

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## Central Region

**- 10.6%**

**+ 4.9%**

**- 0.6%**

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	694	<b>828</b>	+ 19.3%	3,173	<b>3,366</b>	+ 6.1%
Closed Sales	734	<b>694</b>	-5.4%	2,821	<b>2,829</b>	+ 0.3%
Median Sales Price*	\$502,250	<b>\$540,000</b>	+ 7.5%	\$450,000	<b>\$485,000</b>	+ 7.8%
Inventory of Homes for Sale	907	<b>890</b>	-1.9%	--	--	--
Months Supply of Inventory	1.5	<b>1.7</b>	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	27	<b>24</b>	-11.1%	37	<b>34</b>	-8.1%
Percent of Original List Price Received*	103.6%	<b>103.1%</b>	-0.5%	101.1%	<b>101.2%</b>	+ 0.1%
New Listings	822	<b>851</b>	+ 3.5%	3,753	<b>4,121</b>	+ 9.8%

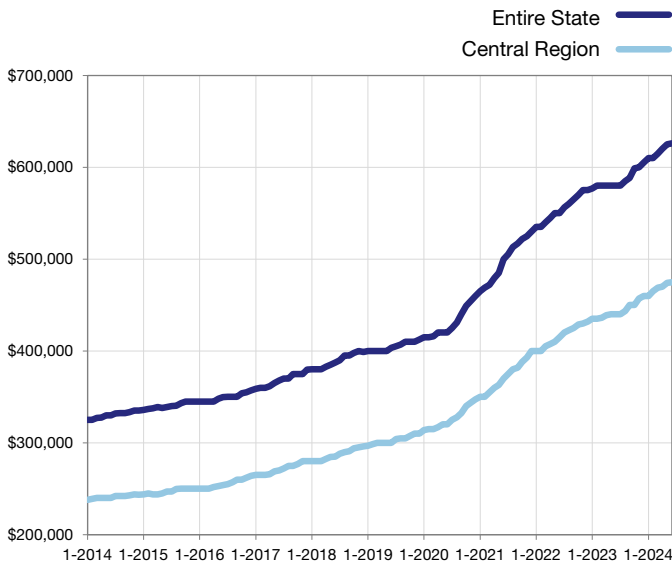
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	174	<b>178</b>	+ 2.3%	867	<b>911</b>	+ 5.1%
Closed Sales	201	<b>148</b>	-26.4%	783	<b>767</b>	-2.0%
Median Sales Price*	\$419,900	<b>\$403,250</b>	-4.0%	\$388,000	<b>\$375,000</b>	-3.4%
Inventory of Homes for Sale	207	<b>220</b>	+ 6.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.6</b>	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	31	<b>28</b>	-9.7%	39	<b>37</b>	-5.1%
Percent of Original List Price Received*	102.5%	<b>102.3%</b>	-0.2%	102.2%	<b>101.5%</b>	-0.7%
New Listings	173	<b>189</b>	+ 9.2%	1,003	<b>1,053</b>	+ 5.0%

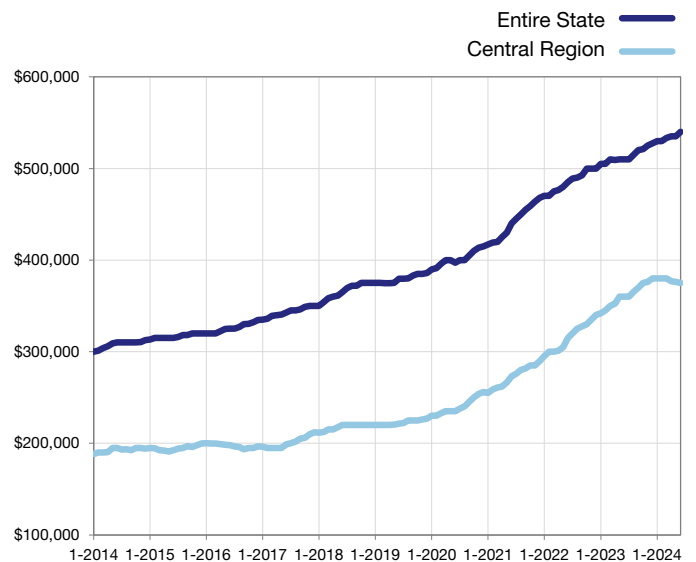
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.

