

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 20.1%

+ 2.4%

+ 8.9%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	136	113	- 16.9%	852	812	- 4.7%
Closed Sales	151	125	- 17.2%	758	770	+ 1.6%
Median Sales Price*	\$370,000	\$379,000	+ 2.4%	\$320,500	\$340,000	+ 6.1%
Inventory of Homes for Sale	411	444	+ 8.0%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	78	74	- 4.4%	90	91	+ 1.4%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.2%	95.9%	- 1.3%
New Listings	204	193	- 5.4%	1,171	1,177	+ 0.5%

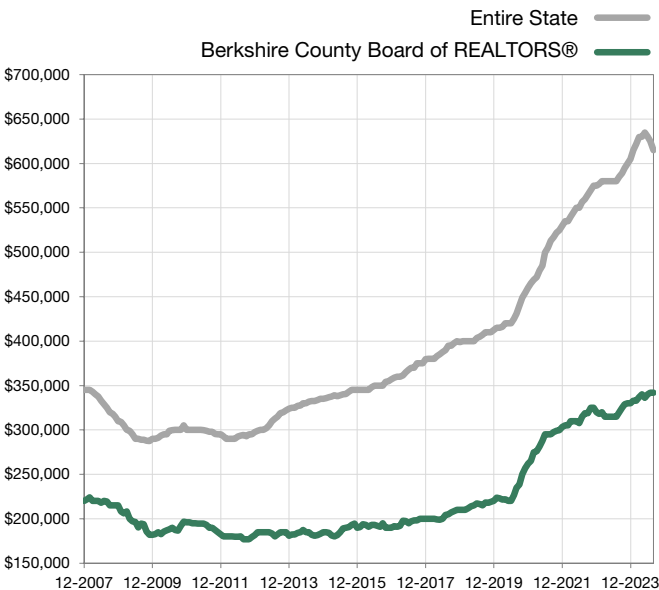
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	13	- 35.0%	114	102	- 10.5%
Closed Sales	18	10	- 44.4%	104	100	- 3.8%
Median Sales Price*	\$340,000	\$382,000	+ 12.4%	\$415,000	\$386,000	- 7.0%
Inventory of Homes for Sale	50	58	+ 16.0%	--	--	--
Months Supply of Inventory	3.8	4.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	54	135	+ 150.1%	97	96	- 0.9%
Percent of Original List Price Received*	99.5%	97.8%	- 1.7%	98.8%	98.4%	- 0.4%
New Listings	22	22	0.0%	144	156	+ 8.3%

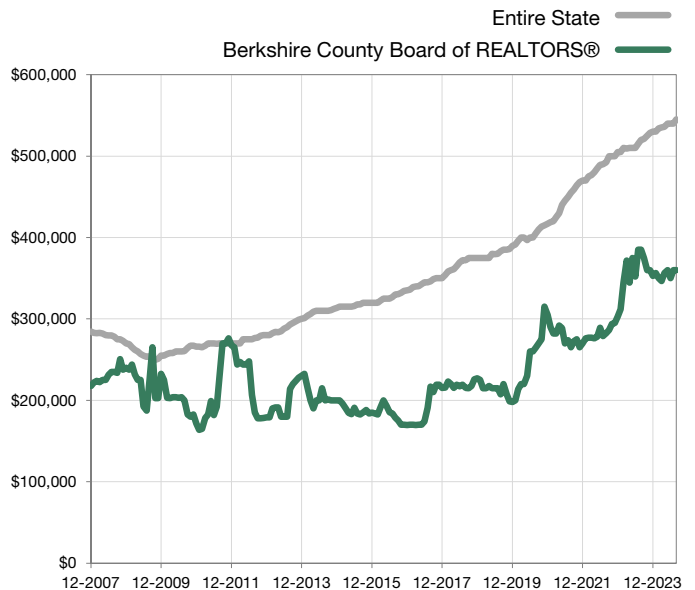
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 5.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.2%

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

- 11.2%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	386	483	+ 25.1%	2,737	2,976	+ 8.7%
Closed Sales	432	440	+ 1.9%	2,631	2,703	+ 2.7%
Median Sales Price*	\$655,000	\$697,750	+ 6.5%	\$637,000	\$675,000	+ 6.0%
Inventory of Homes for Sale	606	567	- 6.4%	--	--	--
Months Supply of Inventory	1.7	1.7	- 2.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.9%	37	34	- 7.9%
Percent of Original List Price Received*	102.2%	99.7%	- 2.4%	100.5%	100.5%	- 0.1%
New Listings	443	427	- 3.6%	3,232	3,621	+ 12.0%

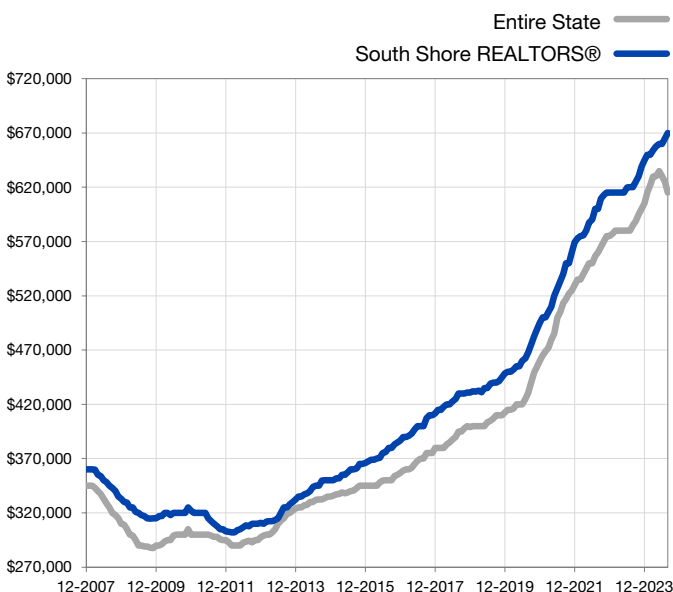
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	101	153	+ 51.5%	937	1,000	+ 6.7%
Closed Sales	127	149	+ 17.3%	906	867	- 4.3%
Median Sales Price*	\$475,000	\$445,000	- 6.3%	\$450,000	\$460,000	+ 2.2%
Inventory of Homes for Sale	216	163	- 24.5%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	26	35	+ 31.4%	32	36	+ 11.8%
Percent of Original List Price Received*	102.3%	99.7%	- 2.5%	100.9%	99.9%	- 1.0%
New Listings	146	133	- 8.9%	1,123	1,205	+ 7.3%

