	31	<b>29</b>	- 6.5%	127	<b>107</b>	- 15.7%
Median Sales Price*	\$218,000	<b>\$220,000</b>	+ 0.9%	\$210,000	<b>\$220,000</b>	+ 4.8%
Inventory of Homes for Sale	47	<b>36</b>	- 23.4%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	<b>29</b>	- 32.6%	38	<b>34</b>	- 10.5%
Percent of Original List Price Received*	100.5%	<b>101.1%</b>	+ 0.6%	100.1%	<b>100.1%</b>	0.0%
New Listings	44	<b>42</b>	- 4.5%	142	<b>145</b>	+ 2.1%

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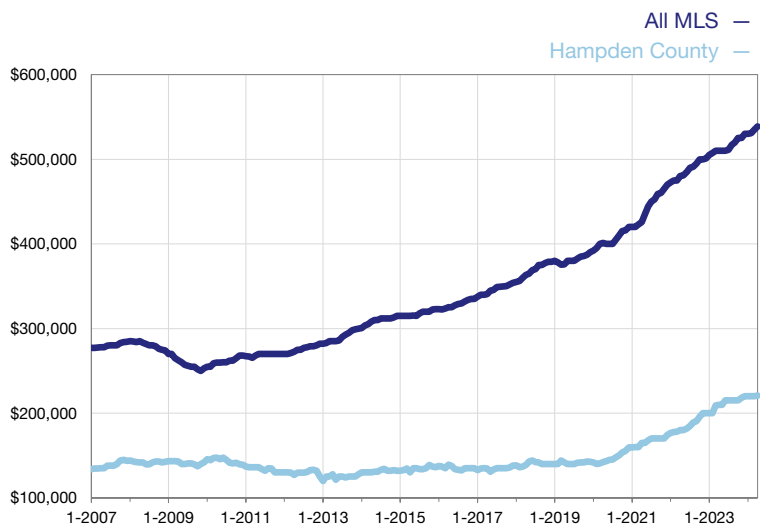
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

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## Hampshire County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	87	<b>93</b>	+ 6.9%	239	<b>251</b>	+ 5.0%
Closed Sales	53	<b>52</b>	- 1.9%	204	<b>202</b>	- 1.0%
Median Sales Price*	\$425,000	<b>\$420,500</b>	- 1.1%	\$381,641	<b>\$420,000</b>	+ 10.1%
Inventory of Homes for Sale	143	<b>112</b>	- 21.7%	--	--	--
Months Supply of Inventory	1.7	<b>1.5</b>	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	58	<b>41</b>	- 29.3%	51	<b>50</b>	- 2.0%
Percent of Original List Price Received*	99.0%	<b>101.1%</b>	+ 2.1%	98.2%	<b>99.6%</b>	+ 1.4%
New Listings	105	<b>117</b>	+ 11.4%	291	<b>294</b>	+ 1.0%

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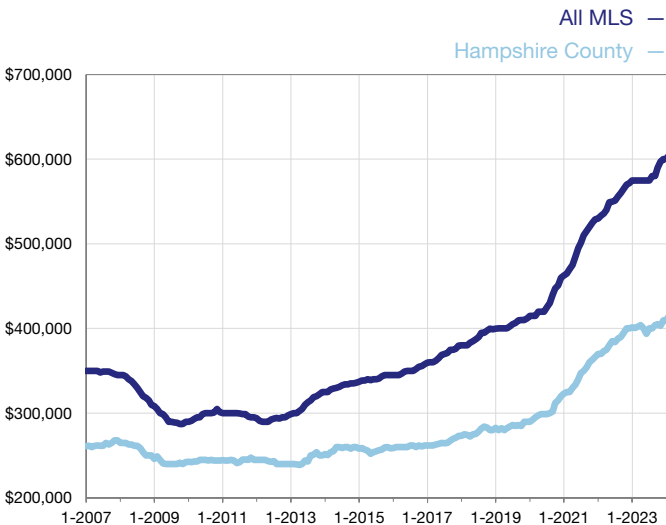
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	<b>24</b>	+ 33.3%	73	<b>63</b>	- 13.7%
Closed Sales	15	<b>18</b>	+ 20.0%	57	<b>60</b>	+ 5.3%
Median Sales Price*	\$330,000	<b>\$329,000</b>	- 0.3%	\$305,000	<b>\$318,750</b>	+ 4.5%
Inventory of Homes for Sale	47	<b>17</b>	- 63.8%	--	--	--
Months Supply of Inventory	2.4	<b>0.9</b>	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	33	<b>25</b>	- 24.2%	48	<b>54</b>	+ 12.5%
Percent of Original List Price Received*	107.1%	<b>103.0%</b>	- 3.8%	102.5%	<b>99.7%</b>	- 2.7%
New Listings	19	<b>22</b>	+ 15.8%	73	<b>67</b>	- 8.2%

