

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 4.9%

Year-Over-Year
Change in
Closed Sales
All Properties

0.0%

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

+ 10.2%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	144	123	- 14.6%	716	691	- 3.5%
Closed Sales	114	106	- 7.0%	607	643	+ 5.9%
Median Sales Price*	\$351,500	\$364,000	+ 3.6%	\$305,000	\$333,500	+ 9.3%
Inventory of Homes for Sale	362	394	+ 8.8%	--	--	--
Months Supply of Inventory	3.4	3.8	+ 12.1%	--	--	--
Cumulative Days on Market Until Sale	84	81	- 2.7%	93	94	+ 1.7%
Percent of Original List Price Received*	98.6%	96.7%	- 1.9%	97.1%	95.5%	- 1.7%
New Listings	174	176	+ 1.1%	967	973	+ 0.6%

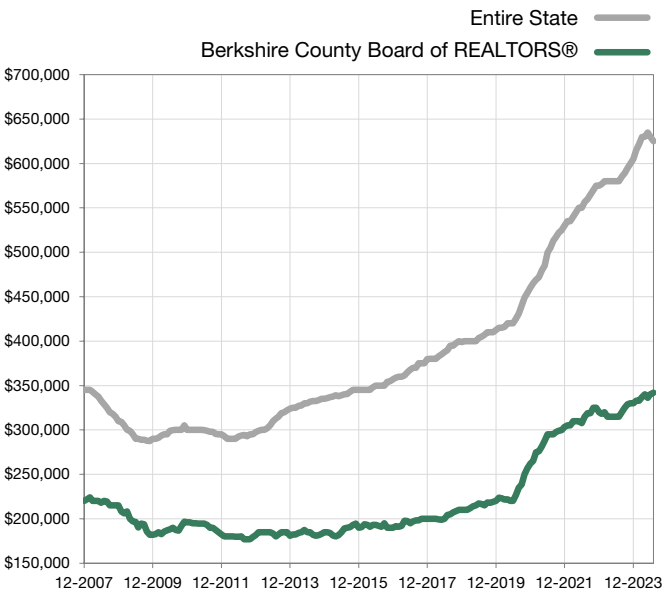
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	21	9	- 57.1%	94	89	- 5.3%
Closed Sales	9	11	+ 22.2%	86	90	+ 4.7%
Median Sales Price*	\$285,000	\$250,000	- 12.3%	\$448,750	\$392,875	- 12.5%
Inventory of Homes for Sale	51	61	+ 19.6%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 18.1%	--	--	--
Cumulative Days on Market Until Sale	89	63	- 28.7%	106	92	- 13.5%
Percent of Original List Price Received*	97.7%	98.8%	+ 1.1%	98.7%	98.5%	- 0.2%
New Listings	23	25	+ 8.7%	122	134	+ 9.8%

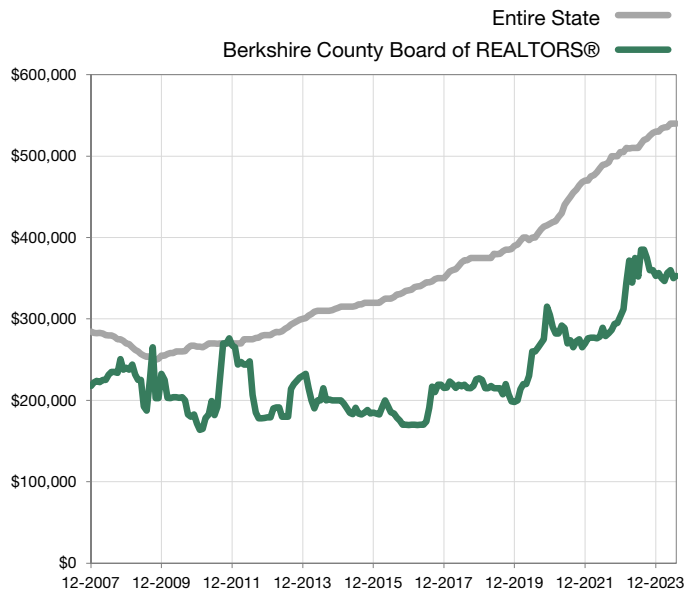
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 16.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.8%

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

+ 30.9%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	446	616	+ 38.1%	3,174	3,524	+ 11.0%
Closed Sales	417	518	+ 24.2%	3,003	3,161	+ 5.3%
Median Sales Price*	\$715,000	\$761,500	+ 6.5%	\$690,000	\$734,000	+ 6.4%
Inventory of Homes for Sale	1,158	1,467	+ 26.7%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 34.6%	--	--	--
Cumulative Days on Market Until Sale	33	38	+ 15.0%	43	46	+ 6.6%
Percent of Original List Price Received*	99.5%	97.3%	- 2.2%	97.9%	97.5%	- 0.4%
New Listings	575	659	+ 14.6%	3,881	4,662	+ 20.1%

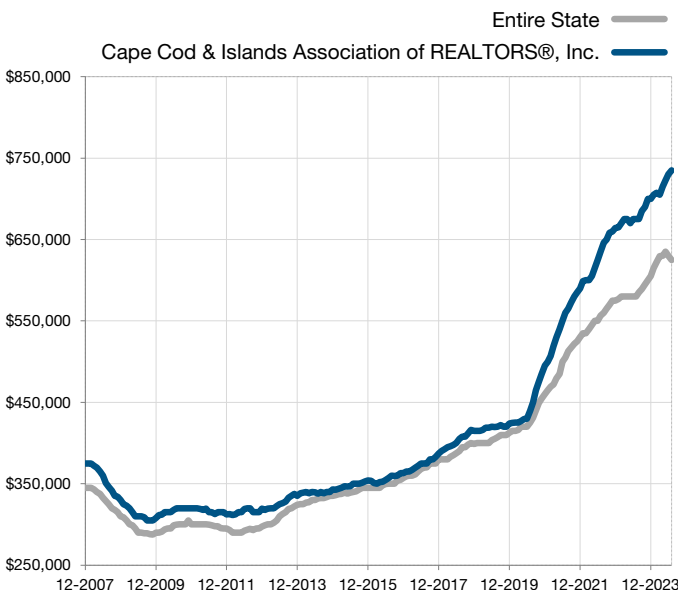
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	142	110	- 22.5%	810	768	- 5.2%
Closed Sales	105	88	- 16.2%	733	730	- 0.4%
Median Sales Price*	\$499,000	\$572,000	+ 14.6%	\$445,000	\$475,000	+ 6.7%
Inventory of Homes for Sale	280	416	+ 48.6%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 49.8%	--	--	--
Cumulative Days on Market Until Sale	64	41	- 36.5%	44	51	+ 15.5%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	98.1%	97.8%	- 0.3%
New Listings	155	144	- 7.1%	938	1,111	+ 18.4%