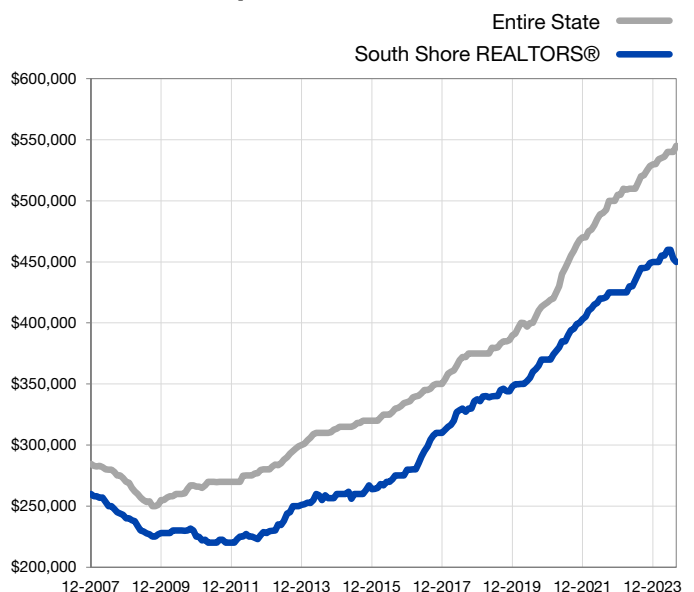
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 7.2%

+ 7.8%

- 16.3%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	76	85	+ 11.8%	496	509	+ 2.6%
Closed Sales	76	74	- 2.6%	482	465	- 3.5%
Median Sales Price*	\$473,750	\$495,000	+ 4.5%	\$435,000	\$475,000	+ 9.2%
Inventory of Homes for Sale	175	142	- 18.9%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.0%	--	--	--
Cumulative Days on Market Until Sale	40	35	- 14.1%	43	47	+ 10.8%
Percent of Original List Price Received*	101.4%	99.8%	- 1.6%	99.7%	99.3%	- 0.4%
New Listings	107	87	- 18.7%	643	630	- 2.0%

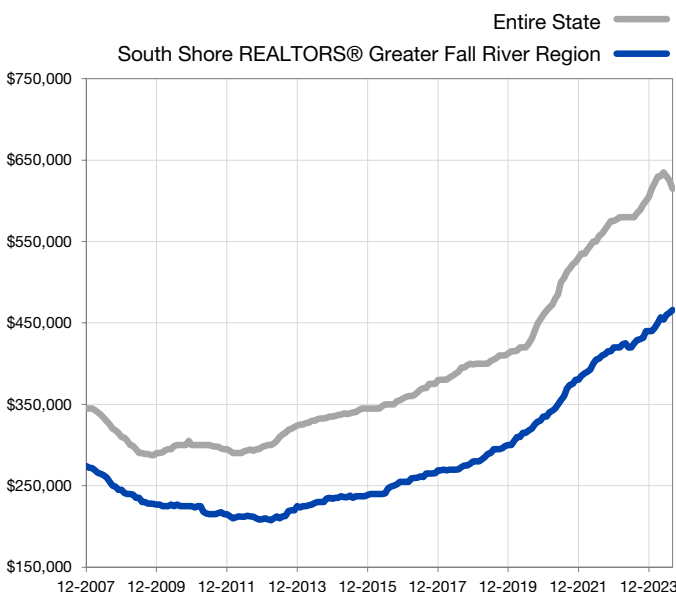
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	10	0.0%	63	63	0.0%
Closed Sales	7	3	- 57.1%	56	54	- 3.6%
Median Sales Price*	\$325,000	\$410,000	+ 26.2%	\$271,250	\$279,250	+ 2.9%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	3.7	3.8	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 87.3%	41	37	- 8.9%
Percent of Original List Price Received*	106.9%	100.4%	- 6.1%	99.5%	97.5%	- 2.0%
New Listings	12	16	+ 33.3%	83	96	+ 15.7%

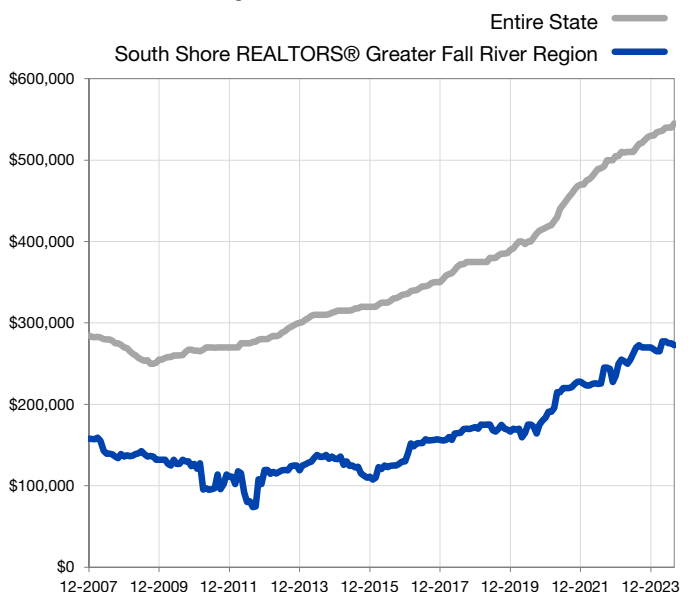
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 11.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.1%