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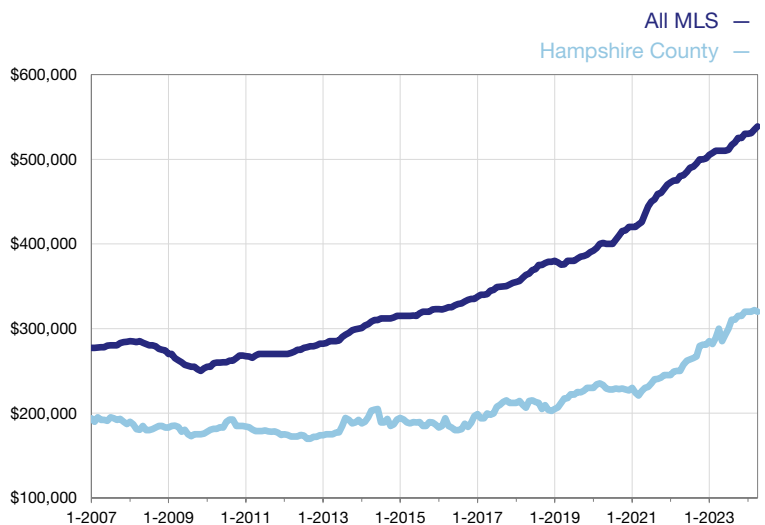
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation





# Local Market Update – April 2024

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## Middlesex County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	743	<b>915</b>	+ 23.1%	2,213	<b>2,486</b>	+ 12.3%
Closed Sales	543	<b>605</b>	+ 11.4%	1,790	<b>1,850</b>	+ 3.4%
Median Sales Price*	\$785,000	<b>\$890,000</b>	+ 13.4%	\$721,250	<b>\$818,126</b>	+ 13.4%
Inventory of Homes for Sale	918	<b>782</b>	- 14.8%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	<b>29</b>	- 14.7%	43	<b>38</b>	- 11.6%
Percent of Original List Price Received*	103.5%	<b>104.3%</b>	+ 0.8%	100.3%	<b>101.9%</b>	+ 1.6%
New Listings	813	<b>1,093</b>	+ 34.4%	2,664	<b>2,987</b>	+ 12.1%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