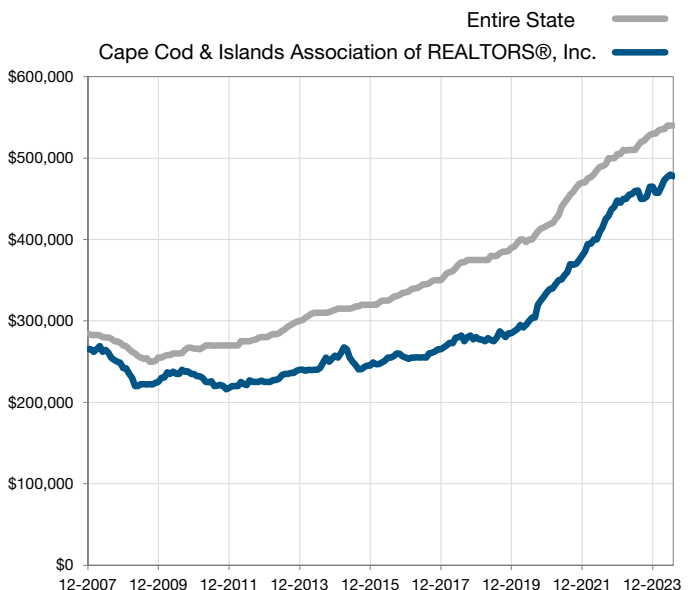
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	805	963	+ 19.6%	6,089	6,373	+ 4.7%
Closed Sales	1,060	1,194	+ 12.6%	5,544	5,734	+ 3.4%
Median Sales Price*	\$910,000	\$927,750	+ 2.0%	\$850,000	\$915,000	+ 7.6%
Inventory of Homes for Sale	1,328	1,356	+ 2.1%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	33	30	- 9.1%
Percent of Original List Price Received*	103.4%	103.1%	- 0.3%	102.2%	102.9%	+ 0.7%
New Listings	888	995	+ 12.0%	7,152	7,846	+ 9.7%

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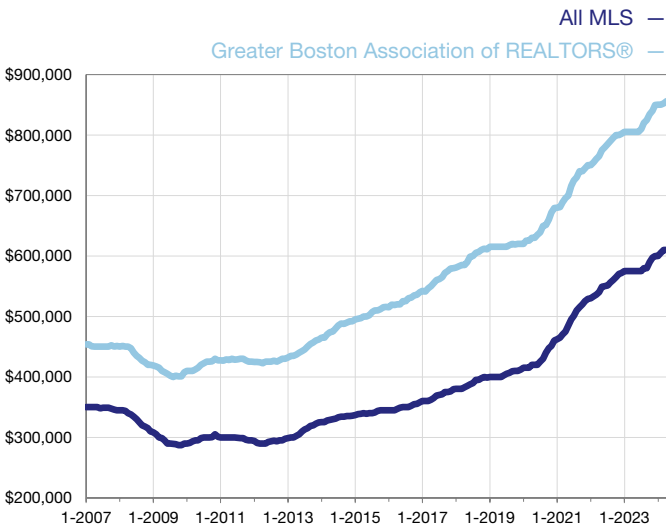
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	703	844	+ 20.1%	5,657	5,562	- 1.7%
Closed Sales	945	919	- 2.8%	5,397	5,124	- 5.1%
Median Sales Price*	\$735,000	\$740,000	+ 0.7%	\$710,000	\$727,000	+ 2.4%
Inventory of Homes for Sale	1,900	1,787	- 5.9%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	33	- 2.9%	43	42	- 2.3%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	99.9%	100.1%	+ 0.2%
New Listings	897	955	+ 6.5%	7,556	7,741	+ 2.4%

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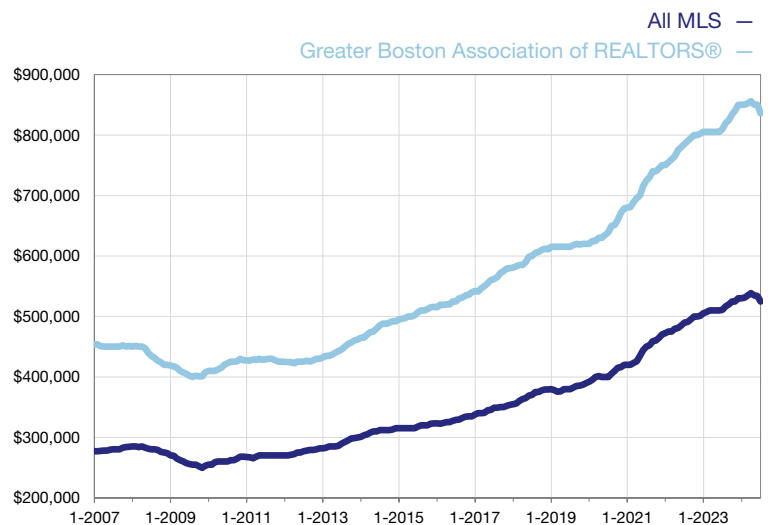
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 11.4%