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

- 1.8%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	317	347	+ 9.5%	2,256	2,248	- 0.4%
Closed Sales	354	314	- 11.3%	2,191	2,058	- 6.1%
Median Sales Price*	\$523,500	\$550,000	+ 5.1%	\$486,000	\$530,000	+ 9.1%
Inventory of Homes for Sale	515	503	- 2.3%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.3%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.4%	40	35	- 11.3%
Percent of Original List Price Received*	101.0%	100.2%	- 0.8%	100.1%	100.9%	+ 0.8%
New Listings	362	362	0.0%	2,645	2,778	+ 5.0%

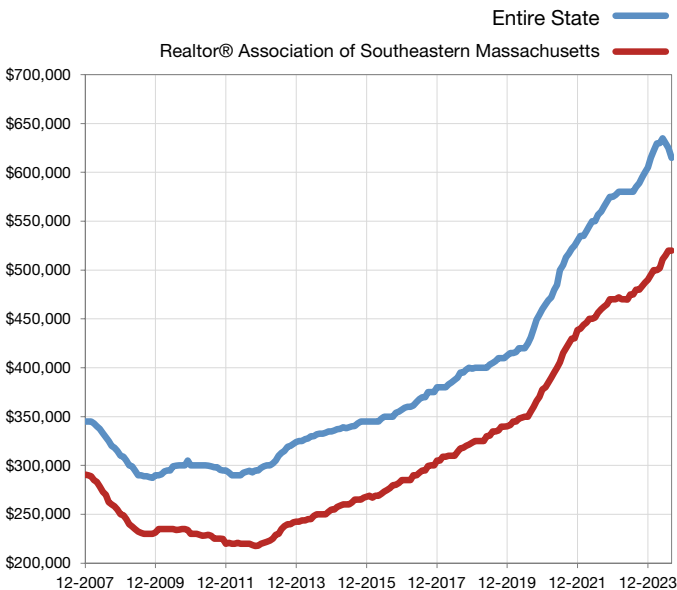
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	51	65	+ 27.5%	472	469	- 0.6%
Closed Sales	69	59	- 14.5%	457	437	- 4.4%
Median Sales Price*	\$385,000	\$390,000	+ 1.3%	\$369,000	\$360,000	- 2.4%
Inventory of Homes for Sale	111	112	+ 0.9%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 12.1%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 6.5%	37	33	- 10.6%
Percent of Original List Price Received*	104.5%	100.9%	- 3.4%	101.7%	101.1%	- 0.6%
New Listings	76	73	- 3.9%	551	594	+ 7.8%

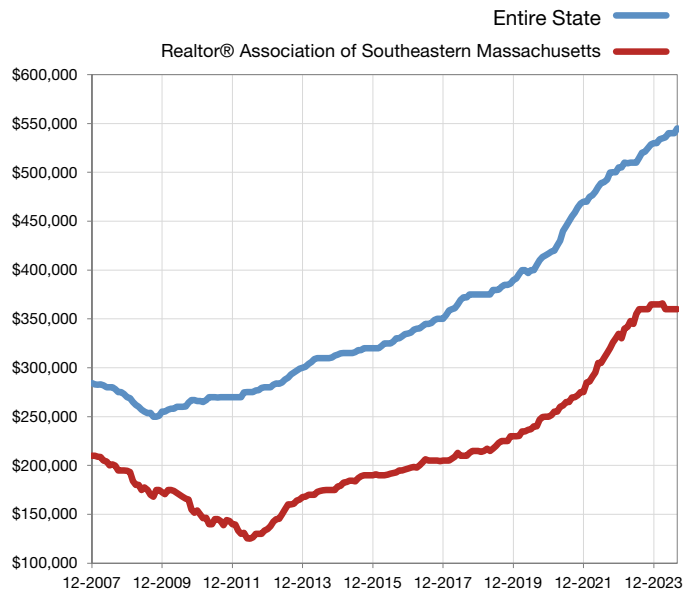
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 0.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.8%

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

- 16.2%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	446	445	- 0.2%	2,995	3,050	+ 1.8%
Closed Sales	463	478	+ 3.2%	2,856	2,857	+ 0.0%
Median Sales Price*	\$349,900	\$381,000	+ 8.9%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	757	581	- 23.2%	--	--	--
Months Supply of Inventory	1.9	1.6	- 18.1%	--	--	--
Cumulative Days on Market Until Sale	29	31	+ 9.2%	39	36	- 7.4%
Percent of Original List Price Received*	103.0%	101.6%	- 1.4%	101.1%	101.5%	+ 0.4%
New Listings	514	436	- 15.2%	3,582	3,545	- 1.0%