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## Northern Region

**- 5.5%**

**+ 7.6%**

**+ 14.1%**

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	608	<b>789</b>	+ 29.8%	2,674	<b>2,955</b>	+ 10.5%
Closed Sales	659	<b>617</b>	-6.4%	2,374	<b>2,428</b>	+ 2.3%
Median Sales Price*	\$685,000	<b>\$750,000</b>	+ 9.5%	\$635,000	<b>\$690,000</b>	+ 8.7%
Inventory of Homes for Sale	713	<b>819</b>	+ 14.9%	--	--	--
Months Supply of Inventory	1.3	<b>1.8</b>	+ 38.5%	--	--	--
Cumulative Days on Market Until Sale	25	<b>22</b>	-12.0%	33	<b>30</b>	-9.1%
Percent of Original List Price Received*	104.6%	<b>104.3%</b>	-0.3%	102.0%	<b>102.8%</b>	+ 0.8%
New Listings	675	<b>876</b>	+ 29.8%	3,210	<b>3,703</b>	+ 15.4%

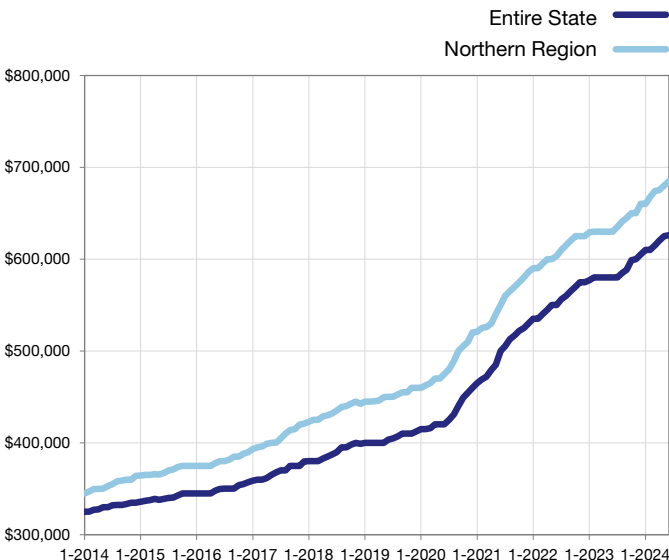
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	255	<b>317</b>	+ 24.3%	1,367	<b>1,472</b>	+ 7.7%
Closed Sales	277	<b>280</b>	+ 1.1%	1,267	<b>1,260</b>	-0.6%
Median Sales Price*	\$427,500	<b>\$440,000</b>	+ 2.9%	\$415,000	<b>\$435,000</b>	+ 4.8%
Inventory of Homes for Sale	289	<b>316</b>	+ 9.3%	--	--	--
Months Supply of Inventory	1.2	<b>1.4</b>	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	24	<b>26</b>	+ 8.3%	34	<b>30</b>	-11.8%
Percent of Original List Price Received*	103.6%	<b>101.8%</b>	-1.7%	101.9%	<b>101.4%</b>	-0.5%
New Listings	286	<b>321</b>	+ 12.2%	1,529	<b>1,779</b>	+ 16.4%

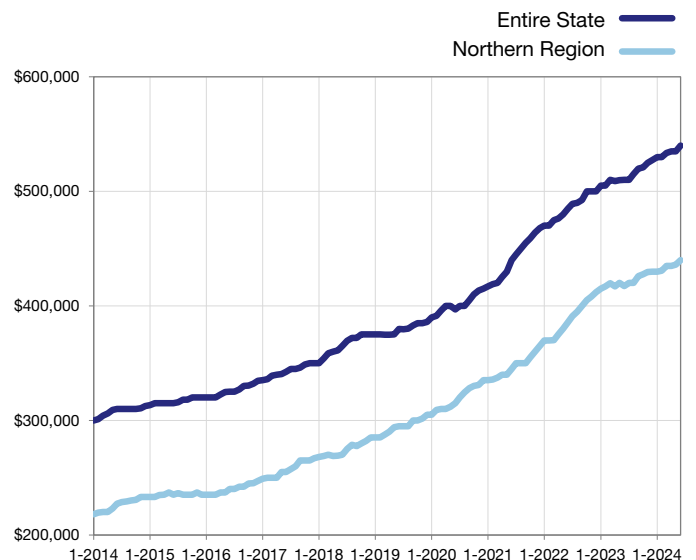
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## Southeast Region

