

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 24.8%**

**+ 9.1%**

**+ 6.4%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	136	92	- 32.4%	572	551	- 3.7%
Closed Sales	141	110	- 22.0%	493	536	+ 8.7%
Median Sales Price*	\$325,000	<b>\$360,000</b>	+ 10.8%	\$300,000	<b>\$326,000</b>	+ 8.7%
Inventory of Homes for Sale	354	385	+ 8.8%	--	--	--
Months Supply of Inventory	3.3	3.7	+ 12.3%	--	--	--
Cumulative Days on Market Until Sale	83	80	- 4.5%	95	97	+ 2.2%
Percent of Original List Price Received*	99.4%	97.1%	- 2.3%	96.7%	95.2%	- 1.6%
New Listings	194	196	+ 1.0%	793	791	- 0.3%

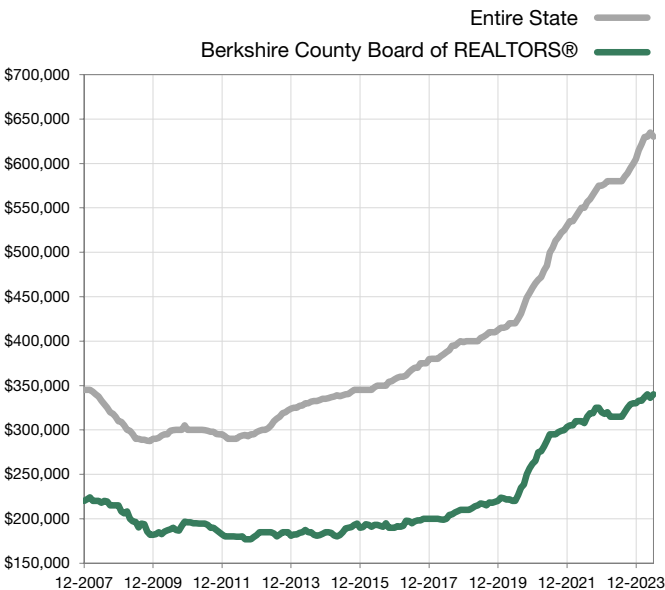
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	73	78	+ 6.8%
Closed Sales	20	11	- 45.0%	77	79	+ 2.6%
Median Sales Price*	\$367,500	<b>\$415,000</b>	+ 12.9%	\$460,000	<b>\$415,000</b>	- 9.8%
Inventory of Homes for Sale	53	48	- 9.4%	--	--	--
Months Supply of Inventory	4.1	3.6	- 10.6%	--	--	--
Cumulative Days on Market Until Sale	76	51	- 33.3%	108	96	- 11.4%
Percent of Original List Price Received*	99.0%	102.0%	+ 3.1%	98.8%	98.5%	- 0.4%
New Listings	22	17	- 22.7%	99	108	+ 9.1%

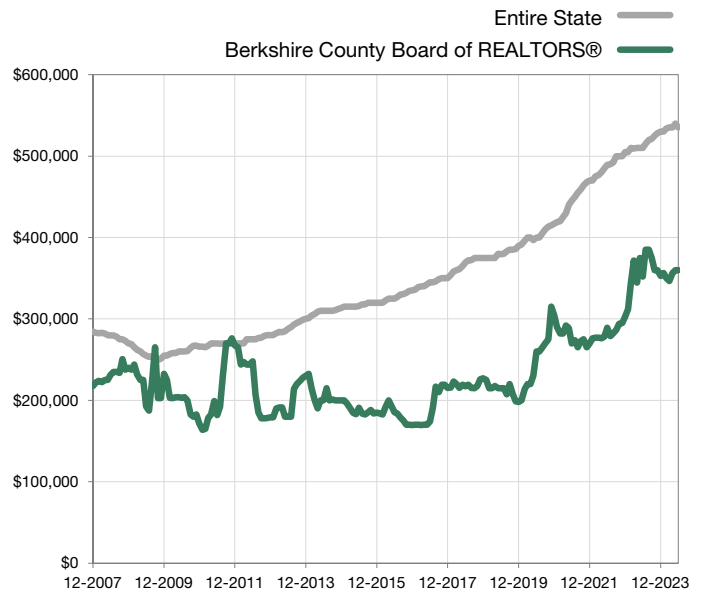
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### 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 – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



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

**- 1.9%**

**+ 11.4%**

**+ 34.5%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	524	<b>590</b>	+ 12.6%	2,728	<b>2,957</b>	+ 8.4%
Closed Sales	563	<b>537</b>	- 4.6%	2,586	<b>2,634</b>	+ 1.9%
Median Sales Price*	\$700,000	<b>\$787,250</b>	+ 12.5%	\$686,850	<b>\$730,000</b>	+ 6.3%
Inventory of Homes for Sale	1,113	<b>1,498</b>	+ 34.6%	--	--	--
Months Supply of Inventory	2.2	<b>3.3</b>	+ 49.7%	--	--	--
Cumulative Days on Market Until Sale	36	<b>42</b>	+ 16.8%	45	<b>48</b>	+ 6.0%
Percent of Original List Price Received*	100.1%	<b>98.7%</b>	- 1.4%	97.6%	<b>97.5%</b>	- 0.1%
New Listings	626	<b>709</b>	+ 13.3%	3,306	<b>3,997</b>	+ 20.9%

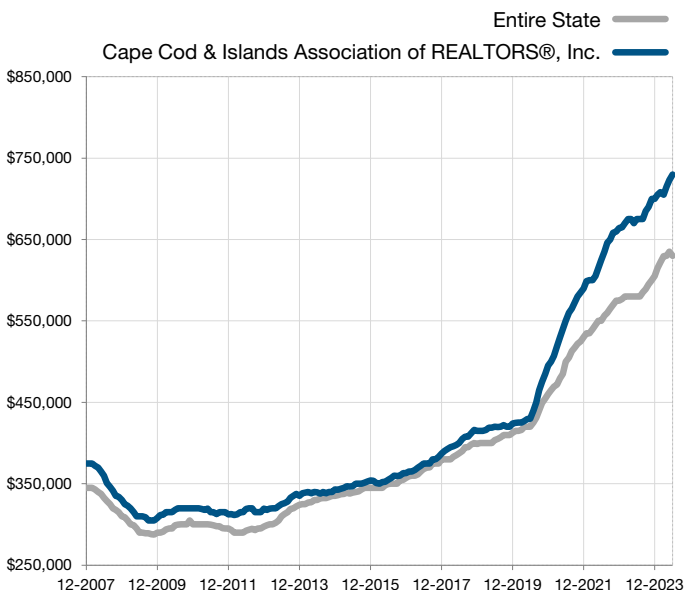
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	106	<b>103</b>	- 2.8%	669	<b>662</b>	- 1.0%
Closed Sales	130	<b>143</b>	+ 10.0%	628	<b>638</b>	+ 1.6%
Median Sales Price*	\$443,000	<b>\$520,000</b>	+ 17.4%	\$440,000	<b>\$470,389</b>	+ 6.9%
Inventory of Homes for Sale	296	<b>397</b>	+ 34.1%	--	--	--
Months Supply of Inventory	2.6	<b>3.5</b>	+ 34.5%	--	--	--
Cumulative Days on Market Until Sale	33	<b>44</b>	+ 33.5%	41	<b>51</b>	+ 25.2%
Percent of Original List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	98.1%	<b>97.9%</b>	- 0.2%
New Listings	137	<b>169</b>	+ 23.4%	783	<b>962</b>	+ 22.9%