0.0%

+ 7.7%

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

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	38	74	+ 94.7%	281	311	+ 10.7%
Closed Sales	56	53	- 5.4%	254	279	+ 9.8%
Median Sales Price*	\$792,500	\$800,000	+ 0.9%	\$760,000	\$830,000	+ 9.2%
Inventory of Homes for Sale	94	93	- 1.1%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 6.6%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.5%	30	37	+ 21.0%
Percent of Original List Price Received*	102.4%	102.3%	- 0.1%	102.2%	101.5%	- 0.7%
New Listings	61	70	+ 14.8%	388	438	+ 12.9%

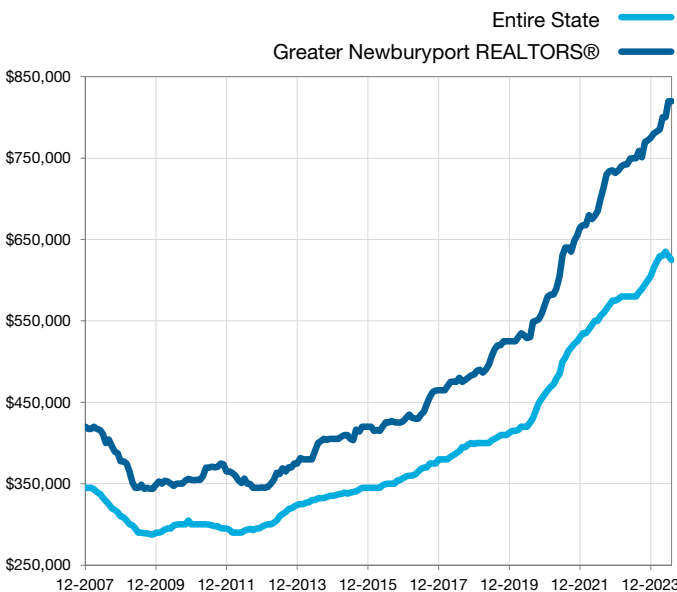
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	41	+ 115.8%	195	222	+ 13.8%
Closed Sales	32	45	+ 40.6%	192	208	+ 8.3%
Median Sales Price*	\$597,500	\$590,000	- 1.3%	\$555,000	\$572,500	+ 3.2%
Inventory of Homes for Sale	48	60	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 21.9%	--	--	--
Cumulative Days on Market Until Sale	23	30	+ 31.3%	51	34	- 33.6%
Percent of Original List Price Received*	101.1%	102.3%	+ 1.2%	101.7%	101.0%	- 0.7%
New Listings	37	48	+ 29.7%	254	316	+ 24.4%

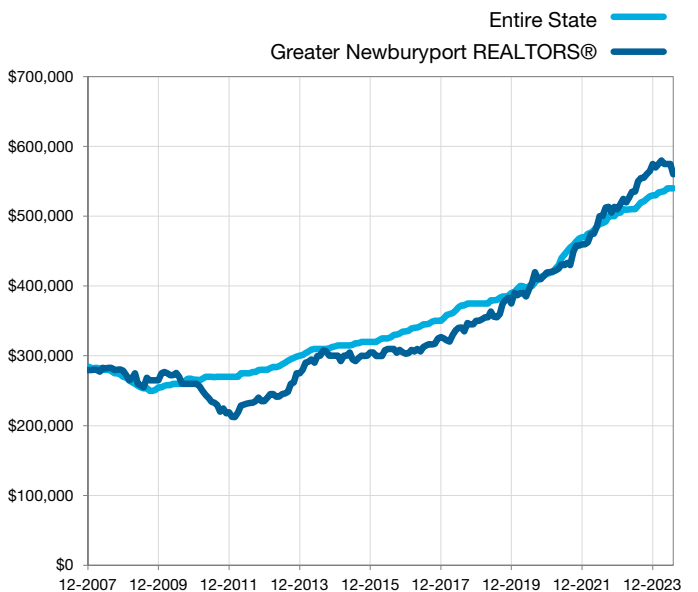
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 0.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.4%

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

- 4.2%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	188	224	+ 19.1%	1,204	1,258	+ 4.5%
Closed Sales	198	201	+ 1.5%	1,124	1,115	- 0.8%
Median Sales Price*	\$450,575	\$470,000	+ 4.3%	\$425,000	\$449,000	+ 5.6%
Inventory of Homes for Sale	323	290	- 10.2%	--	--	--
Months Supply of Inventory	1.7	1.7	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 18.0%	39	36	- 8.2%
Percent of Original List Price Received*	102.5%	101.7%	- 0.8%	100.8%	101.0%	+ 0.2%
New Listings	213	231	+ 8.5%	1,432	1,503	+ 5.0%

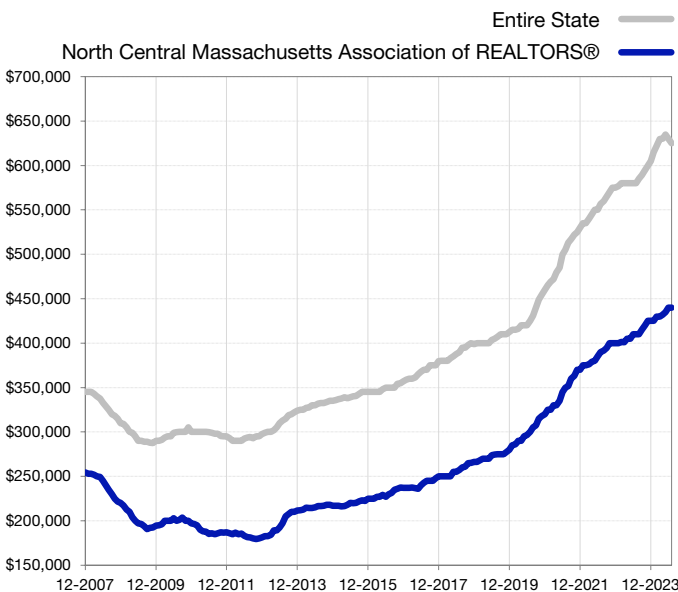
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	33	30	- 9.1%	213	207	- 2.8%
Closed Sales	30	25	- 16.7%	198	165	- 16.7%
Median Sales Price*	\$330,000	\$300,000	- 9.1%	\$320,000	\$322,500	+ 0.8%
Inventory of Homes for Sale	36	54	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 83.8%	--	--	--
Cumulative Days on Market Until Sale	28	20	- 27.1%	40	33	- 17.4%
Percent of Original List Price Received*	100.1%	102.8%	+ 2.7%	102.1%	102.4%	+ 0.3%
New Listings	25	29	+ 16.0%	239	249	+ 4.2%