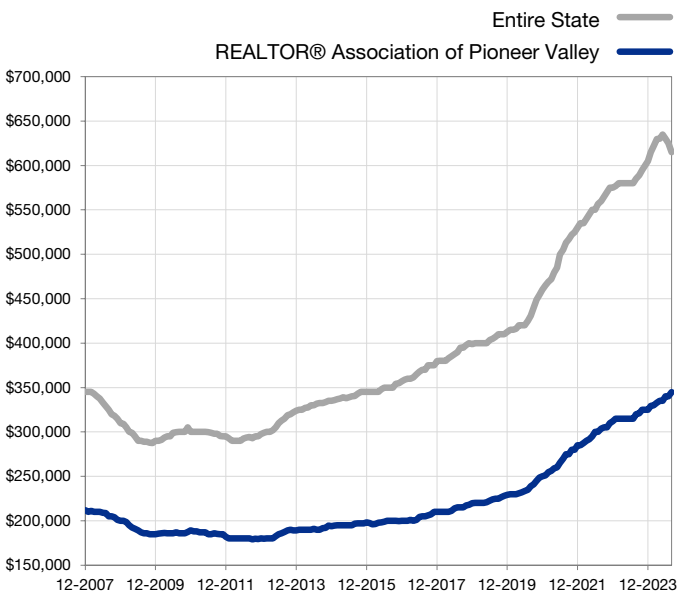
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	68	70	+ 2.9%	489	484	- 1.0%
Closed Sales	68	56	- 17.6%	468	436	- 6.8%
Median Sales Price*	\$288,250	\$259,500	- 10.0%	\$235,000	\$264,750	+ 12.7%
Inventory of Homes for Sale	78	119	+ 52.6%	--	--	--
Months Supply of Inventory	1.3	2.2	+ 71.3%	--	--	--
Cumulative Days on Market Until Sale	45	22	- 50.2%	42	34	- 18.5%
Percent of Original List Price Received*	104.9%	100.7%	- 4.0%	102.2%	101.2%	- 1.0%
New Listings	80	74	- 7.5%	513	585	+ 14.0%

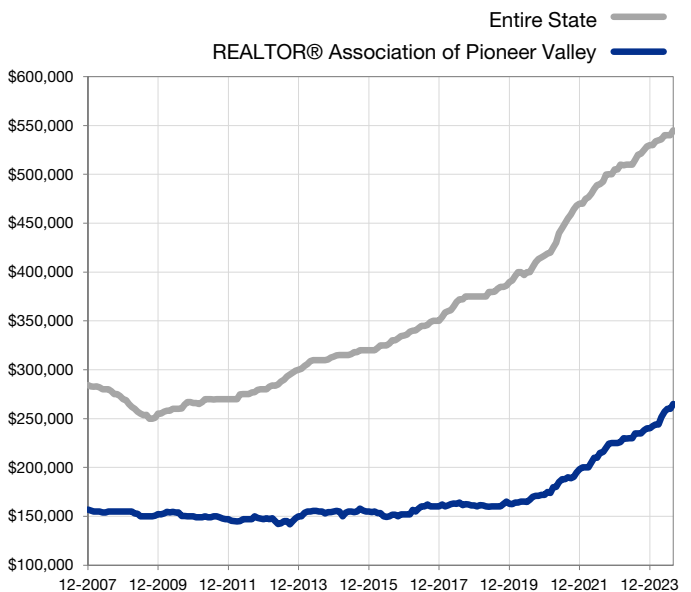
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 6.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.4%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	401	478	+ 19.2%	2,970	3,107	+ 4.6%
Closed Sales	490	470	- 4.1%	2,840	2,889	+ 1.7%
Median Sales Price*	\$500,000	\$522,450	+ 4.5%	\$475,000	\$510,000	+ 7.4%
Inventory of Homes for Sale	629	608	- 3.3%	--	--	--
Months Supply of Inventory	1.6	1.6	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 12.5%	31	31	- 2.6%
Percent of Original List Price Received*	102.6%	101.0%	- 1.6%	102.0%	101.4%	- 0.6%
New Listings	514	527	+ 2.5%	3,510	3,843	+ 9.5%

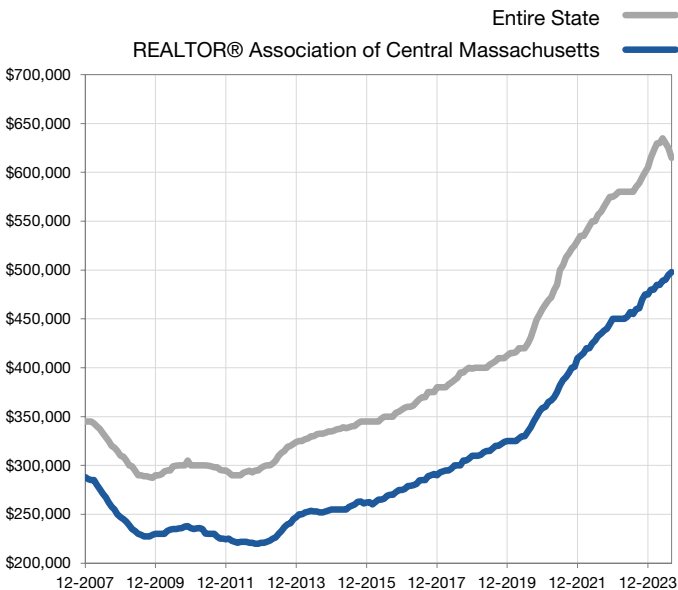
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	149	109	- 26.8%	961	931	- 3.1%
Closed Sales	135	116	- 14.1%	883	898	+ 1.7%
Median Sales Price*	\$385,000	\$430,000	+ 11.7%	\$395,000	\$404,750	+ 2.5%
Inventory of Homes for Sale	177	172	- 2.8%	--	--	--
Months Supply of Inventory	1.5	1.5	+ 0.8%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 17.3%	36	35	- 2.8%
Percent of Original List Price Received*	102.3%	101.0%	- 1.2%	102.2%	101.2%	- 1.0%
New Listings	177	138	- 22.0%	1,111	1,097	- 1.3%