**- 22.5%**

**+ 1.8%**

**- 8.6%**

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

### Single-Family Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	391	<b>428</b>	+ 9.5%	1,998	<b>2,001</b>	+ 0.2%
Closed Sales	437	<b>341</b>	-22.0%	1,883	<b>1,722</b>	-8.6%
Median Sales Price*	\$500,000	<b>\$520,000</b>	+ 4.0%	\$465,000	<b>\$505,000</b>	+ 8.6%
Inventory of Homes for Sale	689	<b>623</b>	-9.6%	--	--	--
Months Supply of Inventory	1.8	<b>2.0</b>	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	33	<b>29</b>	-12.1%	43	<b>39</b>	-9.3%
Percent of Original List Price Received*	102.0%	<b>102.1%</b>	+ 0.1%	99.5%	<b>100.5%</b>	+ 1.0%
New Listings	481	<b>488</b>	+ 1.5%	2,418	<b>2,458</b>	+ 1.7%

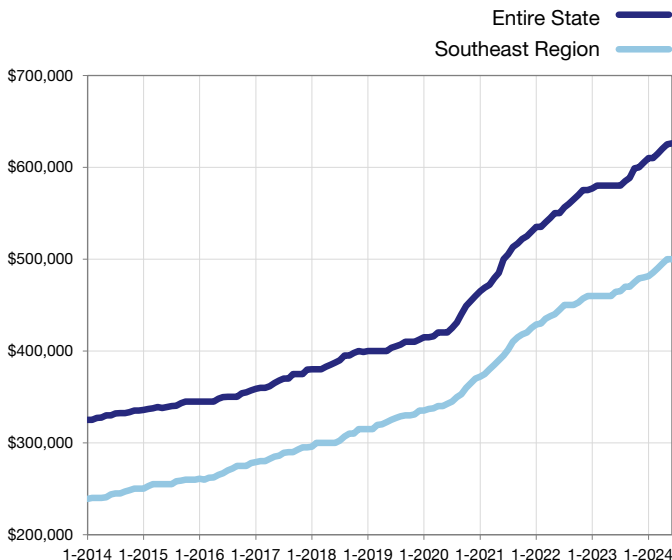
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	87	<b>79</b>	-9.2%	402	<b>407</b>	+ 1.2%
Closed Sales	92	<b>70</b>	-23.9%	364	<b>358</b>	-1.6%
Median Sales Price*	\$340,000	<b>\$360,000</b>	+ 5.9%	\$341,250	<b>\$350,000</b>	+ 2.6%
Inventory of Homes for Sale	118	<b>109</b>	-7.6%	--	--	--
Months Supply of Inventory	1.7	<b>1.7</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	<b>32</b>	+ 6.7%	40	<b>35</b>	-12.5%
Percent of Original List Price Received*	103.1%	<b>102.5%</b>	-0.6%	100.6%	<b>100.7%</b>	+ 0.1%
New Listings	94	<b>69</b>	-26.6%	459	<b>498</b>	+ 8.5%

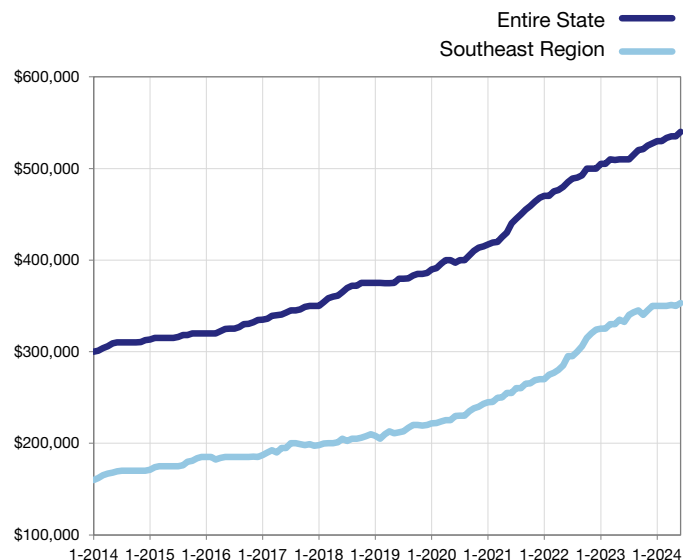
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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## West Region