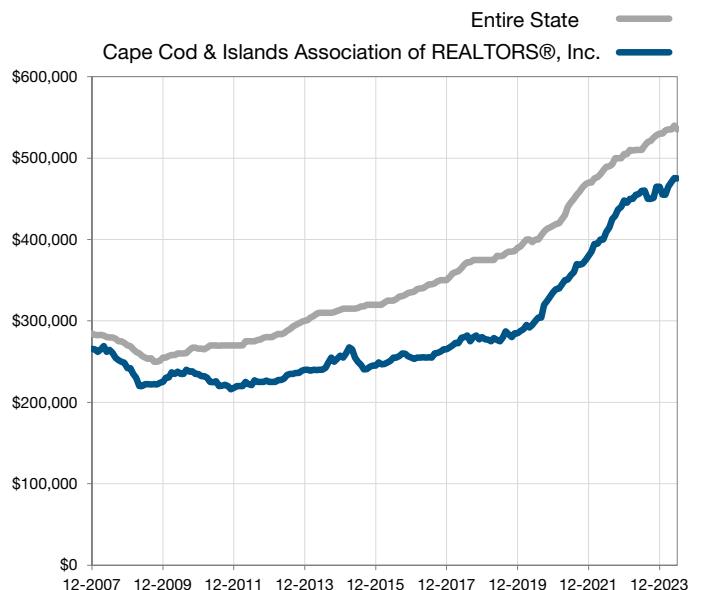
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Greater Boston Association of REALTORS®

### Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1,173	<b>1,324</b>	+ 12.9%	5,285	<b>5,572</b>	+ 5.4%
Closed Sales	1,328	<b>1,186</b>	- 10.7%	4,482	<b>4,518</b>	+ 0.8%
Median Sales Price*	\$895,168	<b>\$970,000</b>	+ 8.4%	\$835,000	<b>\$910,180</b>	+ 9.0%
Inventory of Homes for Sale	1,362	<b>1,410</b>	+ 3.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	24	<b>22</b>	- 8.3%	36	<b>31</b>	- 13.9%
Percent of Original List Price Received*	104.5%	<b>104.1%</b>	- 0.4%	101.9%	<b>102.8%</b>	+ 0.9%
New Listings	1,207	<b>1,350</b>	+ 11.8%	6,264	<b>6,902</b>	+ 10.2%

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

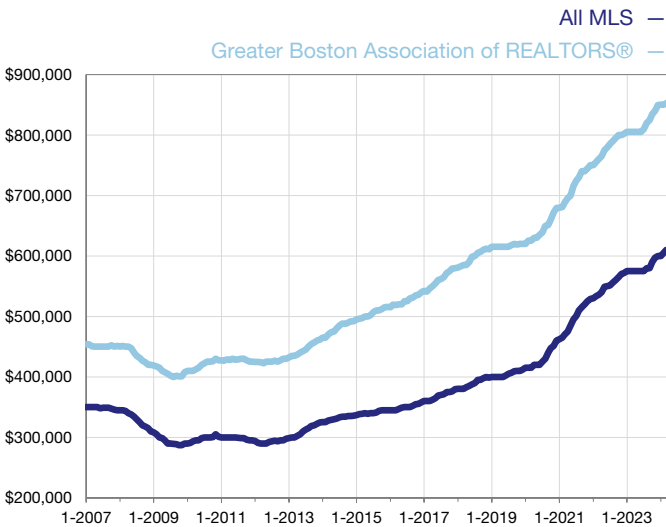
### Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	957	<b>955</b>	- 0.2%	4,954	<b>4,873</b>	- 1.6%
Closed Sales	1,094	<b>930</b>	- 15.0%	4,452	<b>4,173</b>	- 6.3%
Median Sales Price*	\$745,000	<b>\$750,000</b>	+ 0.7%	\$705,000	<b>\$725,000</b>	+ 2.8%
Inventory of Homes for Sale	1,966	<b>1,878</b>	- 4.5%	--	--	--
Months Supply of Inventory	2.6	<b>2.6</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	<b>36</b>	+ 9.1%	45	<b>44</b>	- 2.2%
Percent of Original List Price Received*	101.1%	<b>100.5%</b>	- 0.6%	99.8%	<b>100.1%</b>	+ 0.3%
New Listings	1,100	<b>1,159</b>	+ 5.4%	6,660	<b>6,791</b>	+ 2.0%

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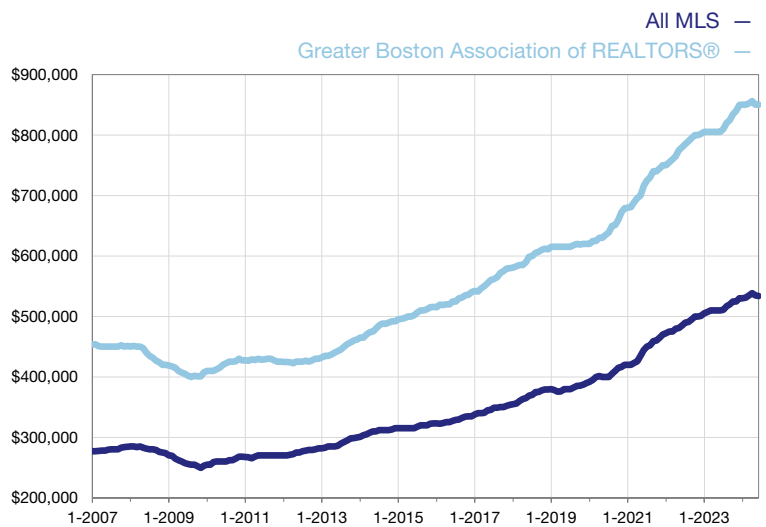
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 6.7%**