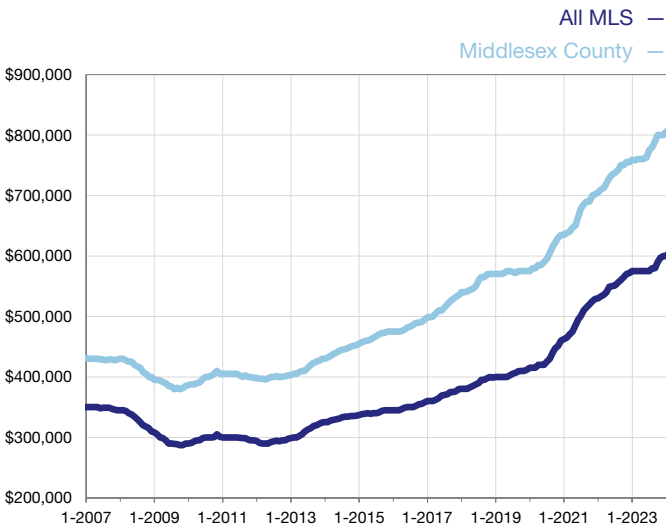
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	485	<b>513</b>	+ 5.8%	1,529	<b>1,529</b>	0.0%
Closed Sales	369	<b>374</b>	+ 1.4%	1,227	<b>1,208</b>	- 1.5%
Median Sales Price*	\$645,000	<b>\$636,500</b>	- 1.3%	\$600,000	<b>\$655,000</b>	+ 9.2%
Inventory of Homes for Sale	665	<b>531</b>	- 20.2%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	32	<b>32</b>	0.0%	45	<b>38</b>	- 15.6%
Percent of Original List Price Received*	101.5%	<b>102.4%</b>	+ 0.9%	99.8%	<b>100.9%</b>	+ 1.1%
New Listings	543	<b>584</b>	+ 7.6%	1,906	<b>1,869</b>	- 1.9%

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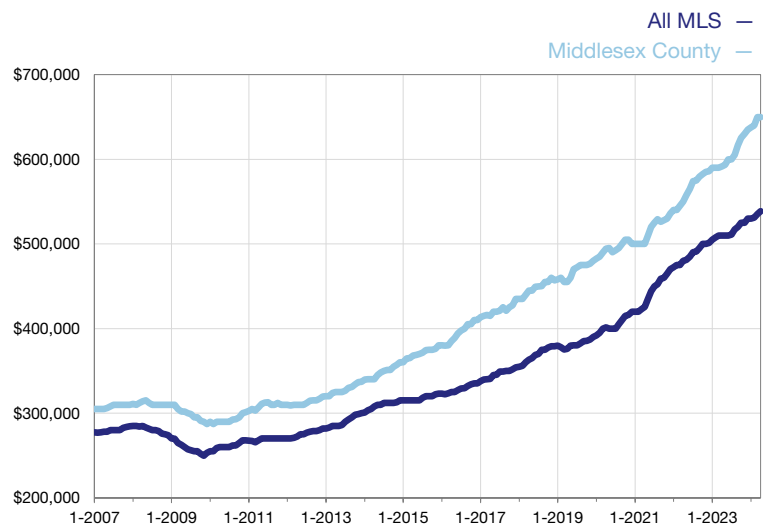
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Nantucket County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	5	3	- 40.0%
Closed Sales	0	4	--	3	8	+ 166.7%
Median Sales Price*	\$0	<b>\$2,167,000</b>	--	\$1,995,000	<b>\$2,130,000</b>	+ 6.8%
Inventory of Homes for Sale	15	28	+ 86.7%	--	--	--
Months Supply of Inventory	6.3	9.3	+ 47.6%	--	--	--
Cumulative Days on Market Until Sale	0	82	--	150	75	- 50.0%
Percent of Original List Price Received*	0.0%	92.9%	--	94.2%	89.9%	- 4.6%
New Listings	3	11	+ 266.7%	12	25	+ 108.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

