

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**+ 34.0%**

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

**- 5.6%**

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

**- 4.4%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	113	117	+ 3.5%	436	460	+ 5.5%
Closed Sales	82	113	+ 37.8%	352	426	+ 21.0%
Median Sales Price*	\$363,750	<b>\$324,000</b>	- 10.9%	\$290,000	<b>\$320,000</b>	+ 10.3%
Inventory of Homes for Sale	321	302	- 5.9%	--	--	--
Months Supply of Inventory	3.0	2.8	- 5.2%	--	--	--
Cumulative Days on Market Until Sale	99	90	- 8.4%	99	101	+ 1.9%
Percent of Original List Price Received*	98.6%	96.2%	- 2.5%	95.7%	94.7%	- 1.0%
New Listings	185	190	+ 2.7%	598	593	- 0.8%

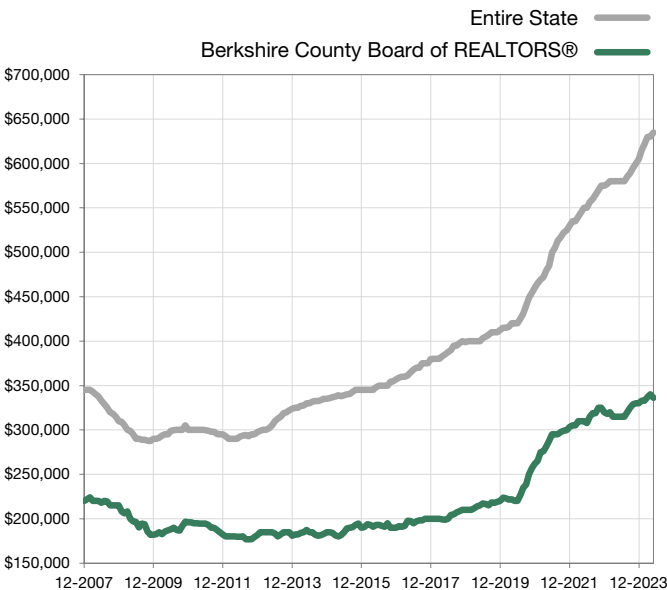
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	22	13	- 40.9%	62	66	+ 6.5%
Closed Sales	12	13	+ 8.3%	57	68	+ 19.3%
Median Sales Price*	\$284,050	<b>\$616,250</b>	+ 117.0%	\$465,000	<b>\$413,750</b>	- 11.0%
Inventory of Homes for Sale	44	47	+ 6.8%	--	--	--
Months Supply of Inventory	3.4	3.4	- 2.1%	--	--	--
Cumulative Days on Market Until Sale	115	140	+ 21.8%	119	103	- 13.5%
Percent of Original List Price Received*	101.1%	97.8%	- 3.3%	98.7%	97.9%	- 0.9%
New Listings	21	28	+ 33.3%	77	91	+ 18.2%

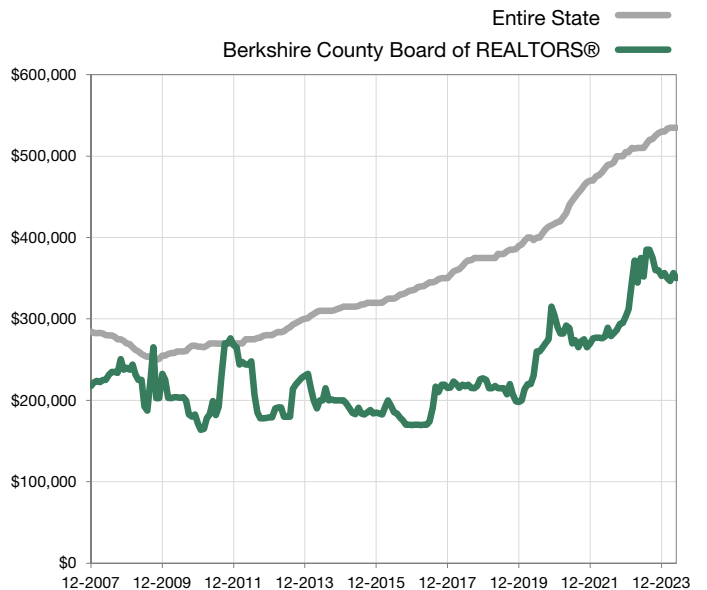
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**+ 7.6%**

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

**+ 7.4%**

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

**+ 28.5%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	545	<b>622</b>	+ 14.1%	2,204	<b>2,426</b>	+ 10.1%
Closed Sales	514	<b>575</b>	+ 11.9%	2,023	<b>2,083</b>	+ 3.0%
Median Sales Price*	\$675,000	<b>\$730,000</b>	+ 8.1%	\$677,000	<b>\$715,000</b>	+ 5.6%
Inventory of Homes for Sale	1,103	<b>1,416</b>	+ 28.4%	--	--	--
Months Supply of Inventory	2.2	<b>3.1</b>	+ 44.9%	--	--	--
Cumulative Days on Market Until Sale	31	<b>47</b>	+ 53.4%	47	<b>49</b>	+ 4.0%
Percent of Original List Price Received*	99.8%	<b>98.6%</b>	- 1.2%	96.9%	<b>97.2%</b>	+ 0.3%
New Listings	747	<b>946</b>	+ 26.6%	2,680	<b>3,283</b>	+ 22.5%

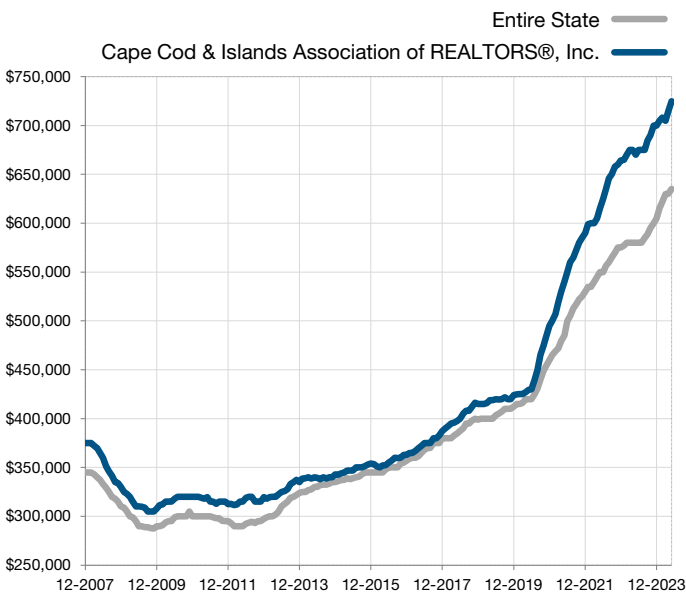
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	139	<b>157</b>	+ 12.9%	563	<b>565</b>	+ 0.4%
Closed Sales	140	<b>129</b>	- 7.9%	498	<b>495</b>	- 0.6%
Median Sales Price*	\$455,500	<b>\$519,000</b>	+ 13.9%	\$439,500	<b>\$470,000</b>	+ 6.9%
Inventory of Homes for Sale	273	<b>352</b>	+ 28.9%	--	--	--
Months Supply of Inventory	2.3	<b>3.1</b>	+ 33.1%	--	--	--
Cumulative Days on Market Until Sale	33	<b>51</b>	+ 56.3%	43	<b>53</b>	+ 24.0%
Percent of Original List Price Received*	99.3%	<b>98.0%</b>	- 1.4%	97.8%	<b>97.6%</b>	- 0.2%
New Listings	139	<b>233</b>	+ 67.6%	646	<b>792</b>	+ 22.6%