**+ 4.9%**

**+ 29.3%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	58	67	+ 15.5%	243	249	+ 2.5%
Closed Sales	60	52	- 13.3%	198	226	+ 14.1%
Median Sales Price*	\$782,500	<b>\$963,500</b>	+ 23.1%	\$750,000	<b>\$834,889</b>	+ 11.3%
Inventory of Homes for Sale	90	116	+ 28.9%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 42.7%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.8%	32	39	+ 21.0%
Percent of Original List Price Received*	103.2%	102.0%	- 1.2%	102.1%	101.3%	- 0.8%
New Listings	61	105	+ 72.1%	327	369	+ 12.8%

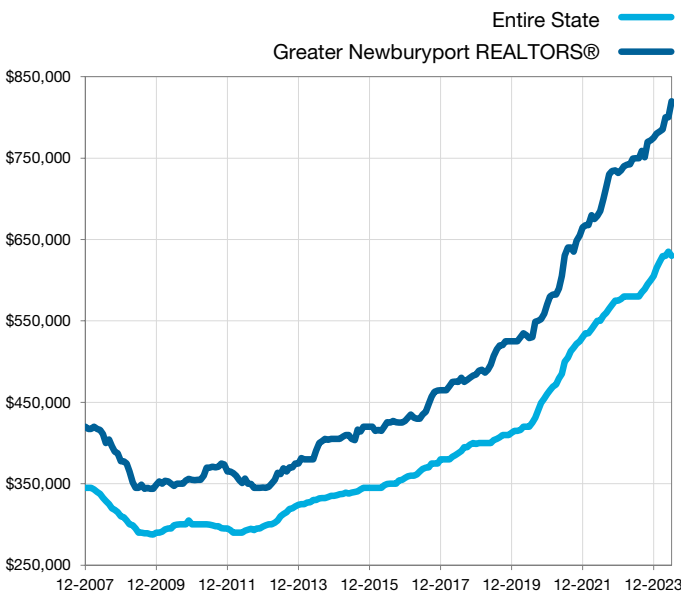
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	37	46	+ 24.3%	176	195	+ 10.8%
Closed Sales	30	32	+ 6.7%	160	163	+ 1.9%
Median Sales Price*	\$564,450	<b>\$545,000</b>	- 3.4%	\$551,950	<b>\$570,000</b>	+ 3.3%
Inventory of Homes for Sale	43	56	+ 30.2%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 29.9%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 67.6%	57	35	- 38.2%
Percent of Original List Price Received*	102.4%	100.4%	- 2.0%	101.8%	100.6%	- 1.2%
New Listings	37	47	+ 27.0%	217	269	+ 24.0%

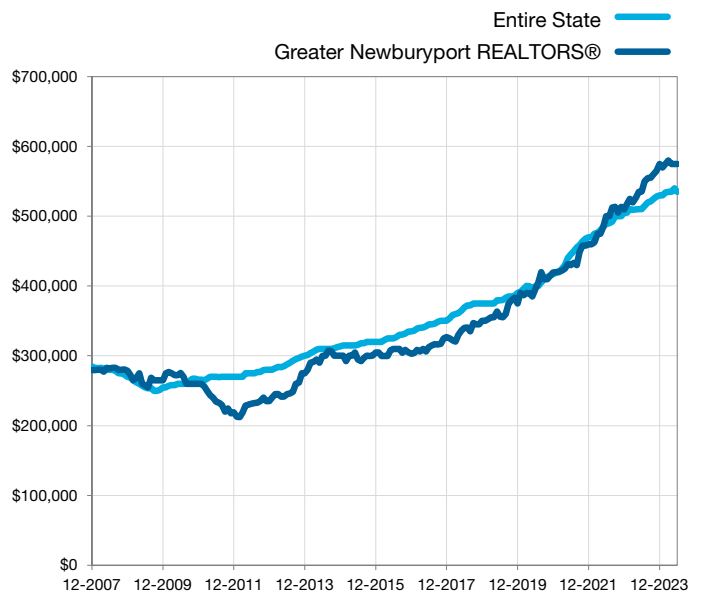
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 18.3%**

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

**+ 9.2%**

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

**- 10.8%**

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

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	213	<b>264</b>	+ 23.9%	1,016	<b>1,075</b>	+ 5.8%
Closed Sales	247	<b>220</b>	- 10.9%	926	<b>911</b>	- 1.6%
Median Sales Price*	\$477,000	<b>\$533,000</b>	+ 11.7%	\$420,000	<b>\$440,000</b>	+ 4.8%
Inventory of Homes for Sale	326	<b>274</b>	- 16.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.6</b>	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	36	<b>27</b>	- 24.1%	41	<b>37</b>	- 11.5%
Percent of Original List Price Received*	102.5%	<b>102.4%</b>	- 0.0%	100.5%	<b>100.8%</b>	+ 0.3%
New Listings	260	<b>268</b>	+ 3.1%	1,219	<b>1,274</b>	+ 4.5%

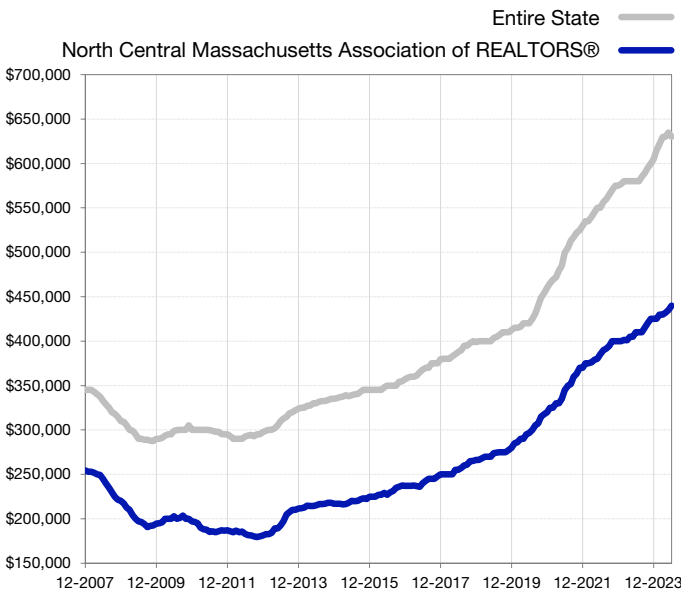
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	<b>39</b>	+ 14.7%	180	<b>180</b>	0.0%
Closed Sales	42	<b>16</b>	- 61.9%	168	<b>140</b>	- 16.7%
Median Sales Price*	\$342,500	<b>\$282,500</b>	- 17.5%	\$319,950	<b>\$325,000</b>	+ 1.6%
Inventory of Homes for Sale	46	<b>58</b>	+ 26.1%	--	--	--
Months Supply of Inventory	1.5	<b>2.2</b>	+ 52.8%	--	--	--
Cumulative Days on Market Until Sale	31	<b>20</b>	- 35.6%	42	<b>35</b>	- 16.3%
Percent of Original List Price Received*	103.1%	<b>103.4%</b>	+ 0.3%	102.5%	<b>102.3%</b>	- 0.1%
New Listings	40	<b>41</b>	+ 2.5%	214	<b>220</b>	+ 2.8%