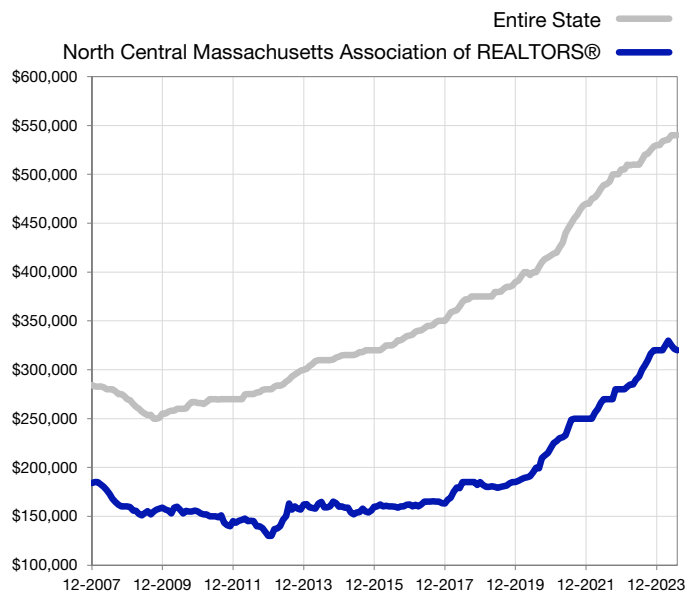
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 9.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.0%

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

- 1.3%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	225	321	+ 42.7%	1,484	1,619	+ 9.1%
Closed Sales	251	277	+ 10.4%	1,380	1,389	+ 0.7%
Median Sales Price*	\$700,000	\$713,209	+ 1.9%	\$640,000	\$692,500	+ 8.2%
Inventory of Homes for Sale	367	375	+ 2.2%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	29	23	- 20.6%	33	28	- 14.9%
Percent of Original List Price Received*	103.5%	102.2%	- 1.3%	101.9%	102.6%	+ 0.8%
New Listings	253	283	+ 11.9%	1,785	2,000	+ 12.0%

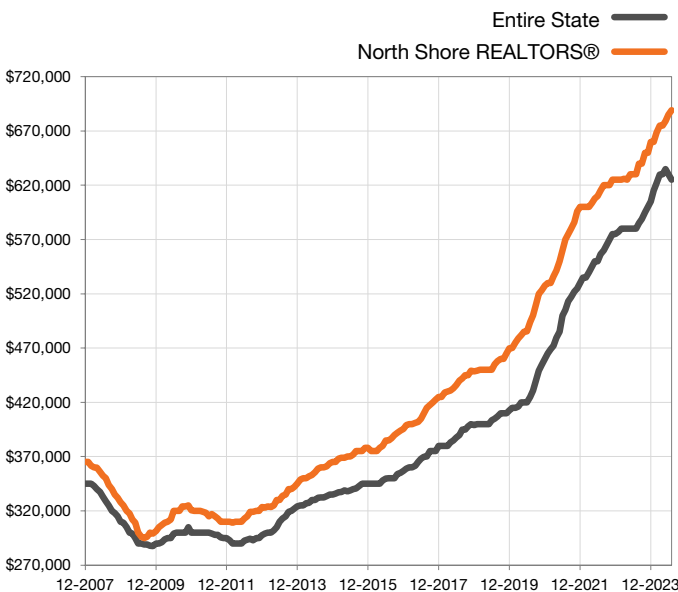
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	123	132	+ 7.3%	737	770	+ 4.5%
Closed Sales	103	111	+ 7.8%	689	708	+ 2.8%
Median Sales Price*	\$487,000	\$495,000	+ 1.6%	\$440,900	\$460,000	+ 4.3%
Inventory of Homes for Sale	155	140	- 9.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 10.2%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 18.2%	31	31	+ 1.3%
Percent of Original List Price Received*	103.2%	101.6%	- 1.5%	101.7%	101.1%	- 0.5%
New Listings	139	130	- 6.5%	844	899	+ 6.5%

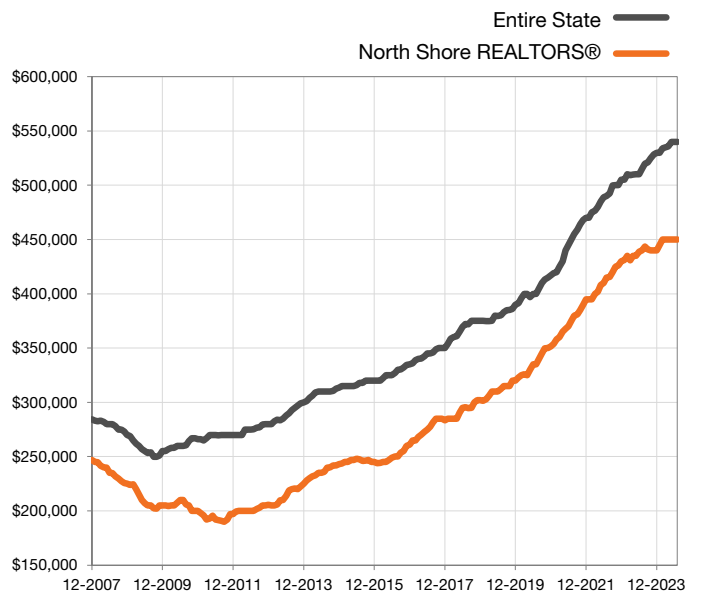
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 31.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.2%