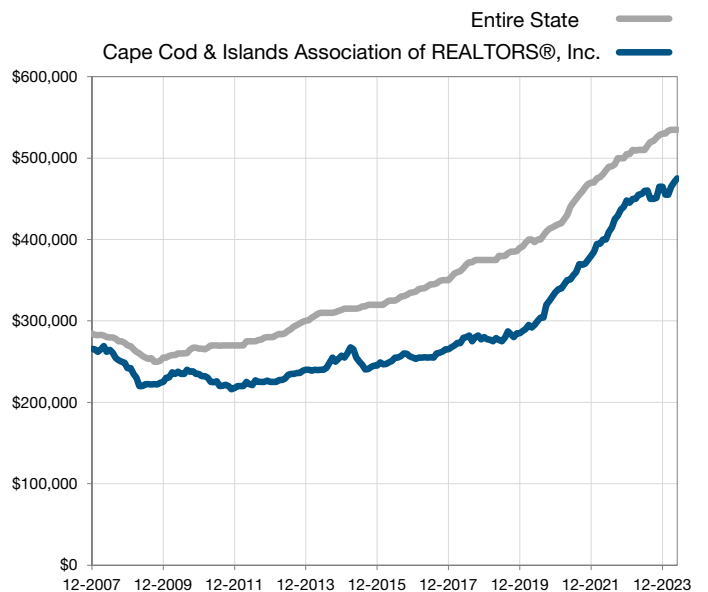
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1,272	<b>1,360</b>	+ 6.9%	4,114	<b>4,345</b>	+ 5.6%
Closed Sales	923	<b>994</b>	+ 7.7%	3,154	<b>3,317</b>	+ 5.2%
Median Sales Price*	\$900,000	<b>\$950,000</b>	+ 5.6%	\$811,000	<b>\$895,000</b>	+ 10.4%
Inventory of Homes for Sale	1,454	<b>1,491</b>	+ 2.5%	--	--	--
Months Supply of Inventory	1.6	<b>1.8</b>	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	30	<b>26</b>	- 13.3%	40	<b>34</b>	- 15.0%
Percent of Original List Price Received*	103.6%	<b>104.3%</b>	+ 0.7%	100.8%	<b>102.3%</b>	+ 1.5%
New Listings	1,494	<b>1,736</b>	+ 16.2%	5,059	<b>5,600</b>	+ 10.7%

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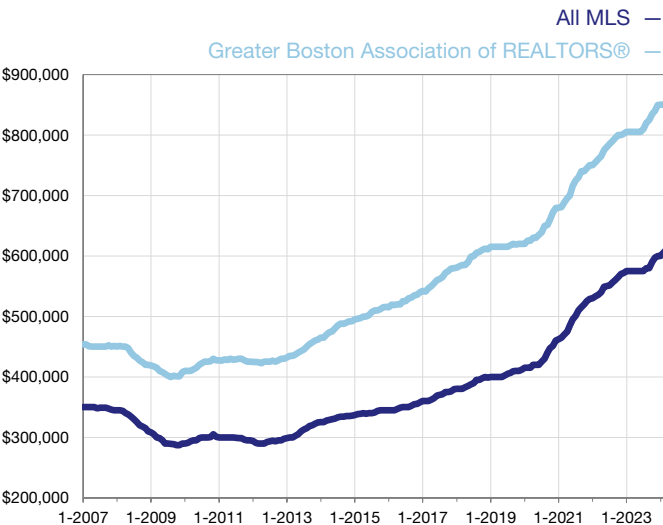
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1,072	<b>1,100</b>	+ 2.6%	3,995	<b>4,002</b>	+ 0.2%
Closed Sales	929	<b>910</b>	- 2.0%	3,358	<b>3,220</b>	- 4.1%
Median Sales Price*	\$722,500	<b>\$715,000</b>	- 1.0%	\$696,125	<b>\$711,500</b>	+ 2.2%
Inventory of Homes for Sale	2,068	<b>1,861</b>	- 10.0%	--	--	--
Months Supply of Inventory	2.7	<b>2.6</b>	- 3.7%	--	--	--
Cumulative Days on Market Until Sale	40	<b>38</b>	- 5.0%	49	<b>46</b>	- 6.1%
Percent of Original List Price Received*	101.0%	<b>101.0%</b>	0.0%	99.3%	<b>100.0%</b>	+ 0.7%
New Listings	1,408	<b>1,383</b>	- 1.8%	5,558	<b>5,637</b>	+ 1.4%

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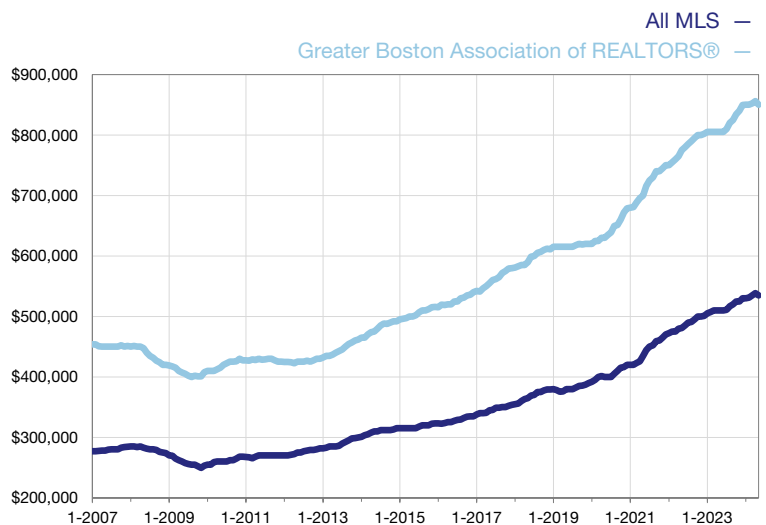
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**+ 49.2%**