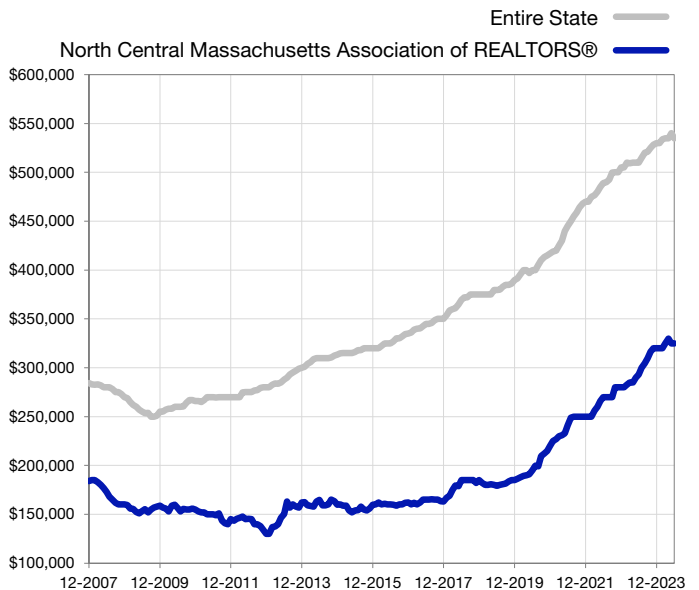
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 7.8%**

**+ 7.0%**

**+ 5.9%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	282	364	+ 29.1%	1,259	1,351	+ 7.3%
Closed Sales	305	291	- 4.6%	1,129	1,111	- 1.6%
Median Sales Price*	\$670,000	<b>\$745,000</b>	+ 11.2%	\$634,000	<b>\$685,000</b>	+ 8.0%
Inventory of Homes for Sale	367	<b>416</b>	+ 13.4%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 34.1%	--	--	--
Cumulative Days on Market Until Sale	29	<b>21</b>	- 25.8%	34	<b>30</b>	- 13.4%
Percent of Original List Price Received*	103.9%	<b>104.0%</b>	+ 0.1%	101.5%	<b>102.7%</b>	+ 1.2%
New Listings	324	<b>409</b>	+ 26.2%	1,532	<b>1,719</b>	+ 12.2%

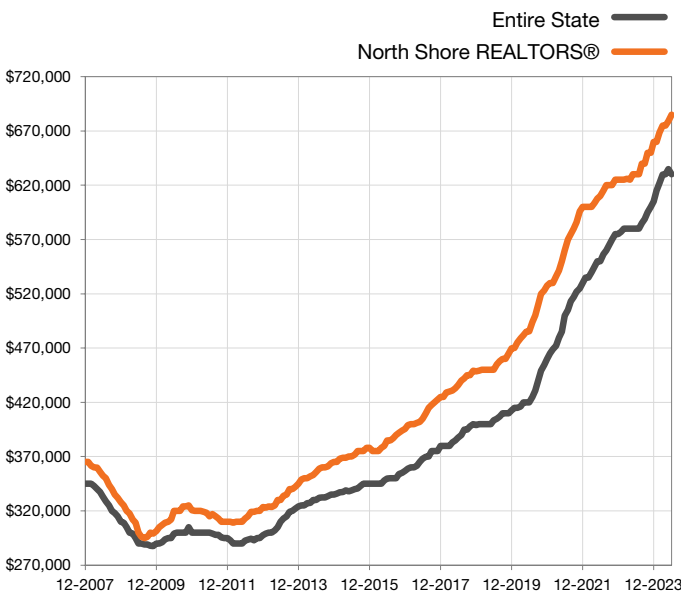
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	114	137	+ 20.2%	614	661	+ 7.7%
Closed Sales	133	113	- 15.0%	586	595	+ 1.5%
Median Sales Price*	\$435,000	<b>\$480,000</b>	+ 10.3%	\$430,250	<b>\$455,000</b>	+ 5.8%
Inventory of Homes for Sale	156	138	- 11.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 21.8%	32	32	- 0.7%
Percent of Original List Price Received*	103.3%	<b>101.3%</b>	- 2.0%	101.4%	<b>101.0%</b>	- 0.4%
New Listings	148	129	- 12.8%	705	770	+ 9.2%

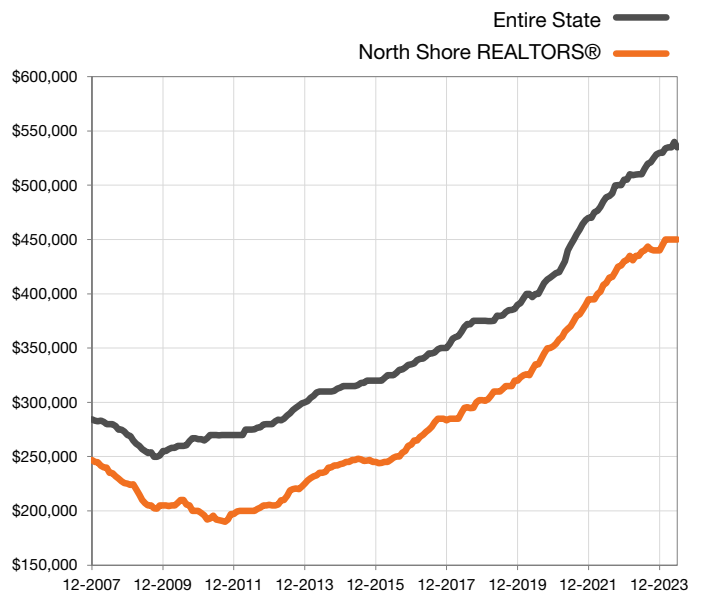
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 0.2%**

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

**+ 2.0%**

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

**+ 18.2%**

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

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	268	<b>358</b>	+ 33.6%	1,172	<b>1,355</b>	+ 15.6%
Closed Sales	294	<b>274</b>	- 6.8%	1,047	<b>1,091</b>	+ 4.2%
Median Sales Price*	\$690,250	<b>\$744,500</b>	+ 7.9%	\$615,000	<b>\$675,000</b>	+ 9.8%
Inventory of Homes for Sale	256	<b>287</b>	+ 12.1%	--	--	--
Months Supply of Inventory	1.1	<b>1.4</b>	+ 29.6%	--	--	--
Cumulative Days on Market Until Sale	20	<b>21</b>	+ 5.1%	31	<b>28</b>	- 10.4%
Percent of Original List Price Received*	105.5%	<b>105.1%</b>	- 0.4%	102.6%	<b>103.3%</b>	+ 0.6%
New Listings	290	<b>362</b>	+ 24.8%	1,351	<b>1,615</b>	+ 19.5%