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

+ 7.1%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	201	322	+ 60.2%	1,373	1,628	+ 18.6%
Closed Sales	245	321	+ 31.0%	1,292	1,419	+ 9.8%
Median Sales Price*	\$679,000	\$701,000	+ 3.2%	\$634,500	\$680,000	+ 7.2%
Inventory of Homes for Sale	287	295	+ 2.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 11.0%	--	--	--
Cumulative Days on Market Until Sale	23	21	- 8.9%	30	26	- 11.2%
Percent of Original List Price Received*	105.1%	103.6%	- 1.4%	103.1%	103.4%	+ 0.3%
New Listings	256	306	+ 19.5%	1,607	1,921	+ 19.5%

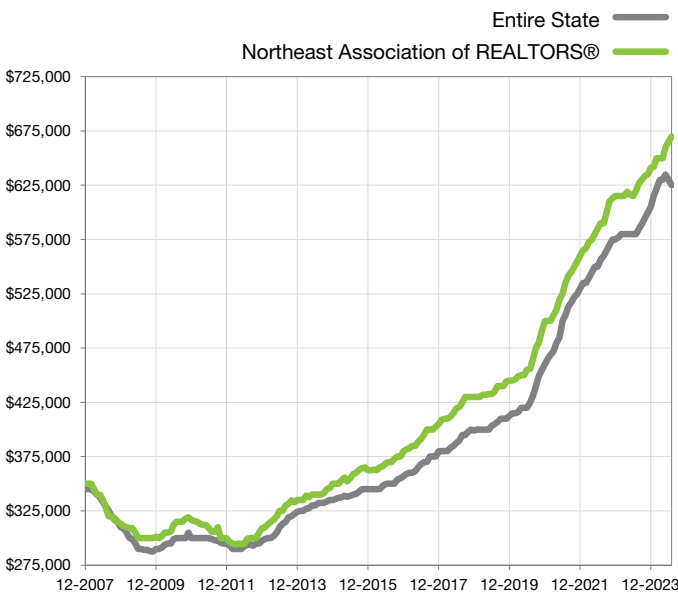
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	79	126	+ 59.5%	656	724	+ 10.4%
Closed Sales	98	131	+ 33.7%	619	633	+ 2.3%
Median Sales Price*	\$395,000	\$400,000	+ 1.3%	\$380,000	\$400,000	+ 5.3%
Inventory of Homes for Sale	93	112	+ 20.4%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 27.8%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 17.5%	27	25	- 6.4%
Percent of Original List Price Received*	103.9%	101.8%	- 2.0%	102.6%	102.1%	- 0.5%
New Listings	94	104	+ 10.6%	701	843	+ 20.3%

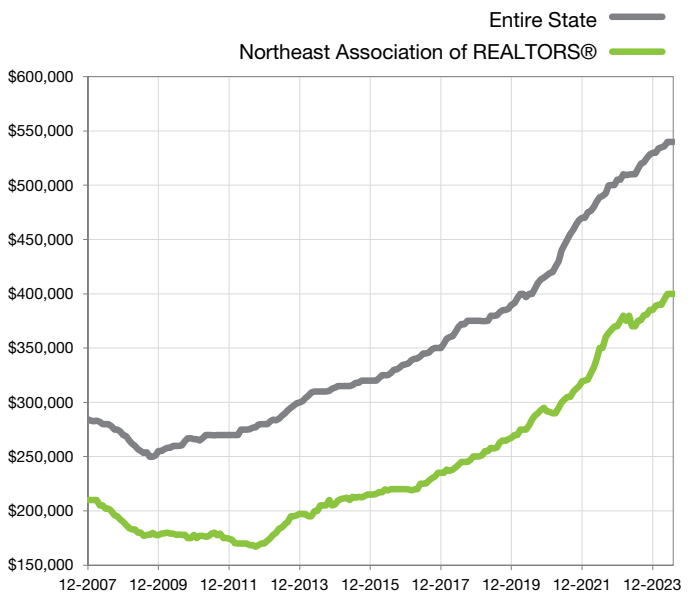
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 5.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.8%

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

+ 1.7%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	412	507	+ 23.1%	2,569	2,703	+ 5.2%
Closed Sales	455	486	+ 6.8%	2,350	2,411	+ 2.6%
Median Sales Price*	\$485,000	\$530,000	+ 9.3%	\$465,000	\$510,000	+ 9.7%
Inventory of Homes for Sale	572	602	+ 5.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.9%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 7.7%	33	31	- 5.5%
Percent of Original List Price Received*	103.8%	101.7%	- 2.0%	101.8%	101.5%	- 0.3%
New Listings	462	475	+ 2.8%	2,996	3,319	+ 10.8%

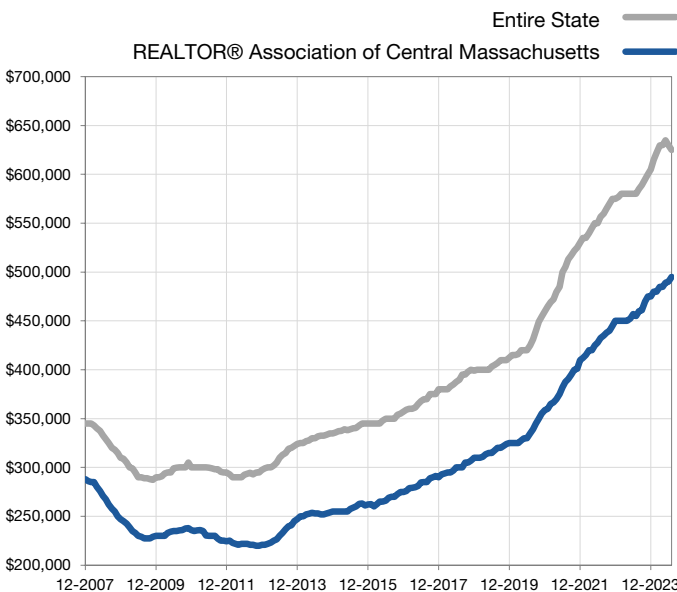
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	125	128	+ 2.4%	812	837	+ 3.1%
Closed Sales	133	135	+ 1.5%	748	772	+ 3.2%
Median Sales Price*	\$375,894	\$412,350	+ 9.7%	\$399,000	\$391,000	- 2.0%
Inventory of Homes for Sale	171	154	- 9.9%	--	--	--
Months Supply of Inventory	1.4	1.4	- 6.0%	--	--	--
Cumulative Days on Market Until Sale	27	27	- 0.6%	36	35	- 1.2%
Percent of Original List Price Received*	102.6%	101.1%	- 1.4%	102.2%	101.3%	- 0.9%
New Listings	145	125	- 13.8%	934	958	+ 2.6%