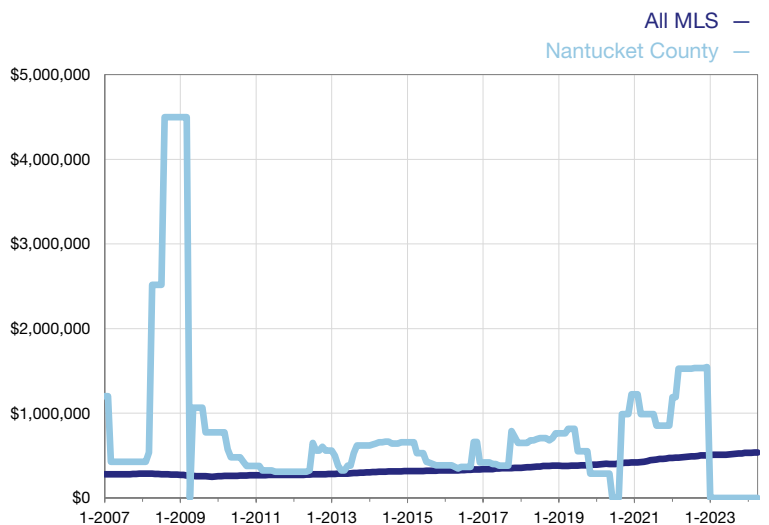
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norfolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	374	<b>513</b>	+ 37.2%	1,194	<b>1,335</b>	+ 11.8%
Closed Sales	267	<b>309</b>	+ 15.7%	988	<b>1,022</b>	+ 3.4%
Median Sales Price*	\$730,000	<b>\$772,000</b>	+ 5.8%	\$665,000	<b>\$729,500</b>	+ 9.7%
Inventory of Homes for Sale	571	<b>418</b>	- 26.8%	--	--	--
Months Supply of Inventory	1.5	<b>1.2</b>	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	<b>30</b>	- 9.1%	43	<b>36</b>	- 16.3%
Percent of Original List Price Received*	102.8%	<b>102.4%</b>	- 0.4%	99.1%	<b>100.9%</b>	+ 1.8%
New Listings	451	<b>592</b>	+ 31.3%	1,469	<b>1,582</b>	+ 7.7%

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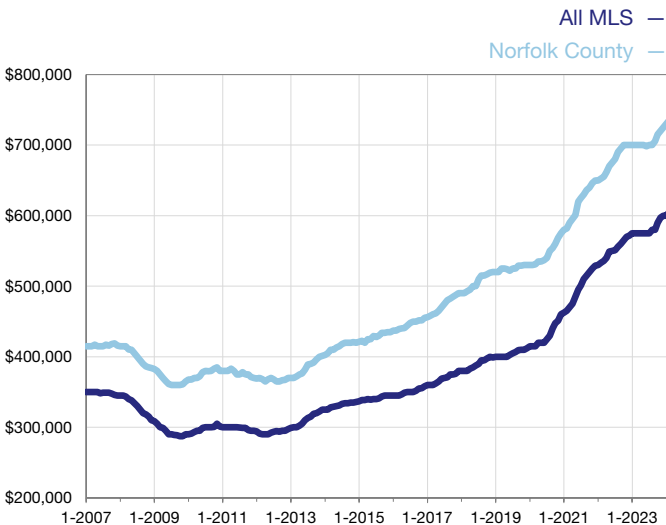
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	194	<b>198</b>	+ 2.1%	615	<b>608</b>	- 1.1%
Closed Sales	149	<b>155</b>	+ 4.0%	518	<b>484</b>	- 6.6%
Median Sales Price*	\$635,000	<b>\$585,000</b>	- 7.9%	\$568,025	<b>\$540,000</b>	- 4.9%
Inventory of Homes for Sale	290	<b>237</b>	- 18.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.6</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	40	<b>38</b>	- 5.0%	44	<b>45</b>	+ 2.3%
Percent of Original List Price Received*	101.0%	<b>101.6%</b>	+ 0.6%	99.9%	<b>100.1%</b>	+ 0.2%
New Listings	199	<b>242</b>	+ 21.6%	762	<b>759</b>	- 0.4%