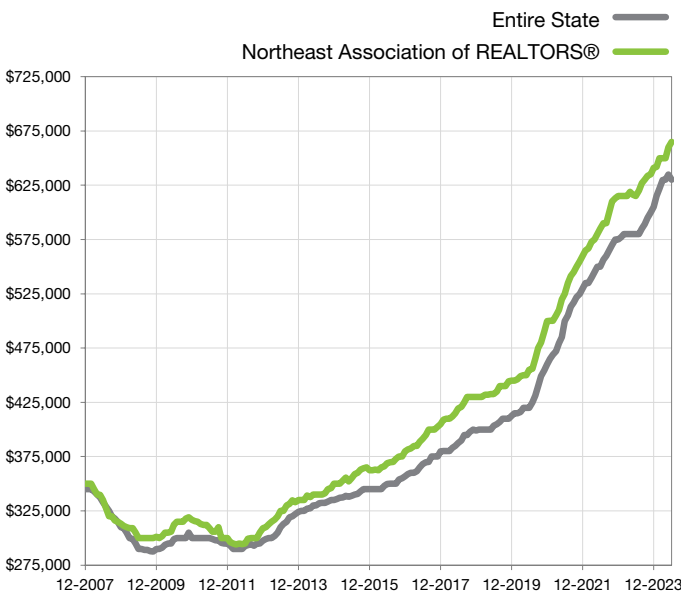
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	104	<b>134</b>	+ 28.8%	577	<b>616</b>	+ 6.8%
Closed Sales	114	<b>135</b>	+ 18.4%	521	<b>502</b>	- 3.6%
Median Sales Price*	\$391,000	<b>\$410,000</b>	+ 4.9%	\$375,000	<b>\$400,000</b>	+ 6.7%
Inventory of Homes for Sale	90	<b>122</b>	+ 35.6%	--	--	--
Months Supply of Inventory	0.9	<b>1.4</b>	+ 48.3%	--	--	--
Cumulative Days on Market Until Sale	22	<b>20</b>	- 12.1%	28	<b>25</b>	- 9.4%
Percent of Original List Price Received*	104.3%	<b>102.6%</b>	- 1.6%	102.4%	<b>102.2%</b>	- 0.2%
New Listings	101	<b>145</b>	+ 43.6%	607	<b>740</b>	+ 21.9%

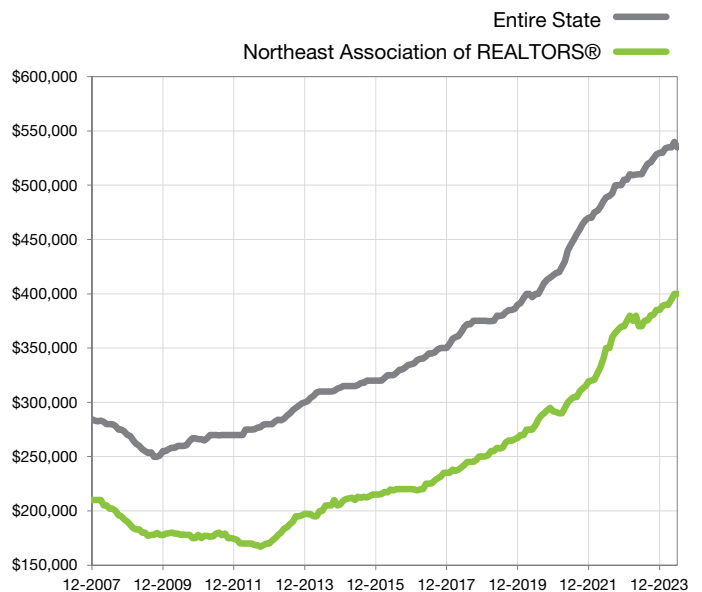
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 6.2%**

Year-Over-Year Change in Closed Sales All Properties

**+ 2.0%**

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

**+ 4.9%**

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

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	481	564	+ 17.3%	2,157	2,291	+ 6.2%
Closed Sales	487	474	- 2.7%	1,895	1,918	+ 1.2%
Median Sales Price*	\$525,000	\$540,000	+ 2.9%	\$460,000	\$502,000	+ 9.1%
Inventory of Homes for Sale	581	616	+ 6.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 19.8%	--	--	--
Cumulative Days on Market Until Sale	23	23	- 0.5%	35	32	- 7.6%
Percent of Original List Price Received*	104.2%	103.4%	- 0.7%	101.4%	101.4%	+ 0.1%
New Listings	562	583	+ 3.7%	2,534	2,847	+ 12.4%

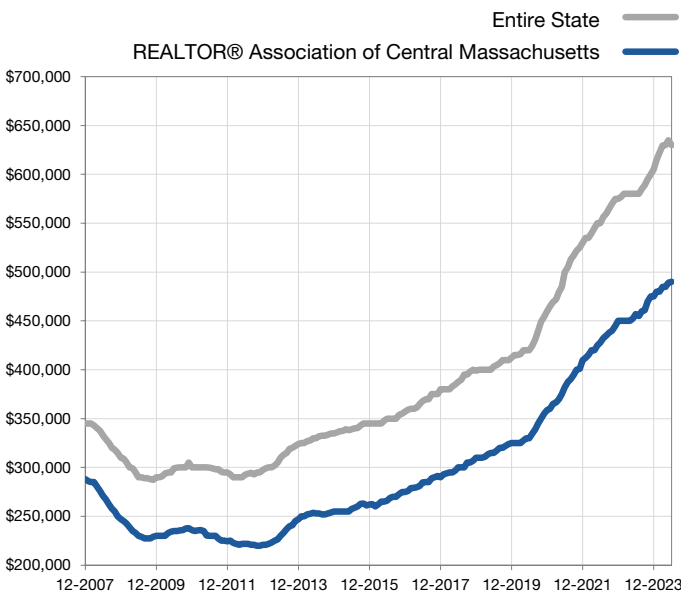
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	140	139	- 0.7%	687	731	+ 6.4%
Closed Sales	159	132	- 17.0%	615	627	+ 2.0%
Median Sales Price*	\$425,000	\$425,000	0.0%	\$400,000	\$385,000	- 3.8%
Inventory of Homes for Sale	161	162	+ 0.6%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 7.2%	38	37	- 1.4%
Percent of Original List Price Received*	102.3%	102.2%	- 0.1%	102.1%	101.3%	- 0.8%
New Listings	133	148	+ 11.3%	789	833	+ 5.6%