**- 2.0%**

**+ 4.2%**

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

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	61	60	- 1.6%	185	196	+ 5.9%
Closed Sales	34	53	+ 55.9%	138	174	+ 26.1%
Median Sales Price*	\$804,000	\$800,000	- 0.5%	\$740,000	\$819,450	+ 10.7%
Inventory of Homes for Sale	96	88	- 8.3%	--	--	--
Months Supply of Inventory	2.1	2.1	+ 2.5%	--	--	--
Cumulative Days on Market Until Sale	26	27	+ 4.7%	35	43	+ 24.0%
Percent of Original List Price Received*	105.6%	101.7%	- 3.8%	101.6%	101.1%	- 0.6%
New Listings	92	91	- 1.1%	266	264	- 0.8%

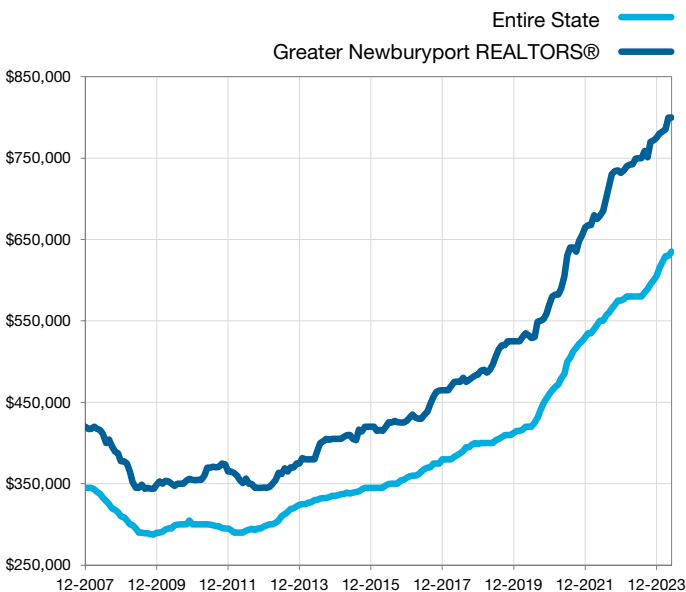
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	38	32	- 15.8%	139	152	+ 9.4%
Closed Sales	31	44	+ 41.9%	130	131	+ 0.8%
Median Sales Price*	\$600,000	\$579,950	- 3.3%	\$551,950	\$575,000	+ 4.2%
Inventory of Homes for Sale	48	62	+ 29.2%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 34.4%	--	--	--
Cumulative Days on Market Until Sale	66	31	- 52.5%	66	36	- 45.5%
Percent of Original List Price Received*	105.1%	101.3%	- 3.6%	101.7%	100.7%	- 1.0%
New Listings	47	56	+ 19.1%	180	221	+ 22.8%

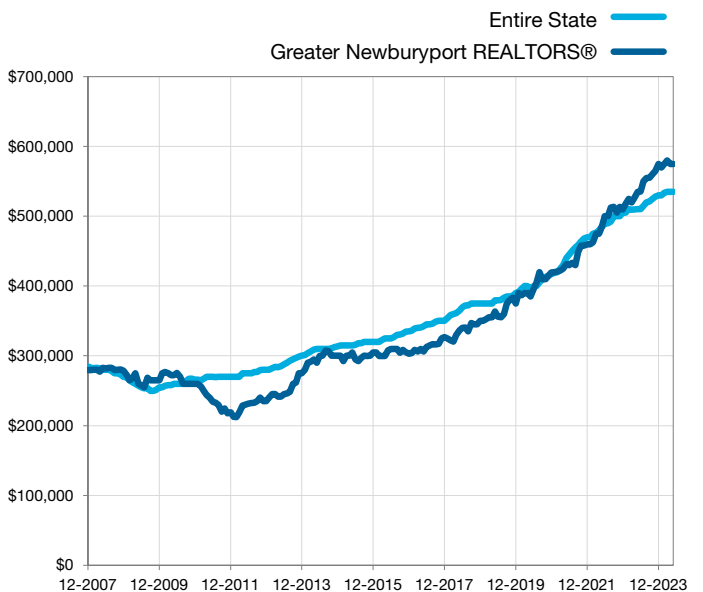
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**+ 0.5%**

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

**+ 3.6%**

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

**- 16.5%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	224	<b>254</b>	+ 13.4%	803	<b>848</b>	+ 5.6%
Closed Sales	178	<b>189</b>	+ 6.2%	679	<b>686</b>	+ 1.0%
Median Sales Price*	\$429,500	<b>\$449,900</b>	+ 4.7%	\$405,000	<b>\$420,000</b>	+ 3.7%
Inventory of Homes for Sale	312	<b>257</b>	- 17.6%	--	--	--
Months Supply of Inventory	1.6	<b>1.5</b>	- 6.0%	--	--	--
Cumulative Days on Market Until Sale	34	<b>33</b>	- 2.3%	44	<b>40</b>	- 9.0%
Percent of Original List Price Received*	102.4%	<b>101.7%</b>	- 0.7%	99.7%	<b>100.3%</b>	+ 0.6%
New Listings	285	<b>284</b>	- 0.4%	959	<b>1,007</b>	+ 5.0%

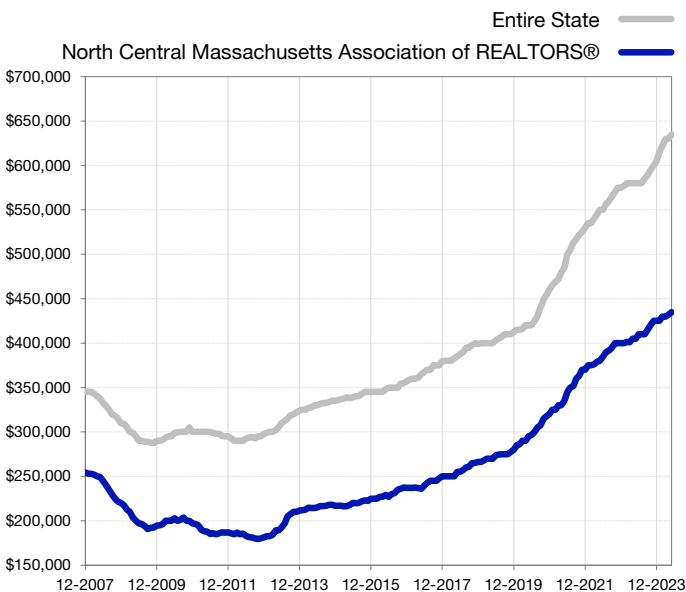
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	45	<b>39</b>	- 13.3%	146	<b>148</b>	+ 1.4%
Closed Sales	40	<b>30</b>	- 25.0%	126	<b>123</b>	- 2.4%
Median Sales Price*	\$338,500	<b>\$352,500</b>	+ 4.1%	\$305,000	<b>\$332,500</b>	+ 9.0%
Inventory of Homes for Sale	57	<b>51</b>	- 10.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	+ 1.2%	--	--	--
Cumulative Days on Market Until Sale	29	<b>36</b>	+ 23.9%	45	<b>37</b>	- 18.2%
Percent of Original List Price Received*	102.6%	<b>103.9%</b>	+ 1.3%	102.2%	<b>102.2%</b>	- 0.0%
New Listings	46	<b>48</b>	+ 4.3%	174	<b>179</b>	+ 2.9%