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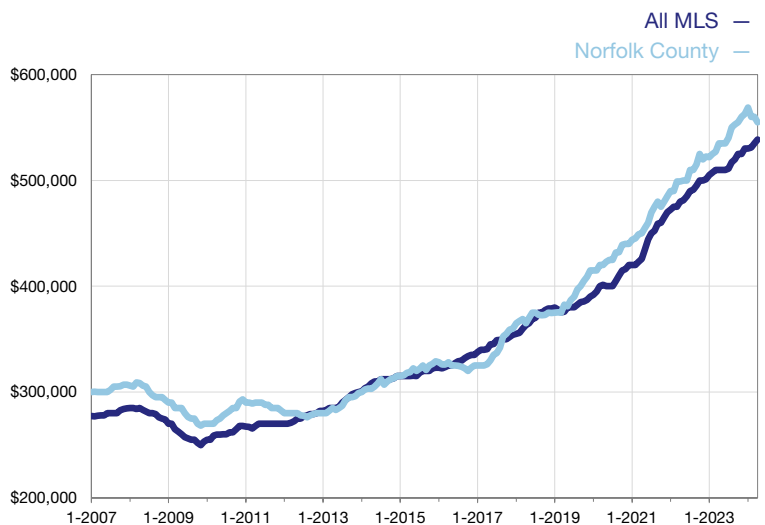
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Plymouth County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	363	<b>400</b>	+ 10.2%	1,180	<b>1,205</b>	+ 2.1%
Closed Sales	279	<b>302</b>	+ 8.2%	994	<b>1,001</b>	+ 0.7%
Median Sales Price*	\$537,601	<b>\$614,375</b>	+ 14.3%	\$530,000	<b>\$600,000</b>	+ 13.2%
Inventory of Homes for Sale	583	<b>472</b>	- 19.0%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	43	<b>38</b>	- 11.6%	50	<b>43</b>	- 14.0%
Percent of Original List Price Received*	99.5%	<b>100.0%</b>	+ 0.5%	97.7%	<b>99.1%</b>	+ 1.4%
New Listings	402	<b>469</b>	+ 16.7%	1,359	<b>1,423</b>	+ 4.7%

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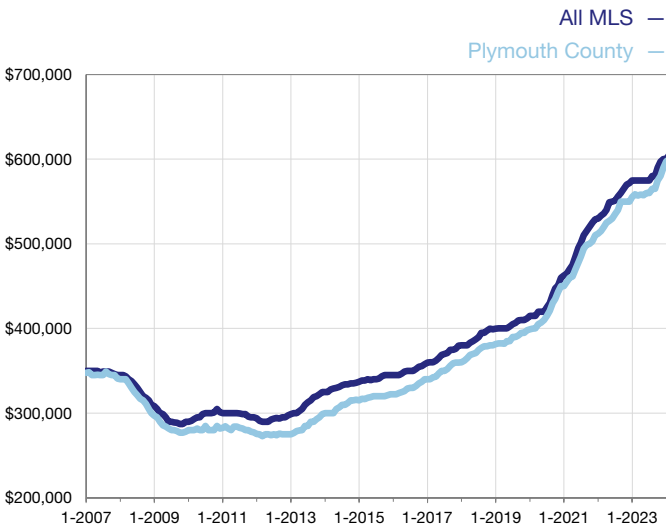
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	97	<b>118</b>	+ 21.6%	288	<b>355</b>	+ 23.3%
Closed Sales	76	<b>83</b>	+ 9.2%	267	<b>255</b>	- 4.5%
Median Sales Price*	\$382,500	<b>\$475,000</b>	+ 24.2%	\$401,548	<b>\$470,000</b>	+ 17.0%
Inventory of Homes for Sale	156	<b>138</b>	- 11.5%	--	--	--
Months Supply of Inventory	2.0	<b>1.7</b>	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	40	<b>29</b>	- 27.5%	44	<b>39</b>	- 11.4%
Percent of Original List Price Received*	99.6%	<b>100.9%</b>	+ 1.3%	99.7%	<b>99.6%</b>	- 0.1%
New Listings	82	<b>133</b>	+ 62.2%	341	<b>425</b>	+ 24.6%