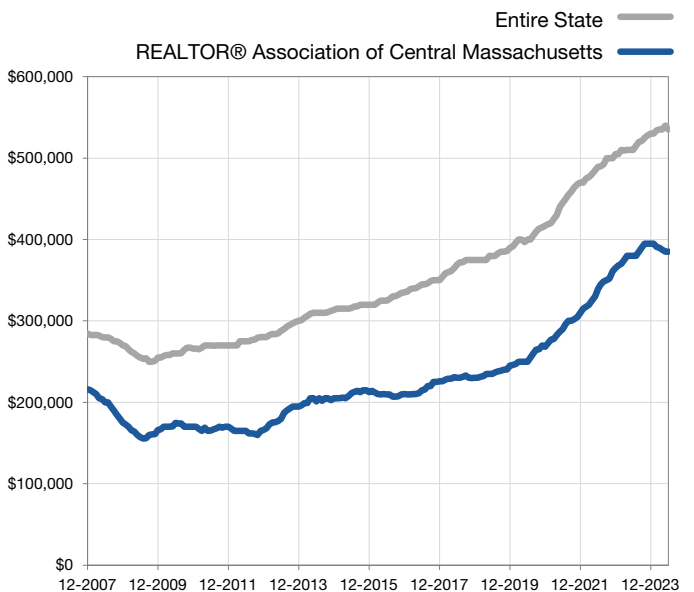
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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 – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 12.8%**

**+ 6.9%**

**- 13.0%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	450	<b>562</b>	+ 24.9%	2,155	<b>2,241</b>	+ 4.0%
Closed Sales	465	<b>417</b>	- 10.3%	1,940	<b>1,934</b>	- 0.3%
Median Sales Price*	\$340,000	<b>\$369,900</b>	+ 8.8%	\$311,822	<b>\$340,000</b>	+ 9.0%
Inventory of Homes for Sale	708	<b>579</b>	- 18.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.6</b>	- 9.8%	--	--	--
Cumulative Days on Market Until Sale	32	<b>29</b>	- 8.5%	44	<b>38</b>	- 12.9%
Percent of Original List Price Received*	103.3%	<b>103.6%</b>	+ 0.2%	100.2%	<b>101.2%</b>	+ 1.0%
New Listings	542	<b>536</b>	- 1.1%	2,570	<b>2,605</b>	+ 1.4%

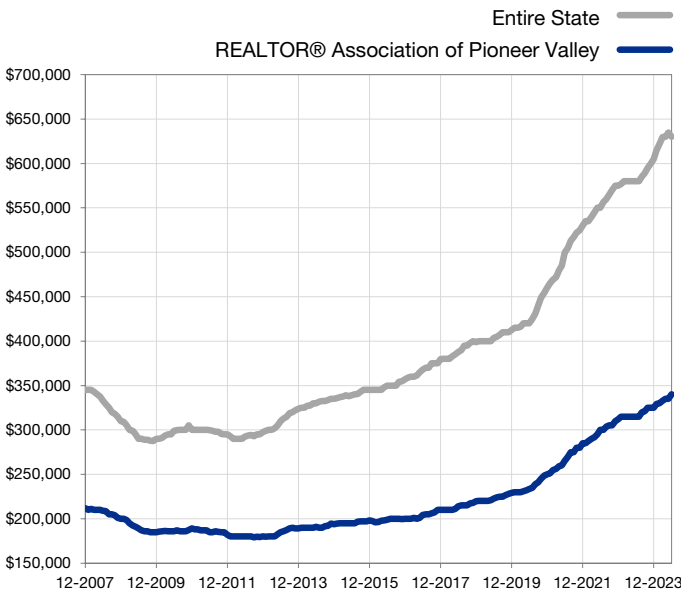
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	69	<b>88</b>	+ 27.5%	355	<b>356</b>	+ 0.3%
Closed Sales	84	<b>62</b>	- 26.2%	338	<b>298</b>	- 11.8%
Median Sales Price*	\$284,900	<b>\$310,000</b>	+ 8.8%	\$231,450	<b>\$261,500</b>	+ 13.0%
Inventory of Homes for Sale	85	<b>111</b>	+ 30.6%	--	--	--
Months Supply of Inventory	1.3	<b>2.0</b>	+ 54.4%	--	--	--
Cumulative Days on Market Until Sale	47	<b>28</b>	- 41.1%	41	<b>38</b>	- 7.6%
Percent of Original List Price Received*	102.4%	<b>101.9%</b>	- 0.5%	101.6%	<b>100.9%</b>	- 0.7%
New Listings	71	<b>87</b>	+ 22.5%	376	<b>435</b>	+ 15.7%

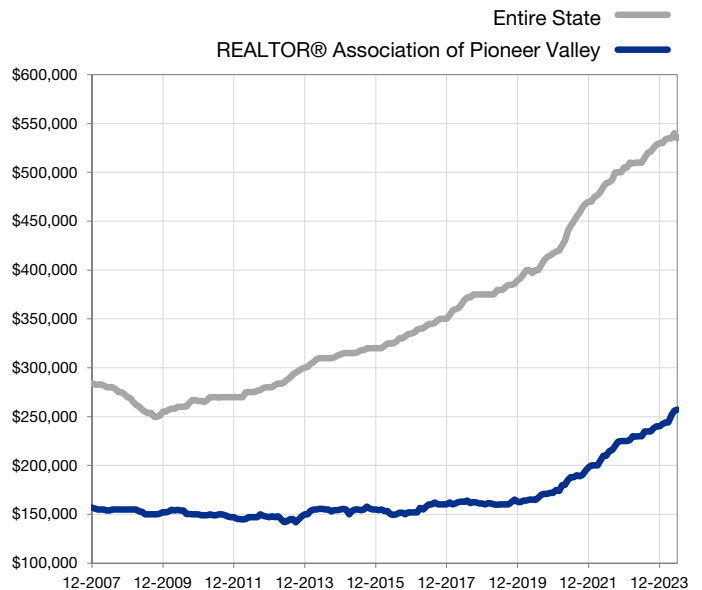
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 24.4%**