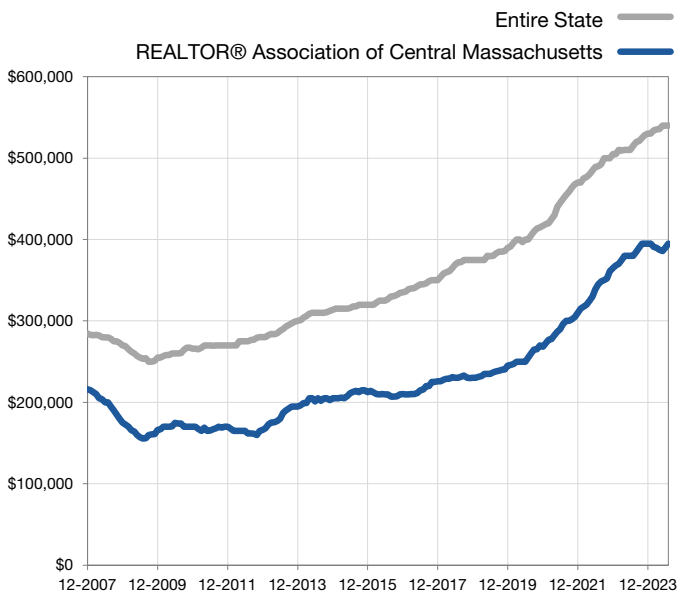
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 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

+ 4.4%

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

- 19.8%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	394	558	+ 41.6%	2,549	2,696	+ 5.8%
Closed Sales	453	434	- 4.2%	2,393	2,372	- 0.9%
Median Sales Price*	\$350,000	\$372,000	+ 6.3%	\$318,450	\$349,900	+ 9.9%
Inventory of Homes for Sale	757	559	- 26.2%	--	--	--
Months Supply of Inventory	1.9	1.5	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.0%	41	37	- 10.0%
Percent of Original List Price Received*	103.0%	102.6%	- 0.4%	100.7%	101.5%	+ 0.7%
New Listings	498	509	+ 2.2%	3,068	3,107	+ 1.3%

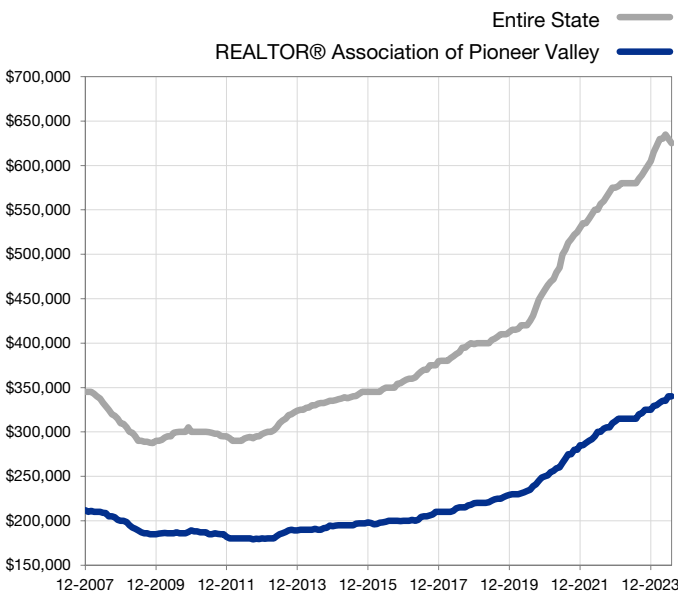
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	66	88	+ 33.3%	421	428	+ 1.7%
Closed Sales	62	80	+ 29.0%	400	378	- 5.5%
Median Sales Price*	\$242,500	\$270,500	+ 11.5%	\$235,000	\$265,000	+ 12.8%
Inventory of Homes for Sale	73	107	+ 46.6%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 68.5%	--	--	--
Cumulative Days on Market Until Sale	44	30	- 32.7%	41	36	- 12.9%
Percent of Original List Price Received*	102.7%	102.6%	- 0.1%	101.8%	101.3%	- 0.5%
New Listings	57	75	+ 31.6%	433	510	+ 17.8%

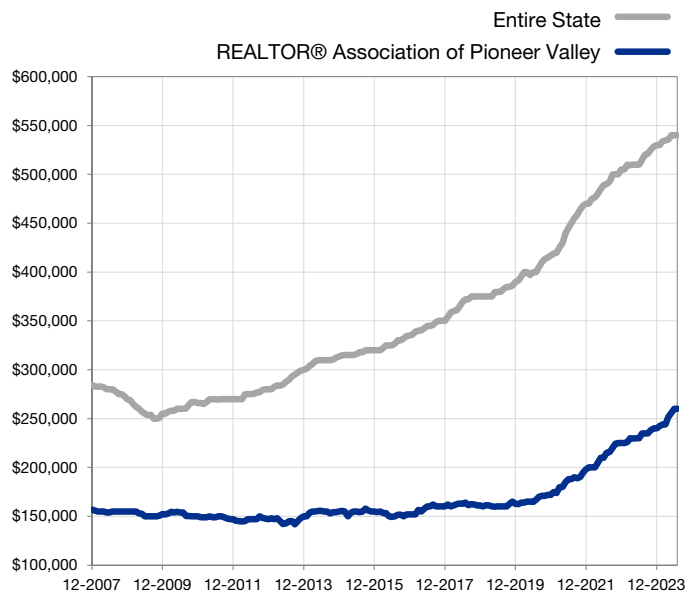
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 5.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.6%