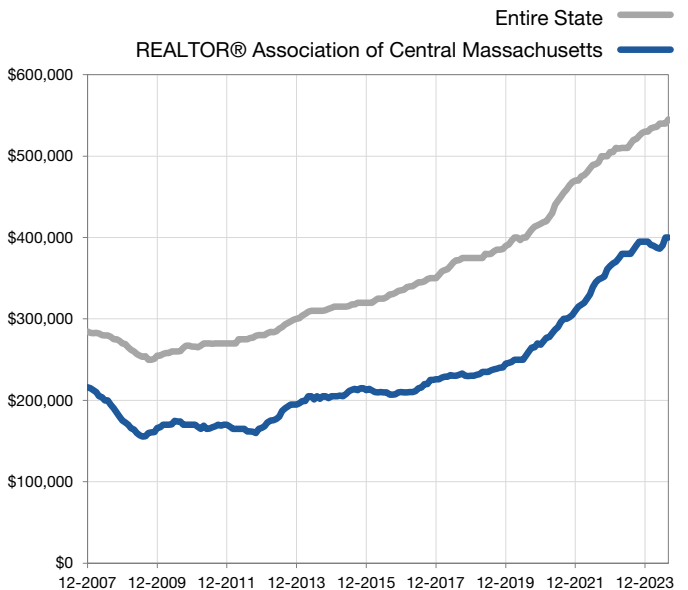
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 11.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.2%

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

+ 2.8%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	244	306	+ 25.4%	1,617	1,889	+ 16.8%
Closed Sales	270	298	+ 10.4%	1,562	1,718	+ 10.0%
Median Sales Price*	\$690,000	\$700,500	+ 1.5%	\$645,000	\$685,000	+ 6.2%
Inventory of Homes for Sale	266	259	- 2.6%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 0.4%	--	--	--
Cumulative Days on Market Until Sale	25	26	+ 5.5%	29	26	- 8.5%
Percent of Original List Price Received*	104.3%	102.3%	- 1.9%	103.3%	103.1%	- 0.1%
New Listings	245	266	+ 8.6%	1,852	2,184	+ 17.9%

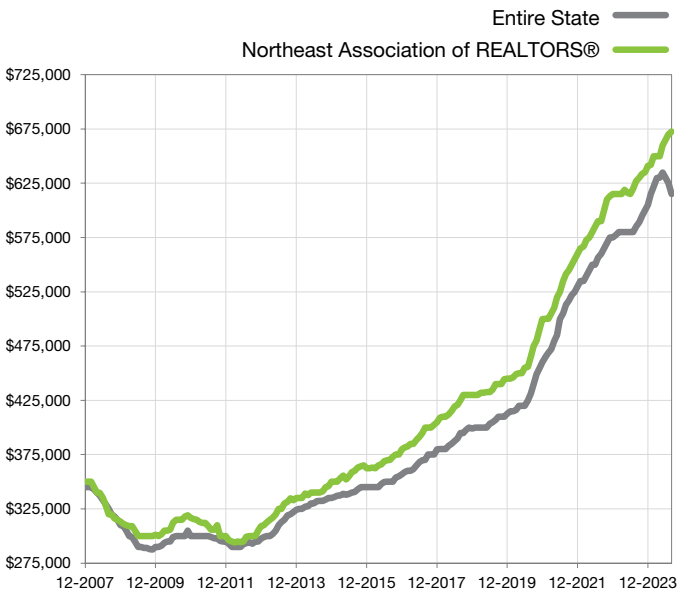
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	101	116	+ 14.9%	757	822	+ 8.6%
Closed Sales	96	111	+ 15.6%	715	745	+ 4.2%
Median Sales Price*	\$383,500	\$420,000	+ 9.5%	\$380,000	\$400,000	+ 5.3%
Inventory of Homes for Sale	90	107	+ 18.9%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.3%	27	26	- 2.9%
Percent of Original List Price Received*	103.6%	101.6%	- 2.0%	102.8%	102.1%	- 0.7%
New Listings	107	105	- 1.9%	808	948	+ 17.3%

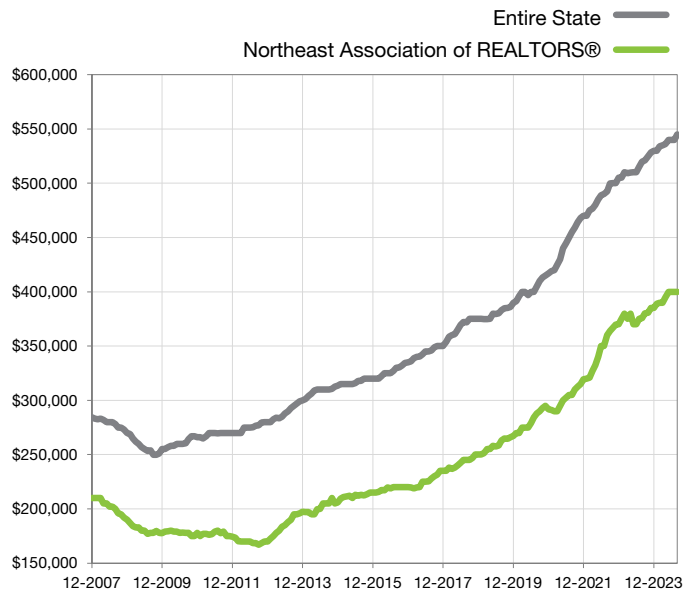
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Shore REALTORS®

+ 9.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.8%

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

- 1.8%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	236	301	+ 27.5%	1,720	1,873	+ 8.9%
Closed Sales	253	307	+ 21.3%	1,633	1,701	+ 4.2%
Median Sales Price*	\$710,000	\$750,000	+ 5.6%	\$650,000	\$700,000	+ 7.7%
Inventory of Homes for Sale	355	329	- 7.3%	--	--	--
Months Supply of Inventory	1.5	1.5	- 1.3%	--	--	--
Cumulative Days on Market Until Sale	27	34	+ 26.4%	32	30	- 8.3%
Percent of Original List Price Received*	102.2%	100.9%	- 1.3%	101.9%	102.3%	+ 0.4%
New Listings	278	246	- 11.5%	2,063	2,245	+ 8.8%