**+ 2.9%**

**- 5.5%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	312	<b>346</b>	+ 10.9%	1,645	<b>1,634</b>	- 0.7%
Closed Sales	360	<b>272</b>	- 24.4%	1,544	<b>1,401</b>	- 9.3%
Median Sales Price*	\$515,000	<b>\$535,000</b>	+ 3.9%	\$475,000	<b>\$522,000</b>	+ 9.9%
Inventory of Homes for Sale	528	<b>497</b>	- 5.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.9</b>	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	33	<b>28</b>	- 16.5%	42	<b>37</b>	- 13.2%
Percent of Original List Price Received*	102.1%	<b>102.5%</b>	+ 0.4%	99.6%	<b>100.8%</b>	+ 1.2%
New Listings	381	<b>402</b>	+ 5.5%	1,957	<b>2,020</b>	+ 3.2%

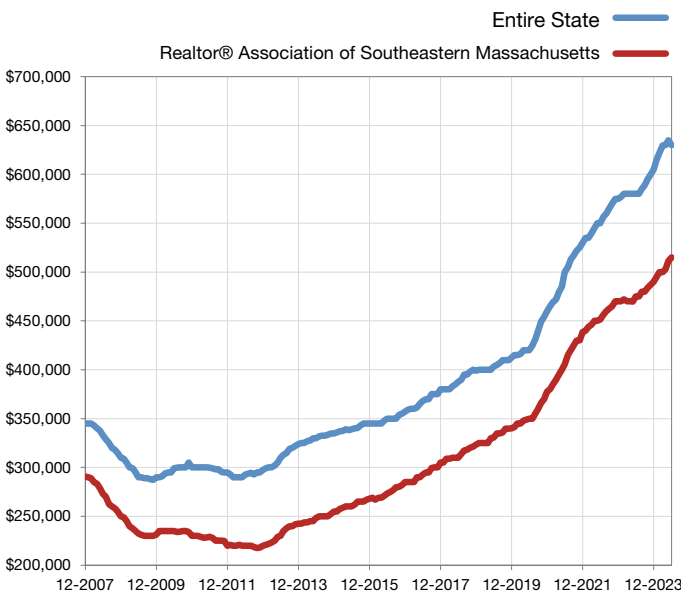
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	82	<b>71</b>	- 13.4%	356	<b>358</b>	+ 0.6%
Closed Sales	83	<b>63</b>	- 24.1%	319	<b>315</b>	- 1.3%
Median Sales Price*	\$340,000	<b>\$360,000</b>	+ 5.9%	\$360,000	<b>\$355,000</b>	- 1.4%
Inventory of Homes for Sale	95	<b>92</b>	- 3.2%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 9.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>33</b>	+ 7.2%	39	<b>35</b>	- 9.9%
Percent of Original List Price Received*	103.5%	<b>103.1%</b>	- 0.4%	101.0%	<b>101.1%</b>	+ 0.1%
New Listings	79	<b>61</b>	- 22.8%	399	<b>437</b>	+ 9.5%

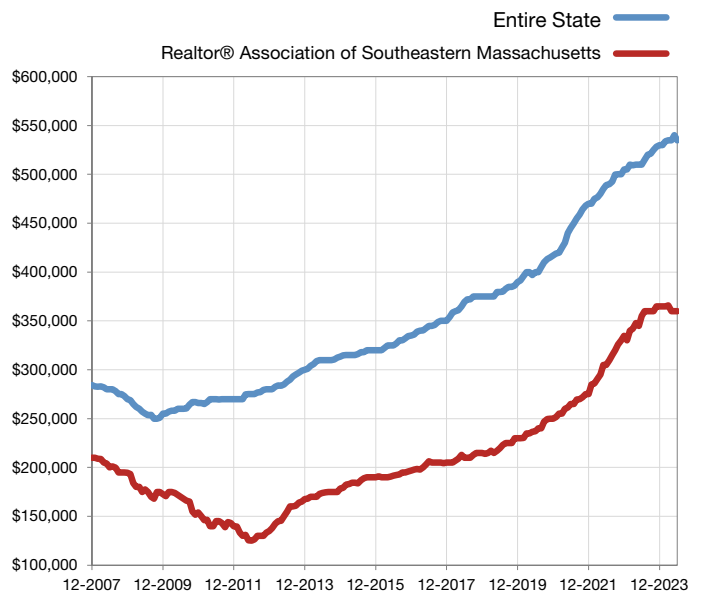
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS® Greater Fall River Region

**- 11.6%**

**+ 6.4%**

**- 22.3%**

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

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	79	<b>82</b>	+ 3.8%	353	<b>367</b>	+ 4.0%
Closed Sales	77	<b>69</b>	- 10.4%	339	<b>321</b>	- 5.3%
Median Sales Price*	\$440,000	<b>\$475,000</b>	+ 8.0%	\$425,000	<b>\$460,000</b>	+ 8.2%
Inventory of Homes for Sale	161	<b>126</b>	- 21.7%	--	--	--
Months Supply of Inventory	2.5	<b>2.1</b>	- 16.8%	--	--	--
Cumulative Days on Market Until Sale	31	<b>33</b>	+ 8.7%	45	<b>51</b>	+ 13.0%
Percent of Original List Price Received*	101.2%	<b>100.4%</b>	- 0.8%	98.9%	<b>99.1%</b>	+ 0.2%
New Listings	100	<b>86</b>	- 14.0%	461	<b>438</b>	- 5.0%

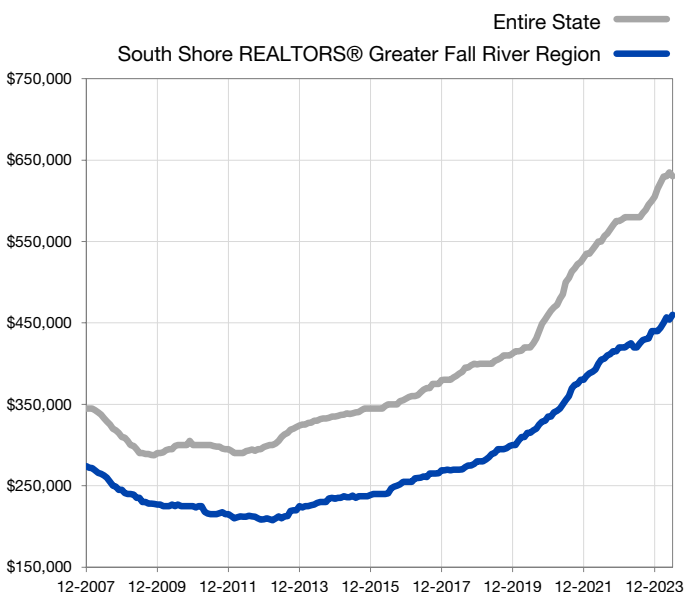
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	<b>8</b>	+ 60.0%	46	<b>49</b>	+ 6.5%
Closed Sales	9	<b>7</b>	- 22.2%	45	<b>43</b>	- 4.4%
Median Sales Price*	\$280,000	<b>\$345,000</b>	+ 23.2%	\$270,000	<b>\$275,000</b>	+ 1.9%
Inventory of Homes for Sale	23	<b>17</b>	- 26.1%	--	--	--
Months Supply of Inventory	2.9	<b>2.3</b>	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	24	<b>29</b>	+ 24.9%	47	<b>30</b>	- 35.9%
Percent of Original List Price Received*	99.1%	<b>97.5%</b>	- 1.6%	98.0%	<b>97.2%</b>	- 0.8%
New Listings	15	<b>8</b>	- 46.7%	60	<b>61</b>	+ 1.7%