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

- 2.0%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	294	390	+ 32.7%	1,939	1,959	+ 1.0%
Closed Sales	292	322	+ 10.3%	1,837	1,741	- 5.2%
Median Sales Price*	\$521,500	\$550,000	+ 5.5%	\$480,000	\$530,000	+ 10.4%
Inventory of Homes for Sale	519	496	- 4.4%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 10.4%	--	--	--
Cumulative Days on Market Until Sale	36	27	- 24.9%	41	35	- 14.8%
Percent of Original List Price Received*	101.8%	102.2%	+ 0.4%	99.9%	101.0%	+ 1.1%
New Listings	326	398	+ 22.1%	2,283	2,420	+ 6.0%

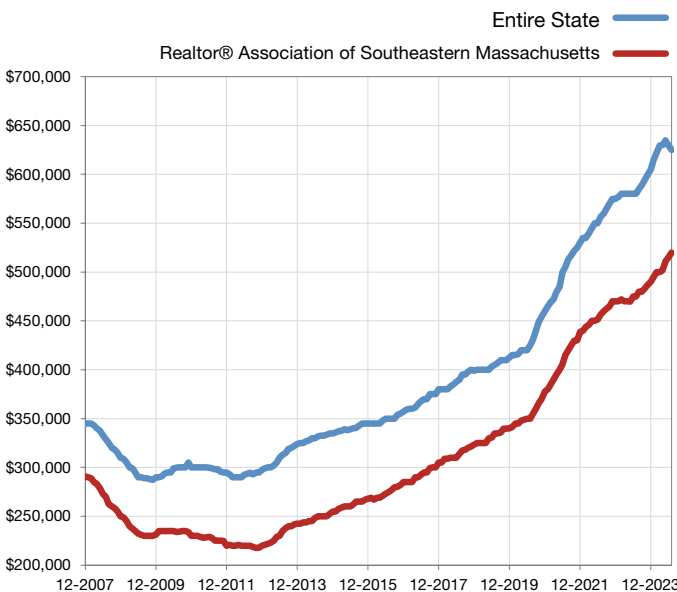
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	65	66	+ 1.5%	421	413	- 1.9%
Closed Sales	69	59	- 14.5%	388	376	- 3.1%
Median Sales Price*	\$382,500	\$350,000	- 8.5%	\$365,000	\$353,000	- 3.3%
Inventory of Homes for Sale	94	105	+ 11.7%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	36	30	- 18.1%	38	34	- 11.2%
Percent of Original List Price Received*	102.3%	100.8%	- 1.4%	101.2%	101.1%	- 0.1%
New Listings	76	83	+ 9.2%	475	520	+ 9.5%

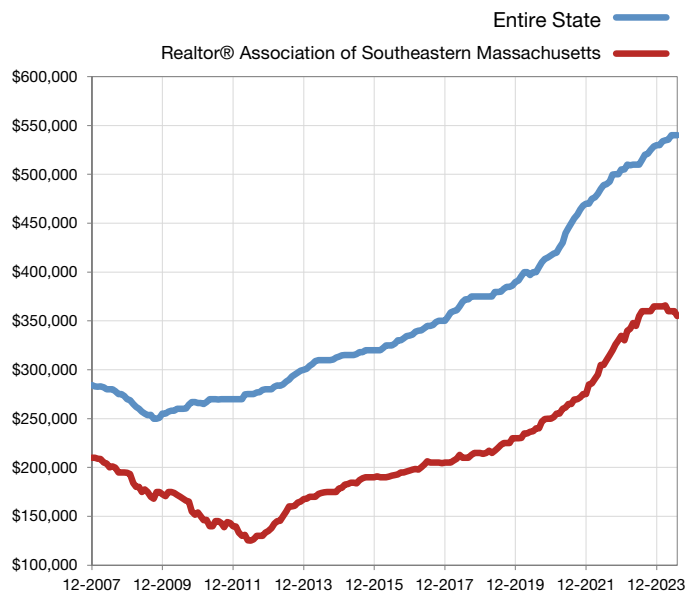
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 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

+ 5.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.7%

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

- 5.5%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	67	90	+ 34.3%	420	441	+ 5.0%
Closed Sales	67	68	+ 1.5%	406	391	- 3.7%
Median Sales Price*	\$470,000	\$515,000	+ 9.6%	\$432,250	\$467,000	+ 8.0%
Inventory of Homes for Sale	156	149	- 4.5%	--	--	--
Months Supply of Inventory	2.5	2.5	+ 0.8%	--	--	--
Cumulative Days on Market Until Sale	34	45	+ 30.7%	43	50	+ 15.2%
Percent of Original List Price Received*	101.5%	99.6%	- 1.9%	99.3%	99.2%	- 0.2%
New Listings	75	106	+ 41.3%	536	544	+ 1.5%

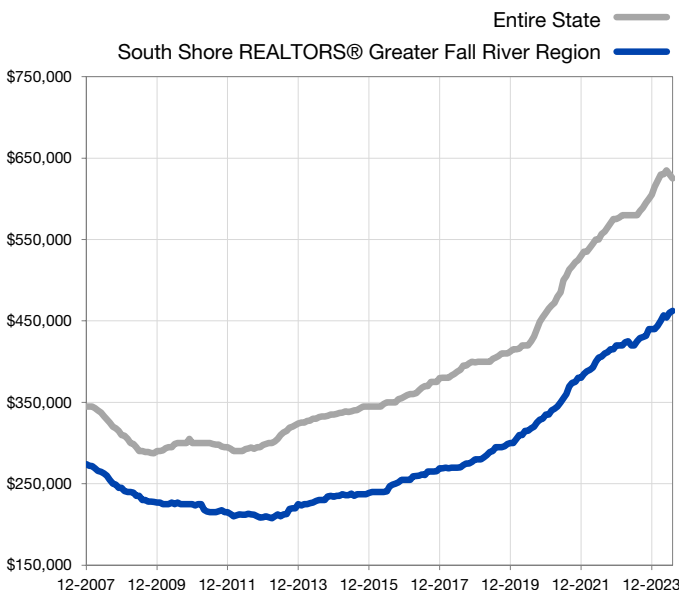
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	53	54	+ 1.9%
Closed Sales	4	7	+ 75.0%	49	51	+ 4.1%
Median Sales Price*	\$337,500	\$305,000	- 9.6%	\$270,000	\$275,000	+ 1.9%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	3.4	3.0	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	21	75	+ 258.5%	45	38	- 15.4%
Percent of Original List Price Received*	102.9%	96.3%	- 6.4%	98.4%	97.3%	- 1.1%
New Listings	11	19	+ 72.7%	71	80	+ 12.7%