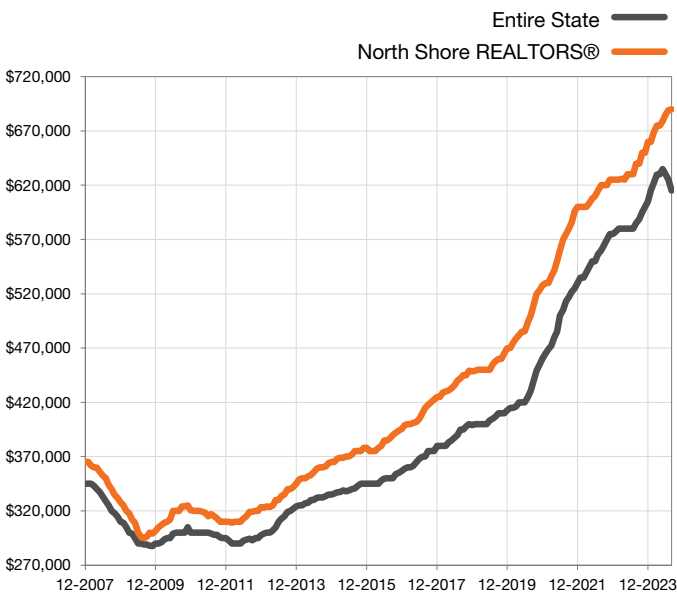
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	123	129	+ 4.9%	859	871	+ 1.4%
Closed Sales	139	121	- 12.9%	828	829	+ 0.1%
Median Sales Price*	\$469,900	\$500,000	+ 6.4%	\$448,872	\$465,000	+ 3.6%
Inventory of Homes for Sale	145	162	+ 11.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	30	28	- 7.2%	31	31	+ 0.1%
Percent of Original List Price Received*	103.1%	101.0%	- 2.1%	101.9%	101.1%	- 0.8%
New Listings	130	137	+ 5.4%	974	1,035	+ 6.3%

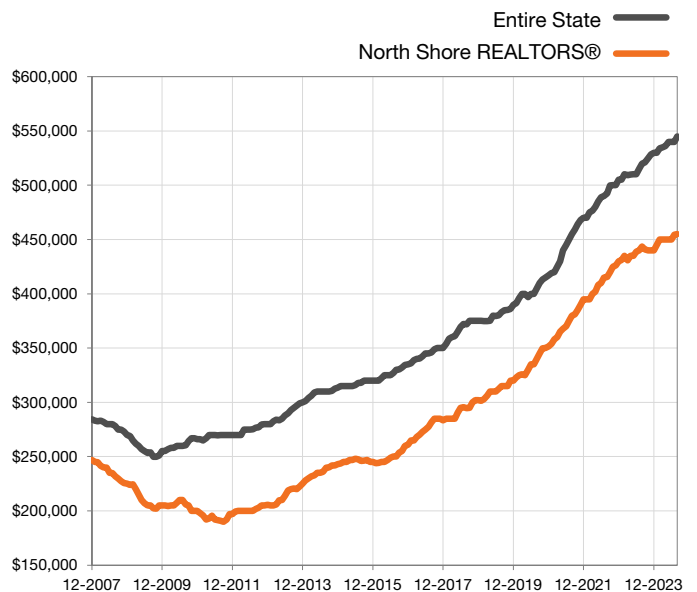
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Single-Family Properties



Condominium Properties



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Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 6.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.0%

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

- 14.6%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	189	220	+ 16.4%	1,393	1,442	+ 3.5%
Closed Sales	219	214	- 2.3%	1,343	1,329	- 1.0%
Median Sales Price*	\$430,000	\$469,500	+ 9.2%	\$425,000	\$450,000	+ 5.9%
Inventory of Homes for Sale	346	290	- 16.2%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	28	28	- 1.8%	37	34	- 7.2%
Percent of Original List Price Received*	102.3%	100.9%	- 1.4%	101.1%	100.9%	- 0.1%
New Listings	249	225	- 9.6%	1,681	1,729	+ 2.9%

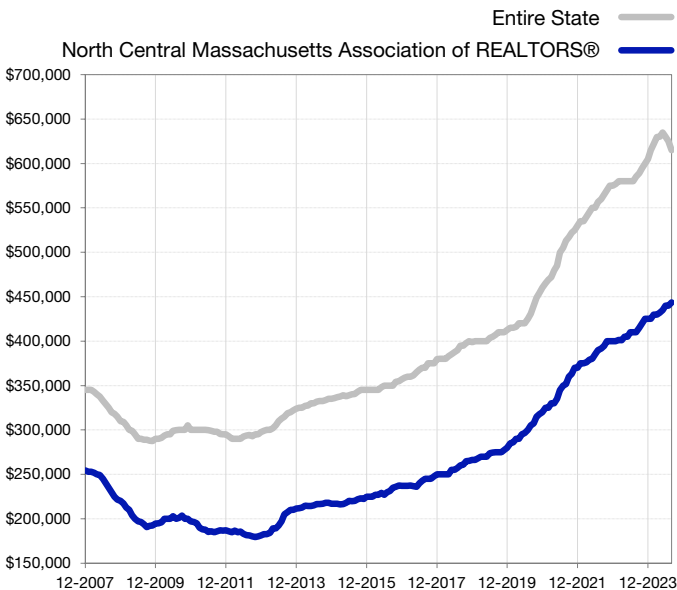
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	32	36	+ 12.5%	245	239	- 2.4%
Closed Sales	38	27	- 28.9%	236	193	- 18.2%
Median Sales Price*	\$347,500	\$324,900	- 6.5%	\$323,750	\$323,000	- 0.2%
Inventory of Homes for Sale	59	56	- 5.1%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.8%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 29.5%	39	31	- 18.7%
Percent of Original List Price Received*	103.2%	101.3%	- 1.8%	102.3%	102.2%	- 0.0%
New Listings	65	39	- 40.0%	304	289	- 4.9%