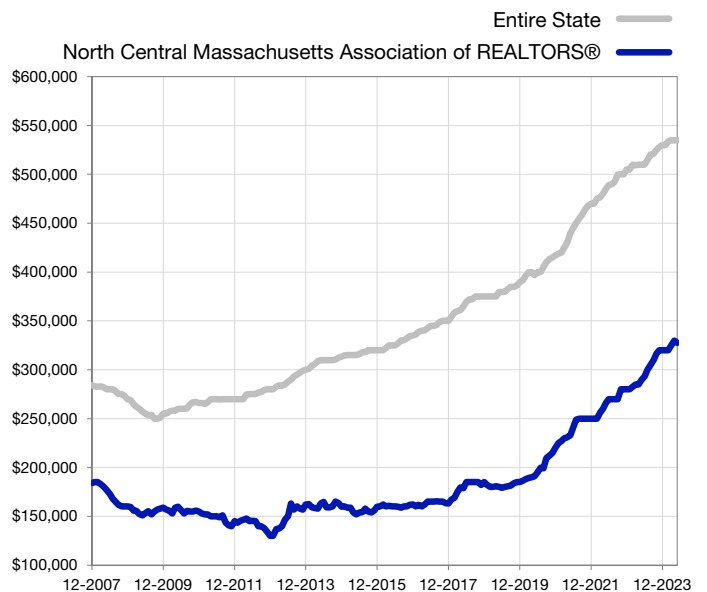
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**+ 16.0%**

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

**+ 8.5%**

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

**+ 3.6%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	286	<b>343</b>	+ 19.9%	977	<b>1,023</b>	+ 4.7%
Closed Sales	210	<b>252</b>	+ 20.0%	824	<b>819</b>	- 0.6%
Median Sales Price*	\$673,750	<b>\$697,500</b>	+ 3.5%	\$620,000	<b>\$672,500</b>	+ 8.5%
Inventory of Homes for Sale	367	<b>369</b>	+ 0.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.7</b>	+ 21.8%	--	--	--
Cumulative Days on Market Until Sale	26	<b>21</b>	- 20.0%	36	<b>33</b>	- 10.0%
Percent of Original List Price Received*	104.3%	<b>104.6%</b>	+ 0.3%	100.6%	<b>102.3%</b>	+ 1.7%
New Listings	362	<b>429</b>	+ 18.5%	1,208	<b>1,313</b>	+ 8.7%

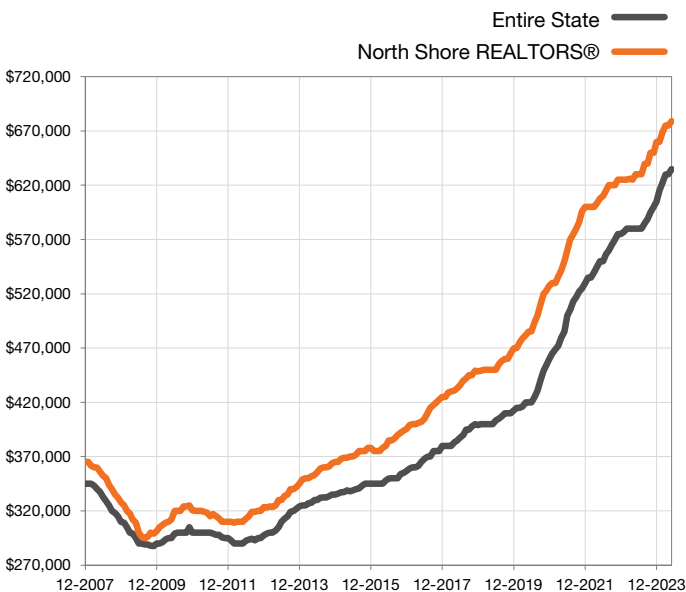
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	140	<b>150</b>	+ 7.1%	500	<b>549</b>	+ 9.8%
Closed Sales	116	<b>126</b>	+ 8.6%	453	<b>481</b>	+ 6.2%
Median Sales Price*	\$455,000	<b>\$450,250</b>	- 1.0%	\$430,000	<b>\$450,000</b>	+ 4.7%
Inventory of Homes for Sale	131	<b>147</b>	+ 12.2%	--	--	--
Months Supply of Inventory	1.1	<b>1.3</b>	+ 17.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>27</b>	+ 18.3%	34	<b>32</b>	- 5.7%
Percent of Original List Price Received*	104.6%	<b>102.6%</b>	- 2.0%	100.8%	<b>100.9%</b>	+ 0.1%
New Listings	137	<b>174</b>	+ 27.0%	557	<b>641</b>	+ 15.1%

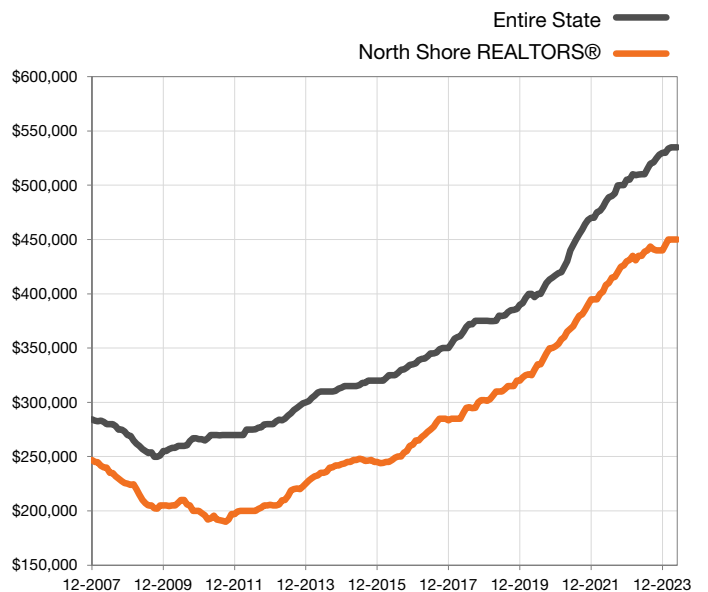
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 15.0%**