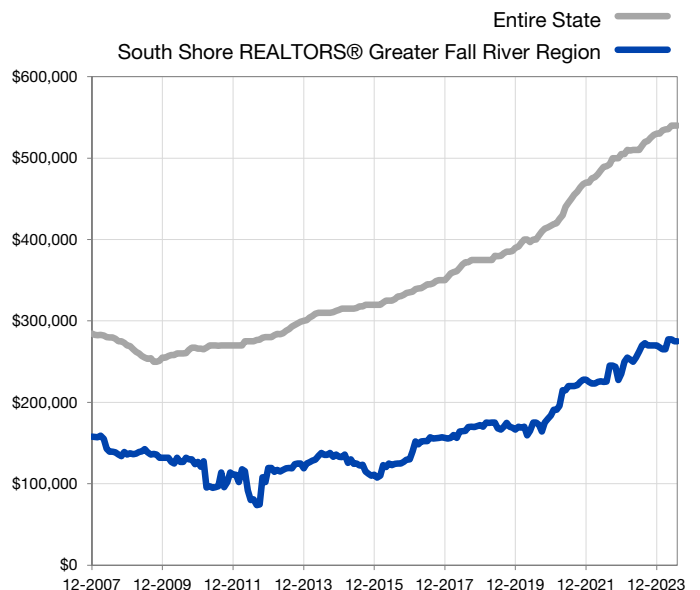
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 14.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.8%

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

+ 4.8%

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

Single-Family Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	381	476	+ 24.9%	2,350	2,573	+ 9.5%
Closed Sales	392	464	+ 18.4%	2,198	2,258	+ 2.7%
Median Sales Price*	\$670,000	\$690,000	+ 3.0%	\$630,000	\$675,000	+ 7.1%
Inventory of Homes for Sale	599	650	+ 8.5%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 15.9%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 8.5%	38	34	- 10.1%
Percent of Original List Price Received*	102.1%	101.0%	- 1.0%	100.2%	100.6%	+ 0.4%
New Listings	419	487	+ 16.2%	2,788	3,200	+ 14.8%

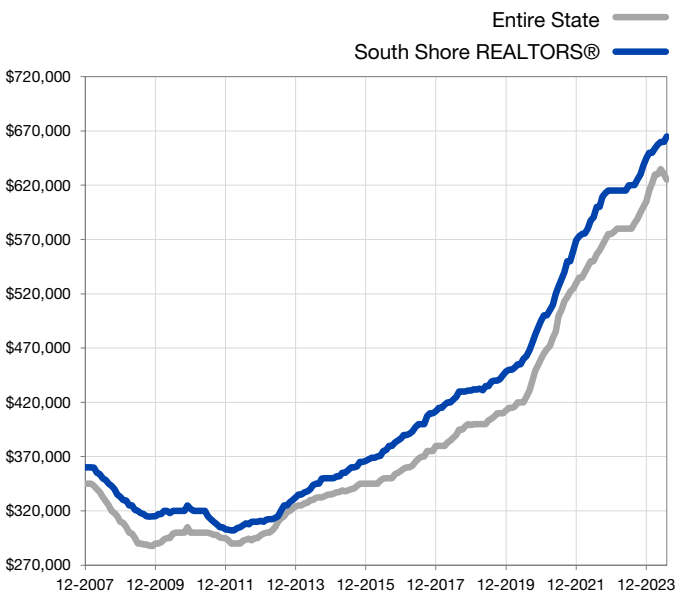
Condominium Properties

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	124	178	+ 43.5%	836	883	+ 5.6%
Closed Sales	119	121	+ 1.7%	779	717	- 8.0%
Median Sales Price*	\$500,000	\$450,000	- 10.0%	\$443,629	\$465,000	+ 4.8%
Inventory of Homes for Sale	189	176	- 6.9%	--	--	--
Months Supply of Inventory	1.6	1.6	- 0.5%	--	--	--
Cumulative Days on Market Until Sale	26	41	+ 55.1%	33	37	+ 9.5%
Percent of Original List Price Received*	101.3%	100.1%	- 1.2%	100.7%	99.9%	- 0.7%
New Listings	155	152	- 1.9%	977	1,073	+ 9.8%

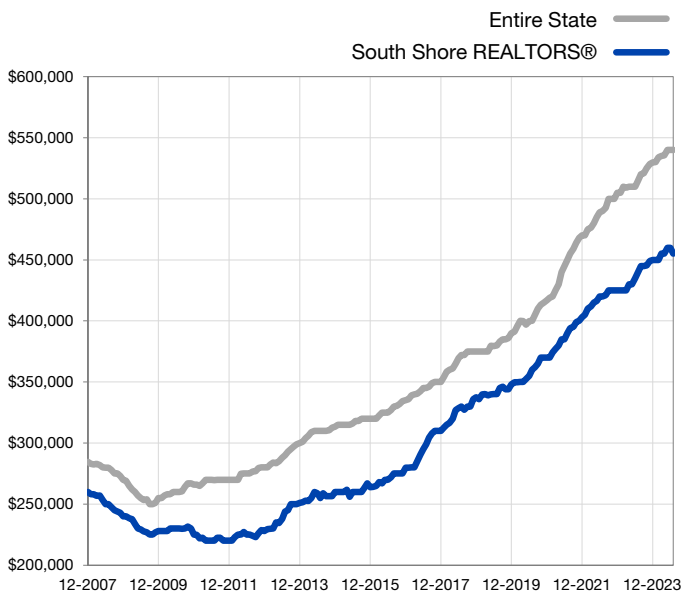
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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