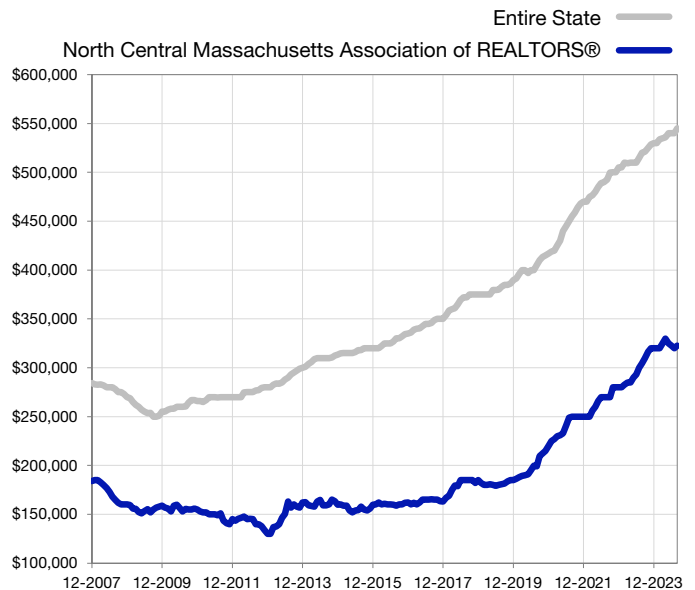
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 12.9%

- 2.2%

+ 11.1%

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

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	59	+ 43.9%	322	360	+ 11.8%
Closed Sales	52	61	+ 17.3%	306	340	+ 11.1%
Median Sales Price*	\$800,000	\$865,000	+ 8.1%	\$770,000	\$834,889	+ 8.4%
Inventory of Homes for Sale	89	98	+ 10.1%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 12.3%	--	--	--
Cumulative Days on Market Until Sale	22	37	+ 69.4%	29	37	+ 27.1%
Percent of Original List Price Received*	102.6%	97.5%	- 5.0%	102.3%	100.8%	- 1.5%
New Listings	58	64	+ 10.3%	446	501	+ 12.3%

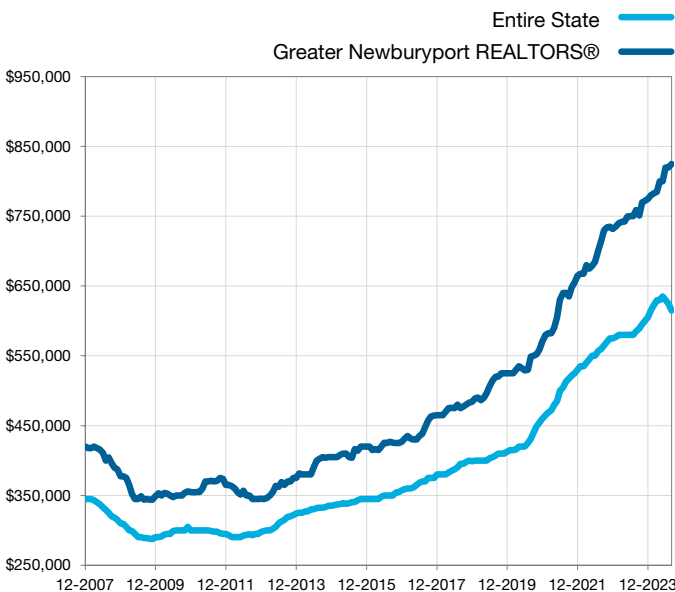
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	39	24	- 38.5%	234	243	+ 3.8%
Closed Sales	33	35	+ 6.1%	225	243	+ 8.0%
Median Sales Price*	\$780,000	\$600,000	- 23.1%	\$580,000	\$575,000	- 0.9%
Inventory of Homes for Sale	46	52	+ 13.0%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 11.2%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.8%	50	34	- 30.9%
Percent of Original List Price Received*	103.6%	98.5%	- 5.0%	102.0%	100.6%	- 1.3%
New Listings	41	22	- 46.3%	295	338	+ 14.6%

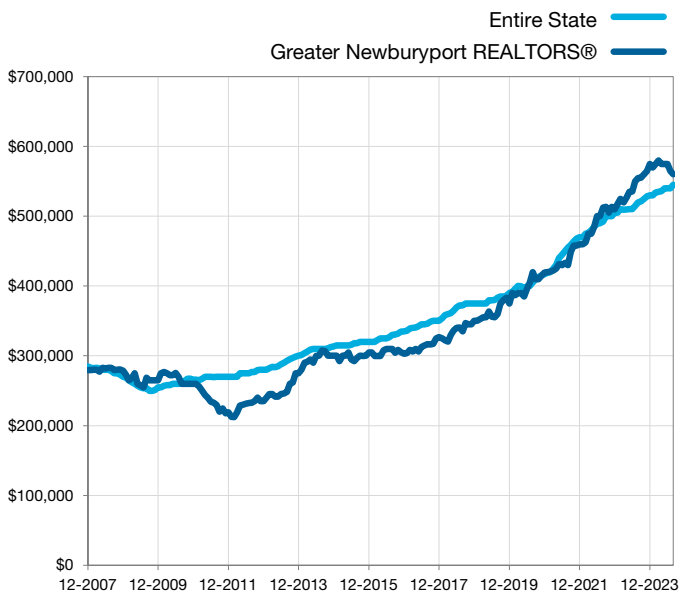
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	777	913	+ 17.5%	6,866	7,161	+ 4.3%
Closed Sales	1,095	1,027	- 6.2%	6,639	6,779	+ 2.1%
Median Sales Price*	\$877,500	\$915,000	+ 4.3%	\$858,000	\$915,000	+ 6.6%
Inventory of Homes for Sale	1,230	1,131	- 8.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	33	29	- 12.1%
Percent of Original List Price Received*	102.6%	101.0%	- 1.6%	102.3%	102.6%	+ 0.3%
New Listings	814	767	- 5.8%	7,966	8,569	+ 7.6%