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

**+ 18.4%**

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

**+ 5.2%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	261	<b>338</b>	+ 29.5%	904	<b>1,037</b>	+ 14.7%
Closed Sales	194	<b>238</b>	+ 22.7%	753	<b>814</b>	+ 8.1%
Median Sales Price*	\$650,000	<b>\$740,000</b>	+ 13.8%	\$600,000	<b>\$650,000</b>	+ 8.3%
Inventory of Homes for Sale	262	<b>274</b>	+ 4.6%	--	--	--
Months Supply of Inventory	1.1	<b>1.3</b>	+ 25.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>23</b>	- 0.2%	35	<b>30</b>	- 15.3%
Percent of Original List Price Received*	104.0%	<b>104.5%</b>	+ 0.4%	101.5%	<b>102.6%</b>	+ 1.1%
New Listings	321	<b>399</b>	+ 24.3%	1,061	<b>1,254</b>	+ 18.2%

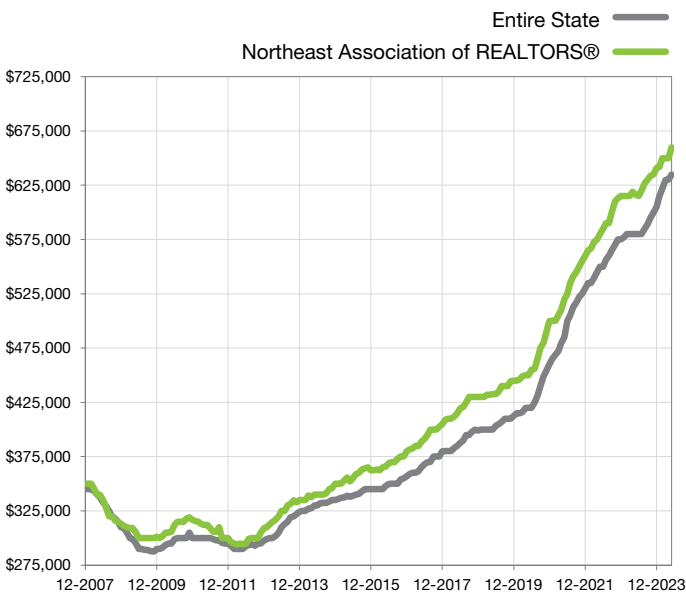
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	113	<b>164</b>	+ 45.1%	473	<b>498</b>	+ 5.3%
Closed Sales	106	<b>107</b>	+ 0.9%	407	<b>365</b>	- 10.3%
Median Sales Price*	\$371,500	<b>\$400,000</b>	+ 7.7%	\$367,000	<b>\$390,000</b>	+ 6.3%
Inventory of Homes for Sale	104	<b>111</b>	+ 6.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.3</b>	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	26	<b>26</b>	- 1.1%	29	<b>27</b>	- 6.7%
Percent of Original List Price Received*	103.3%	<b>103.2%</b>	- 0.0%	101.9%	<b>102.1%</b>	+ 0.2%
New Listings	110	<b>171</b>	+ 55.5%	506	<b>595</b>	+ 17.6%

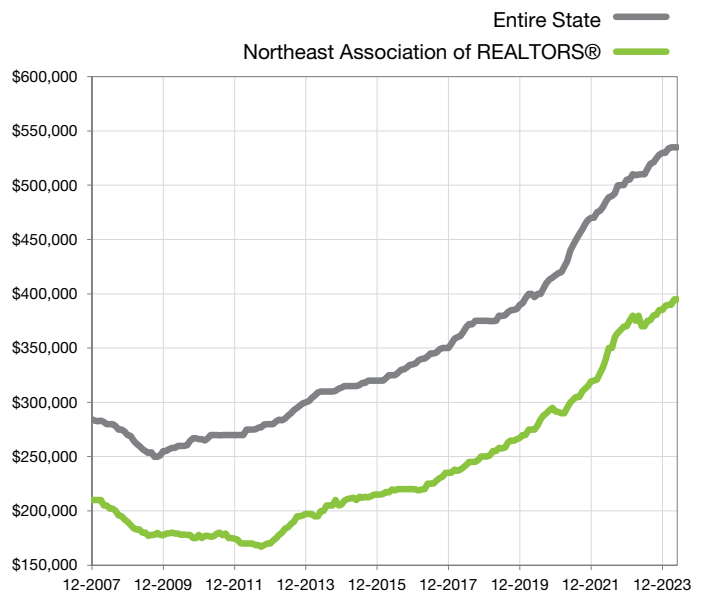
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**+ 10.9%**

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

**+ 4.7%**

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

**+ 0.7%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	491	<b>545</b>	+ 11.0%	1,677	<b>1,798</b>	+ 7.2%
Closed Sales	356	<b>381</b>	+ 7.0%	1,408	<b>1,437</b>	+ 2.1%
Median Sales Price*	\$470,000	<b>\$512,500</b>	+ 9.0%	\$450,000	<b>\$490,000</b>	+ 8.9%
Inventory of Homes for Sale	547	<b>595</b>	+ 8.8%	--	--	--
Months Supply of Inventory	1.3	<b>1.6</b>	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	29	<b>27</b>	- 7.6%	39	<b>35</b>	- 9.3%
Percent of Original List Price Received*	103.4%	<b>102.8%</b>	- 0.6%	100.4%	<b>100.8%</b>	+ 0.4%
New Listings	560	<b>696</b>	+ 24.3%	1,972	<b>2,265</b>	+ 14.9%

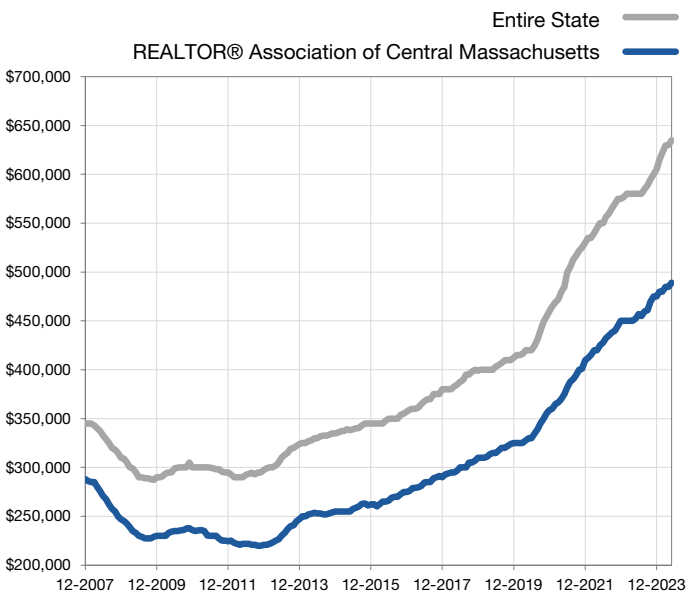
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	156	<b>165</b>	+ 5.8%	547	<b>610</b>	+ 11.5%
Closed Sales	110	<b>136</b>	+ 23.6%	456	<b>493</b>	+ 8.1%
Median Sales Price*	\$409,950	<b>\$385,000</b>	- 6.1%	\$395,000	<b>\$381,000</b>	- 3.5%
Inventory of Homes for Sale	193	<b>150</b>	- 22.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.3</b>	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	37	<b>38</b>	+ 3.3%	40	<b>39</b>	- 1.3%
Percent of Original List Price Received*	102.8%	<b>100.9%</b>	- 1.9%	102.0%	<b>101.0%</b>	- 1.0%
New Listings	186	<b>169</b>	- 9.1%	655	<b>678</b>	+ 3.5%