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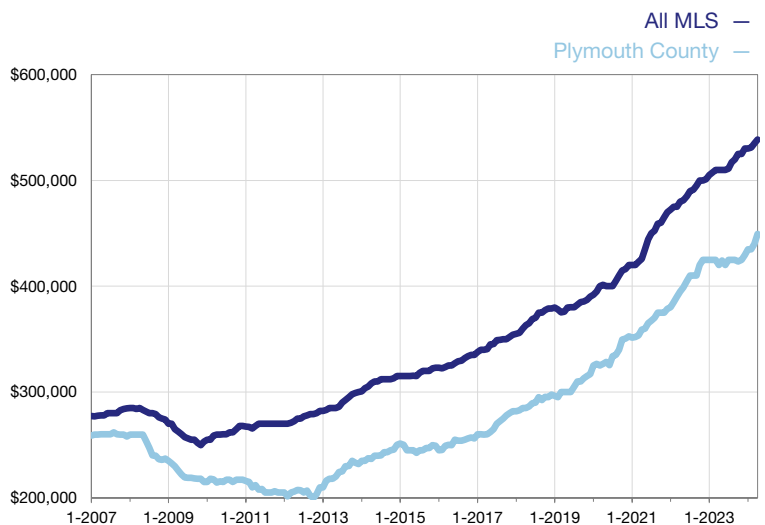
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Suffolk County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	89	130	+ 46.1%	297	332	+ 11.8%
Closed Sales	73	82	+ 12.3%	249	245	- 1.6%
Median Sales Price*	\$685,000	\$792,500	+ 15.7%	\$675,000	\$730,000	+ 8.1%
Inventory of Homes for Sale	183	143	- 21.9%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	50	38	- 24.0%	50	40	- 20.0%
Percent of Original List Price Received*	99.2%	101.8%	+ 2.6%	97.1%	99.7%	+ 2.7%
New Listings	134	152	+ 13.4%	389	418	+ 7.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

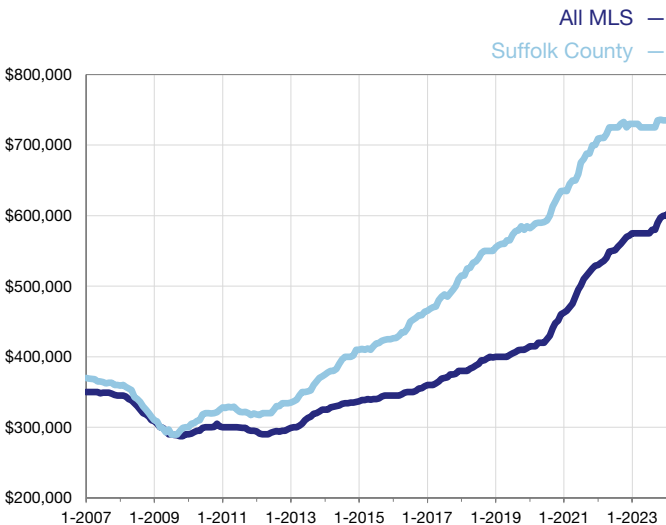
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	395	508	+ 28.6%	1,255	1,343	+ 7.0%
Closed Sales	295	342	+ 15.9%	1,062	966	- 9.0%
Median Sales Price*	\$740,000	\$699,500	- 5.5%	\$710,000	\$712,600	+ 0.4%
Inventory of Homes for Sale	1,118	1,056	- 5.5%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	50	51	+ 2.0%	57	60	+ 5.3%
Percent of Original List Price Received*	98.5%	98.8%	+ 0.3%	97.7%	98.3%	+ 0.6%
New Listings	587	767	+ 30.7%	2,010	2,188	+ 8.9%