**- 15.7%**

**+ 8.3%**

**- 6.3%**

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	586	<b>654</b>	+ 11.6%	2,727	<b>2,792</b>	+ 2.4%
Closed Sales	606	<b>527</b>	-13.0%	2,433	<b>2,470</b>	+ 1.5%
Median Sales Price*	\$339,000	<b>\$360,000</b>	+ 6.2%	\$310,000	<b>\$340,000</b>	+ 9.7%
Inventory of Homes for Sale	1,062	<b>964</b>	-9.2%	--	--	--
Months Supply of Inventory	2.1	<b>2.0</b>	-4.8%	--	--	--
Cumulative Days on Market Until Sale	44	<b>39</b>	-11.4%	54	<b>51</b>	-5.6%
Percent of Original List Price Received*	102.4%	<b>102.2%</b>	-0.2%	99.5%	<b>99.9%</b>	+ 0.4%
New Listings	736	<b>732</b>	-0.5%	3,363	<b>3,396</b>	+ 1.0%

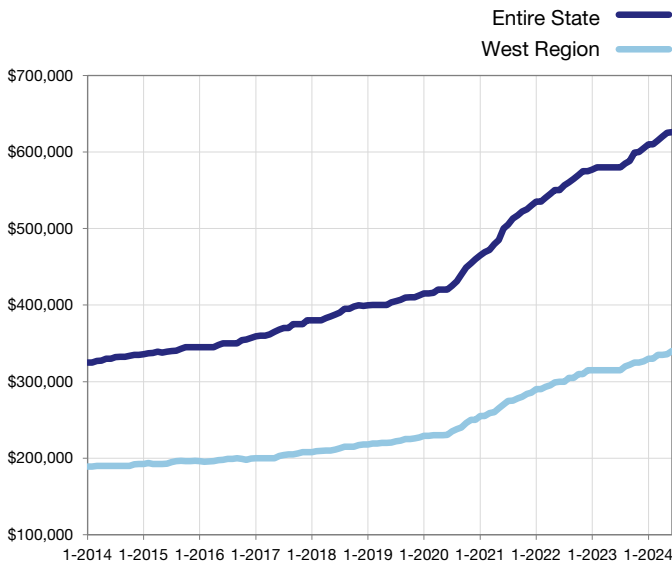
### Condominium Properties

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	80	<b>100</b>	+ 25.0%	428	<b>434</b>	+ 1.4%
Closed Sales	104	<b>73</b>	-29.8%	415	<b>377</b>	-9.2%
Median Sales Price*	\$302,500	<b>\$315,000</b>	+ 4.1%	\$243,400	<b>\$275,000</b>	+ 13.0%
Inventory of Homes for Sale	138	<b>159</b>	+ 15.2%	--	--	--
Months Supply of Inventory	1.8	<b>2.4</b>	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	53	<b>31</b>	-41.5%	53	<b>50</b>	-5.7%
Percent of Original List Price Received*	101.7%	<b>101.9%</b>	+ 0.2%	101.1%	<b>100.4%</b>	-0.7%
New Listings	93	<b>104</b>	+ 11.8%	475	<b>543</b>	+ 14.3%

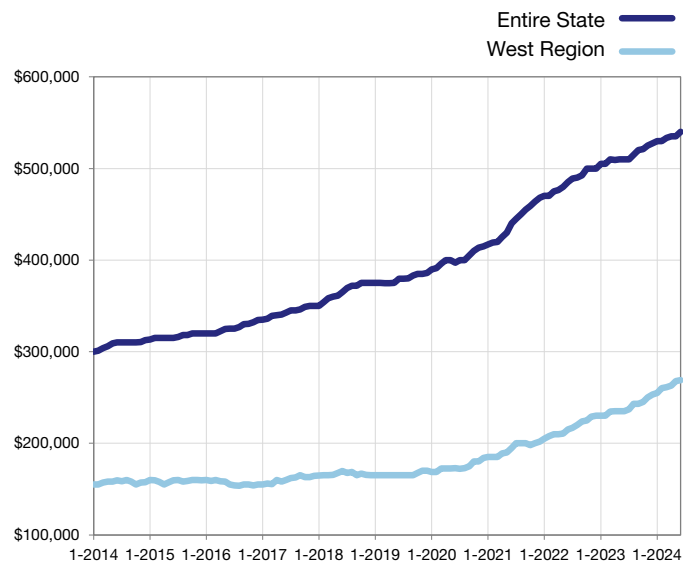
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