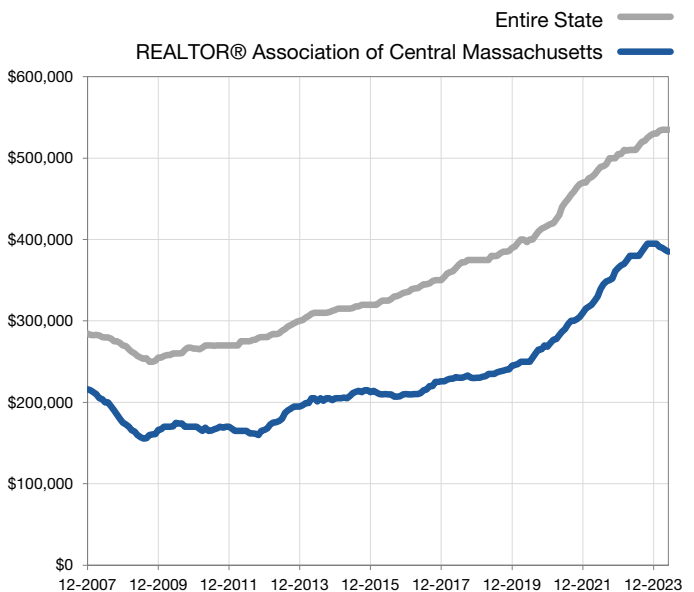
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**+ 0.2%**

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

**+ 9.7%**

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

**- 12.2%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	469	<b>511</b>	+ 9.0%	1,705	<b>1,762</b>	+ 3.3%
Closed Sales	373	<b>377</b>	+ 1.1%	1,475	<b>1,506</b>	+ 2.1%
Median Sales Price*	\$320,000	<b>\$355,000</b>	+ 10.9%	\$302,750	<b>\$335,000</b>	+ 10.7%
Inventory of Homes for Sale	674	<b>572</b>	- 15.1%	--	--	--
Months Supply of Inventory	1.6	<b>1.6</b>	- 4.1%	--	--	--
Cumulative Days on Market Until Sale	38	<b>33</b>	- 12.6%	47	<b>41</b>	- 14.3%
Percent of Original List Price Received*	102.6%	<b>102.5%</b>	- 0.0%	99.2%	<b>100.5%</b>	+ 1.3%
New Listings	588	<b>597</b>	+ 1.5%	2,028	<b>2,070</b>	+ 2.1%

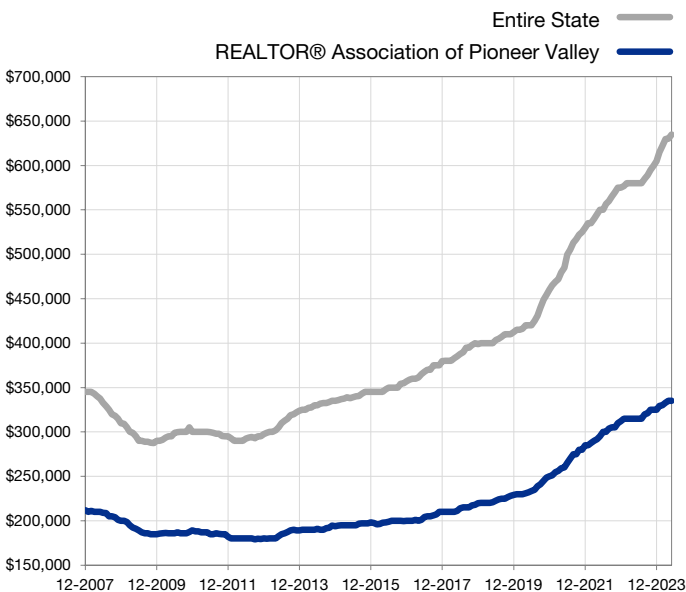
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	68	<b>70</b>	+ 2.9%	286	<b>278</b>	- 2.8%
Closed Sales	63	<b>60</b>	- 4.8%	254	<b>235</b>	- 7.5%
Median Sales Price*	\$226,100	<b>\$265,000</b>	+ 17.2%	\$225,000	<b>\$255,000</b>	+ 13.3%
Inventory of Homes for Sale	98	<b>106</b>	+ 8.2%	--	--	--
Months Supply of Inventory	1.5	<b>1.9</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	<b>39</b>	+ 21.6%	39	<b>40</b>	+ 4.7%
Percent of Original List Price Received*	102.6%	<b>102.2%</b>	- 0.4%	101.3%	<b>100.6%</b>	- 0.7%
New Listings	80	<b>113</b>	+ 41.3%	305	<b>347</b>	+ 13.8%

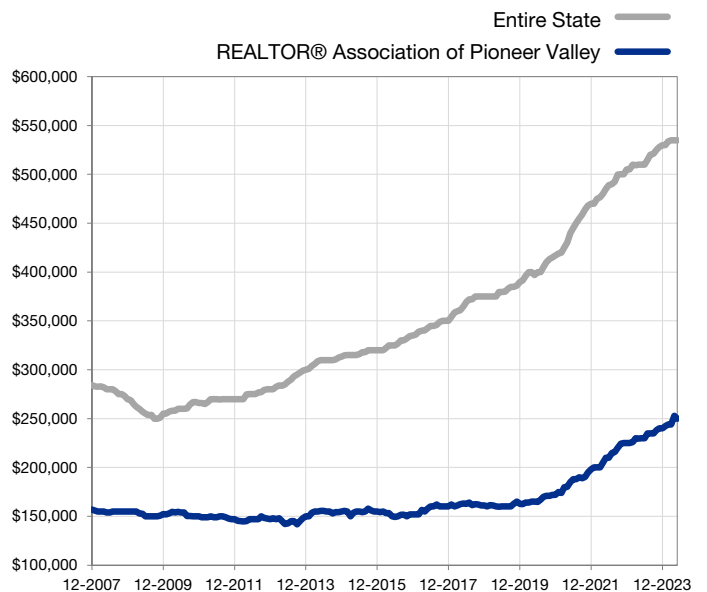
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 3.5%**