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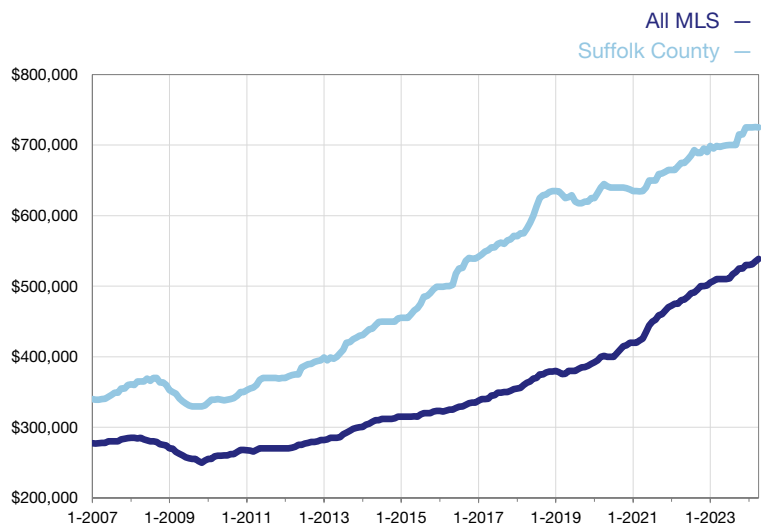
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Worcester County

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	497	<b>623</b>	+ 25.4%	1,564	<b>1,752</b>	+ 12.0%
Closed Sales	366	<b>391</b>	+ 6.8%	1,377	<b>1,376</b>	- 0.1%
Median Sales Price*	\$438,950	<b>\$470,000</b>	+ 7.1%	\$415,000	<b>\$452,250</b>	+ 9.0%
Inventory of Homes for Sale	702	<b>558</b>	- 20.5%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	37	<b>34</b>	- 8.1%	43	<b>40</b>	- 7.0%
Percent of Original List Price Received*	101.8%	<b>101.9%</b>	+ 0.1%	99.2%	<b>100.0%</b>	+ 0.8%
New Listings	591	<b>676</b>	+ 14.4%	1,832	<b>2,003</b>	+ 9.3%

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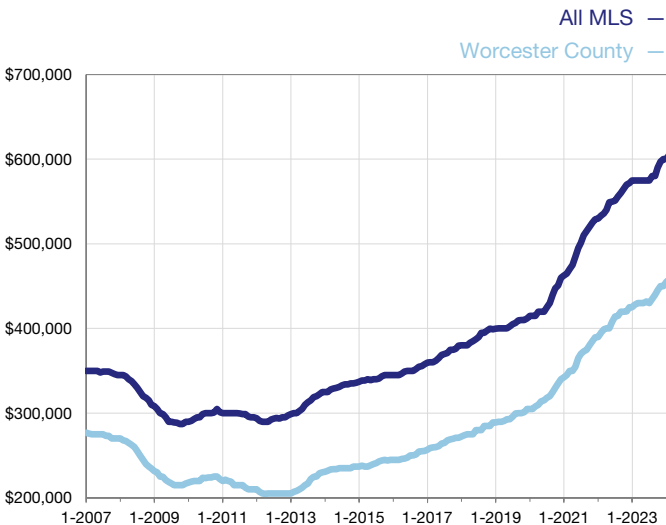
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	115	<b>176</b>	+ 53.0%	432	<b>523</b>	+ 21.1%
Closed Sales	104	<b>124</b>	+ 19.2%	392	<b>402</b>	+ 2.6%
Median Sales Price*	\$379,900	<b>\$375,000</b>	- 1.3%	\$354,000	<b>\$362,500</b>	+ 2.4%
Inventory of Homes for Sale	202	<b>126</b>	- 37.6%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	45	<b>31</b>	- 31.1%	44	<b>38</b>	- 13.6%
Percent of Original List Price Received*	102.2%	<b>102.3%</b>	+ 0.1%	101.8%	<b>101.1%</b>	- 0.7%
New Listings	141	<b>150</b>	+ 6.4%	514	<b>545</b>	+ 6.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