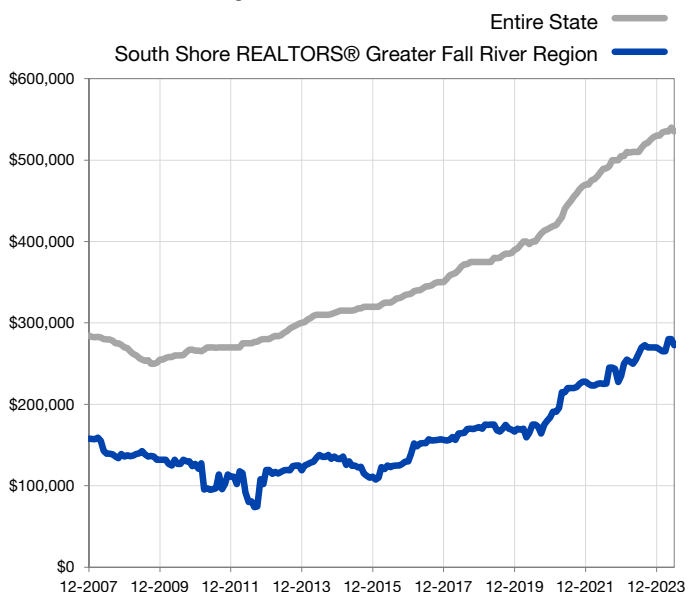
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 9.8%**

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

**+ 6.8%**

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

**+ 3.2%**

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

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	390	<b>545</b>	+ 39.7%	1,969	<b>2,176</b>	+ 10.5%
Closed Sales	455	<b>430</b>	- 5.5%	1,806	<b>1,786</b>	- 1.1%
Median Sales Price*	\$670,000	<b>\$699,900</b>	+ 4.5%	\$625,000	<b>\$667,000</b>	+ 6.7%
Inventory of Homes for Sale	634	<b>628</b>	- 0.9%	--	--	--
Months Supply of Inventory	1.7	<b>1.9</b>	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	29	<b>26</b>	- 8.8%	40	<b>36</b>	- 9.9%
Percent of Original List Price Received*	103.2%	<b>101.9%</b>	- 1.3%	99.8%	<b>100.5%</b>	+ 0.7%
New Listings	513	<b>561</b>	+ 9.4%	2,369	<b>2,717</b>	+ 14.7%

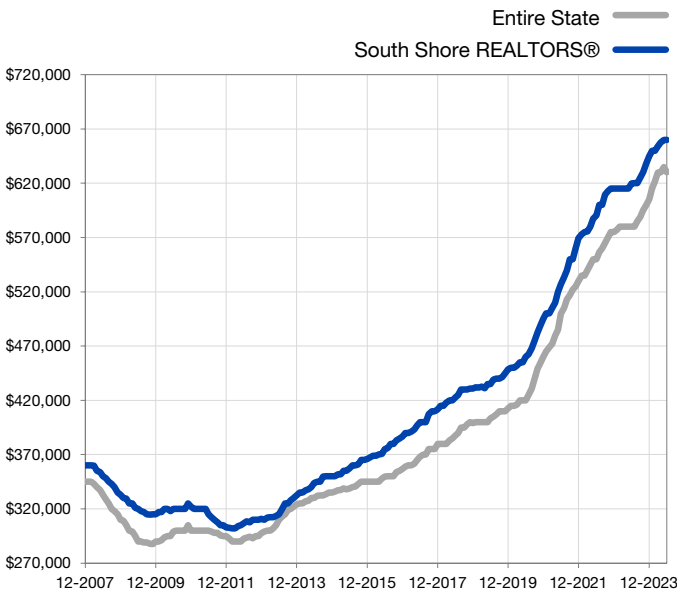
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	134	<b>160</b>	+ 19.4%	712	<b>726</b>	+ 2.0%
Closed Sales	158	<b>123</b>	- 22.2%	660	<b>595</b>	- 9.8%
Median Sales Price*	\$443,750	<b>\$510,000</b>	+ 14.9%	\$438,450	<b>\$465,000</b>	+ 6.1%
Inventory of Homes for Sale	179	<b>211</b>	+ 17.9%	--	--	--
Months Supply of Inventory	1.5	<b>2.0</b>	+ 27.7%	--	--	--
Cumulative Days on Market Until Sale	30	<b>31</b>	+ 4.7%	35	<b>36</b>	+ 3.4%
Percent of Original List Price Received*	101.4%	<b>100.4%</b>	- 0.9%	100.5%	<b>99.9%</b>	- 0.7%
New Listings	135	<b>161</b>	+ 19.3%	822	<b>923</b>	+ 12.3%

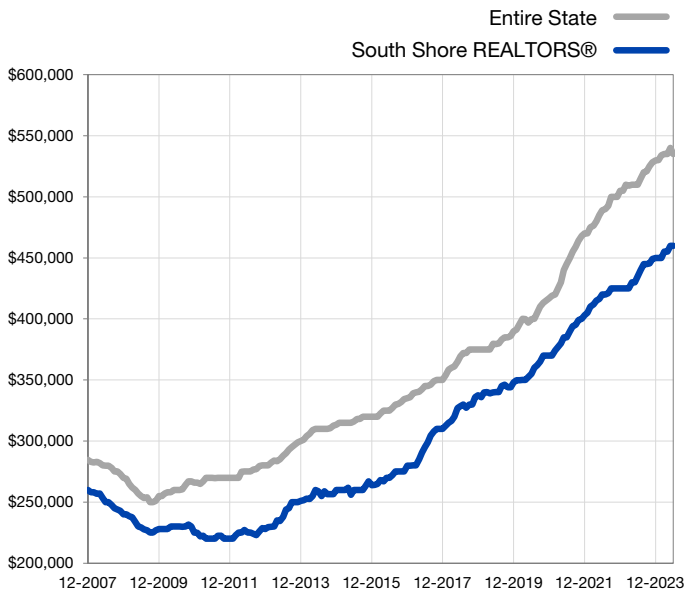
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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