**+ 14.7%**

**- 12.9%**

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

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	371	<b>375</b>	+ 1.1%	1,333	<b>1,343</b>	+ 0.8%
Closed Sales	312	<b>301</b>	- 3.5%	1,184	<b>1,125</b>	- 5.0%
Median Sales Price*	\$479,950	<b>\$550,000</b>	+ 14.6%	\$460,000	<b>\$520,000</b>	+ 13.0%
Inventory of Homes for Sale	511	<b>438</b>	- 14.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.6</b>	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	38	<b>34</b>	- 10.6%	45	<b>39</b>	- 13.7%
Percent of Original List Price Received*	100.6%	<b>101.6%</b>	+ 1.0%	98.8%	<b>100.4%</b>	+ 1.6%
New Listings	402	<b>457</b>	+ 13.7%	1,576	<b>1,622</b>	+ 2.9%

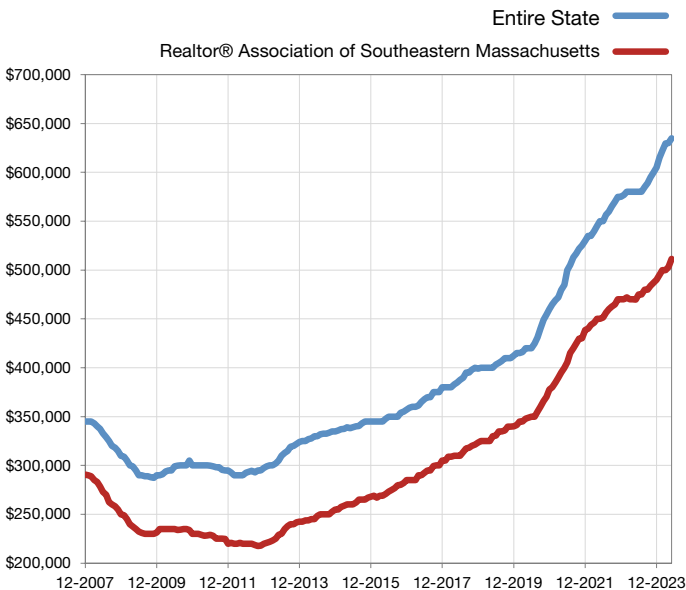
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	72	<b>63</b>	- 12.5%	274	<b>295</b>	+ 7.7%
Closed Sales	59	<b>57</b>	- 3.4%	236	<b>250</b>	+ 5.9%
Median Sales Price*	\$400,000	<b>\$353,000</b>	- 11.8%	\$363,500	<b>\$352,250</b>	- 3.1%
Inventory of Homes for Sale	109	<b>102</b>	- 6.4%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	+ 1.5%	--	--	--
Cumulative Days on Market Until Sale	34	<b>34</b>	+ 0.5%	42	<b>36</b>	- 14.4%
Percent of Original List Price Received*	101.8%	<b>101.7%</b>	- 0.0%	100.1%	<b>100.6%</b>	+ 0.5%
New Listings	93	<b>78</b>	- 16.1%	320	<b>376</b>	+ 17.5%

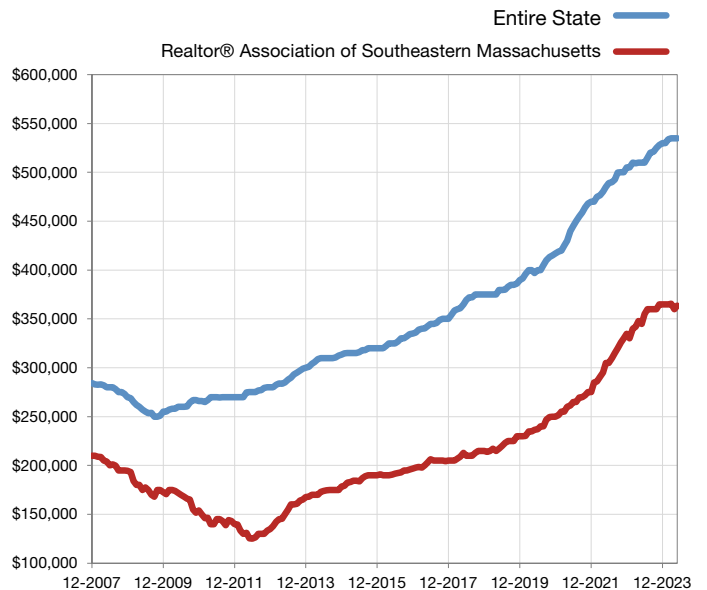
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**- 15.4%**

**+ 3.0%**

**- 25.7%**

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

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	64	<b>78</b>	+ 21.9%	274	<b>301</b>	+ 9.9%
Closed Sales	55	<b>47</b>	- 14.5%	262	<b>250</b>	- 4.6%
Median Sales Price*	\$465,000	<b>\$440,000</b>	- 5.4%	\$424,000	<b>\$457,000</b>	+ 7.8%
Inventory of Homes for Sale	159	<b>111</b>	- 30.2%	--	--	--
Months Supply of Inventory	2.5	<b>1.8</b>	- 26.2%	--	--	--
Cumulative Days on Market Until Sale	49	<b>64</b>	+ 31.7%	49	<b>56</b>	+ 13.9%
Percent of Original List Price Received*	99.4%	<b>99.0%</b>	- 0.5%	98.2%	<b>98.7%</b>	+ 0.5%
New Listings	100	<b>98</b>	- 2.0%	361	<b>352</b>	- 2.5%

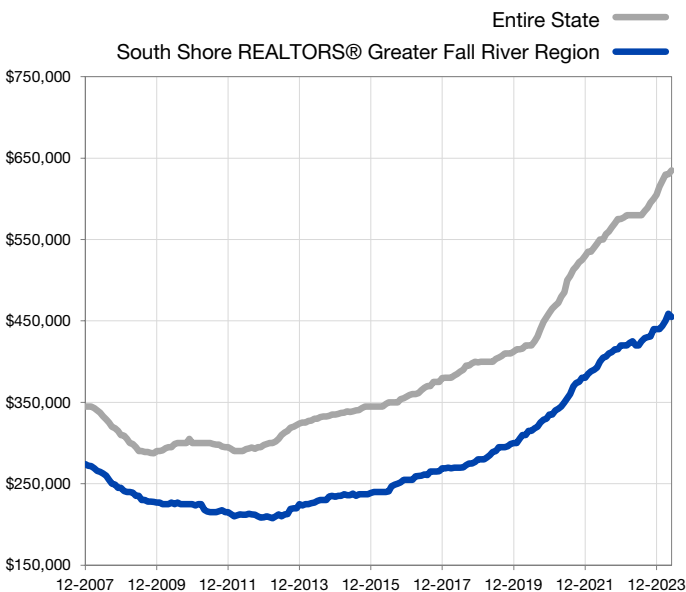
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	<b>10</b>	+ 25.0%	41	<b>42</b>	+ 2.4%
Closed Sales	10	<b>8</b>	- 20.0%	36	<b>36</b>	0.0%
Median Sales Price*	\$262,000	<b>\$339,500</b>	+ 29.6%	\$262,500	<b>\$272,500</b>	+ 3.8%
Inventory of Homes for Sale	16	<b>19</b>	+ 18.8%	--	--	--
Months Supply of Inventory	2.0	<b>2.5</b>	+ 26.6%	--	--	--
Cumulative Days on Market Until Sale	84	<b>28</b>	- 66.7%	53	<b>31</b>	- 42.7%
Percent of Original List Price Received*	95.8%	<b>93.1%</b>	- 2.8%	97.7%	<b>97.2%</b>	- 0.6%
New Listings	8	<b>8</b>	0.0%	45	<b>53</b>	+ 17.8%

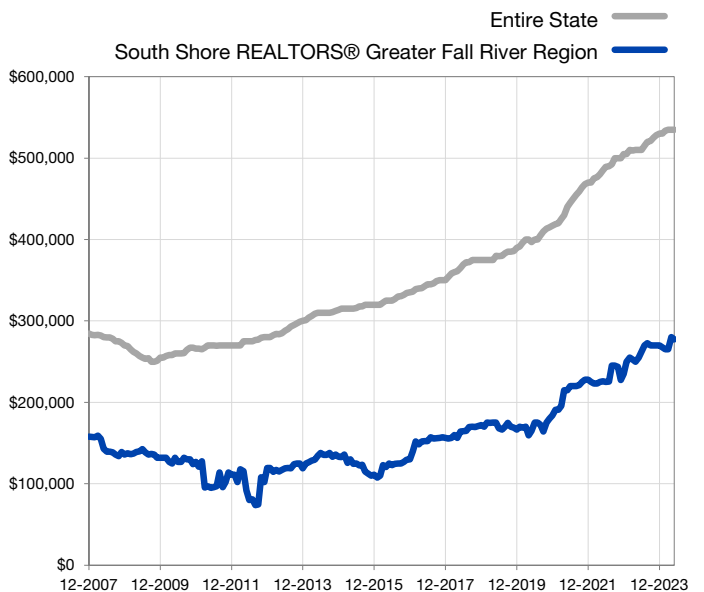
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 9.3%**

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

**+ 1.9%**

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

**+ 6.3%**

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

### Single-Family Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	433	<b>532</b>	+ 22.9%	1,579	<b>1,698</b>	+ 7.5%
Closed Sales	377	<b>342</b>	- 9.3%	1,351	<b>1,350</b>	- 0.1%
Median Sales Price*	\$650,000	<b>\$665,000</b>	+ 2.3%	\$607,000	<b>\$656,000</b>	+ 8.1%
Inventory of Homes for Sale	569	<b>608</b>	+ 6.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.8</b>	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	34	<b>33</b>	- 4.2%	43	<b>39</b>	- 10.4%
Percent of Original List Price Received*	101.4%	<b>102.1%</b>	+ 0.7%	98.7%	<b>100.1%</b>	+ 1.5%
New Listings	501	<b>686</b>	+ 36.9%	1,856	<b>2,159</b>	+ 16.3%

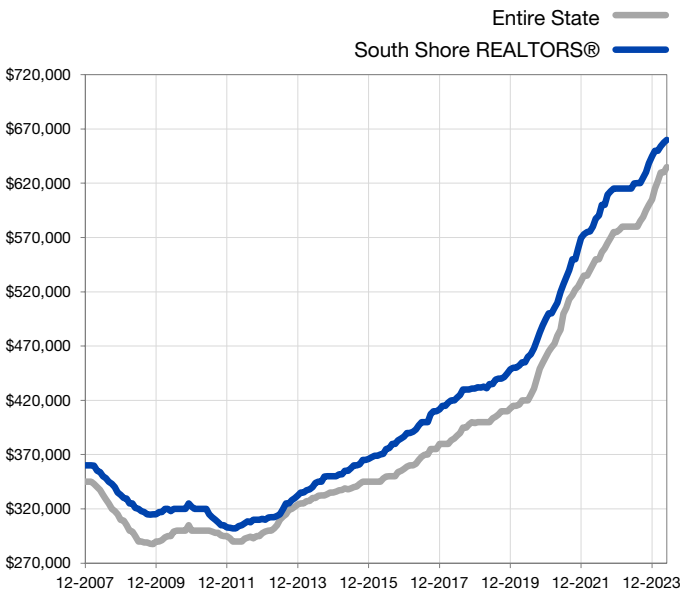
### Condominium Properties

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	145	<b>166</b>	+ 14.5%	578	<b>597</b>	+ 3.3%
Closed Sales	131	<b>119</b>	- 9.2%	502	<b>469</b>	- 6.6%
Median Sales Price*	\$465,000	<b>\$476,000</b>	+ 2.4%	\$436,450	<b>\$463,750</b>	+ 6.3%
Inventory of Homes for Sale	196	<b>205</b>	+ 4.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.9</b>	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	35	<b>39</b>	+ 12.0%	36	<b>37</b>	+ 2.6%
Percent of Original List Price Received*	101.0%	<b>100.3%</b>	- 0.6%	100.3%	<b>99.7%</b>	- 0.6%
New Listings	180	<b>186</b>	+ 3.3%	687	<b>763</b>	+ 11.1%

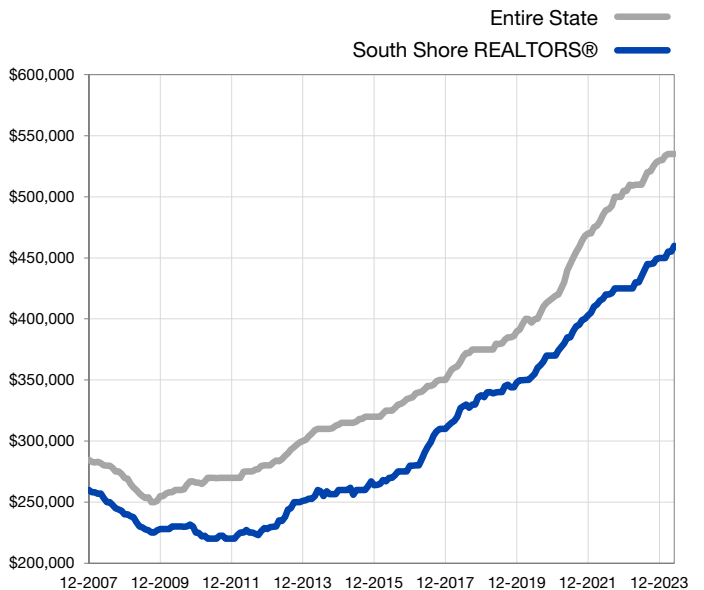
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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