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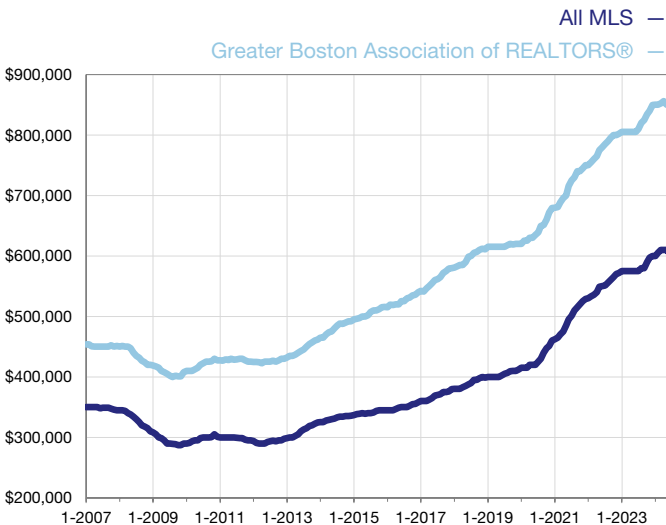
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	650	729	+ 12.2%	6,305	6,201	- 1.6%
Closed Sales	827	809	- 2.2%	6,224	5,960	- 4.2%
Median Sales Price*	\$683,750	\$707,900	+ 3.5%	\$705,870	\$725,000	+ 2.7%
Inventory of Homes for Sale	1,729	1,539	- 11.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	38	37	- 2.6%	43	42	- 2.3%
Percent of Original List Price Received*	100.2%	99.5%	- 0.7%	99.9%	100.0%	+ 0.1%
New Listings	760	690	- 9.2%	8,316	8,443	+ 1.5%

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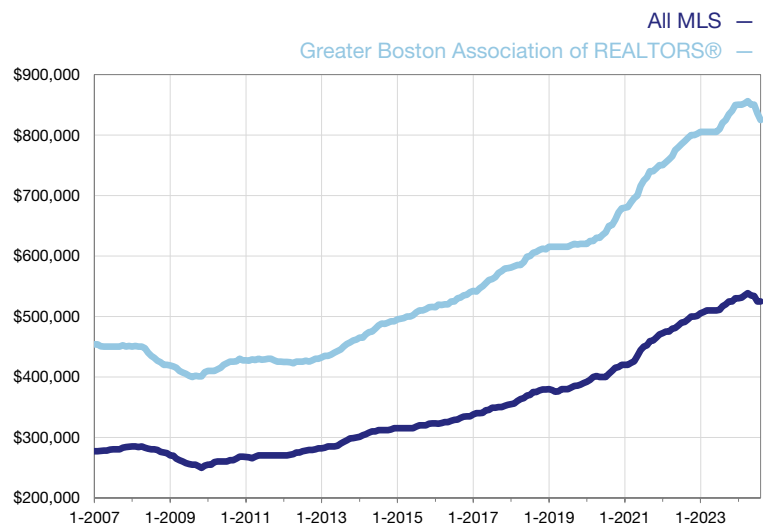
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 0.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.3%

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

+ 29.5%

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

Single-Family Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	501	557	+ 11.2%	3,675	4,017	+ 9.3%
Closed Sales	509	533	+ 4.7%	3,512	3,699	+ 5.3%
Median Sales Price*	\$675,000	\$719,000	+ 6.5%	\$688,850	\$730,000	+ 6.0%
Inventory of Homes for Sale	1,273	1,628	+ 27.9%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 32.5%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 40.1%	41	46	+ 12.0%
Percent of Original List Price Received*	97.9%	96.5%	- 1.5%	97.9%	97.3%	- 0.6%
New Listings	702	788	+ 12.3%	4,583	5,452	+ 19.0%

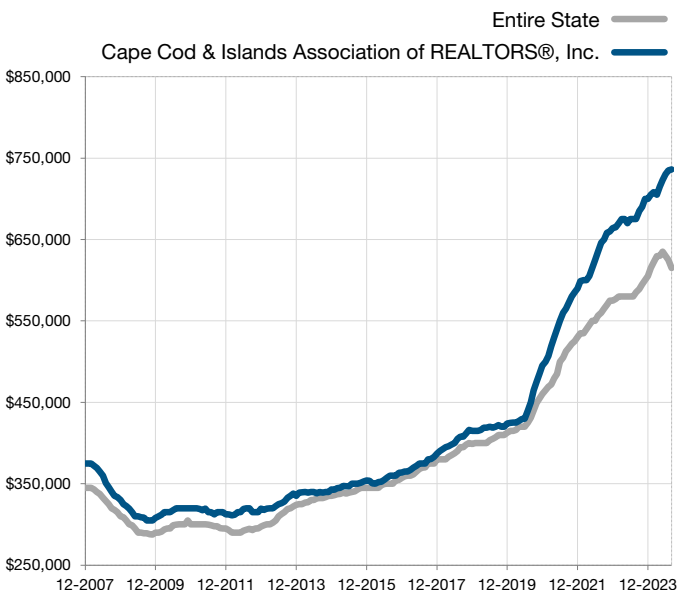
Condominium Properties

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	138	142	+ 2.9%	948	902	- 4.9%
Closed Sales	139	110	- 20.9%	872	844	- 3.2%
Median Sales Price*	\$510,000	\$505,000	- 1.0%	\$450,000	\$479,000	+ 6.4%
Inventory of Homes for Sale	301	411	+ 36.5%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 41.5%	--	--	--
Cumulative Days on Market Until Sale	44	37	- 15.4%	45	50	+ 11.0%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	98.6%	97.8%	- 0.8%
New Listings	179	153	- 14.5%	1,117	1,270	+ 13.7%

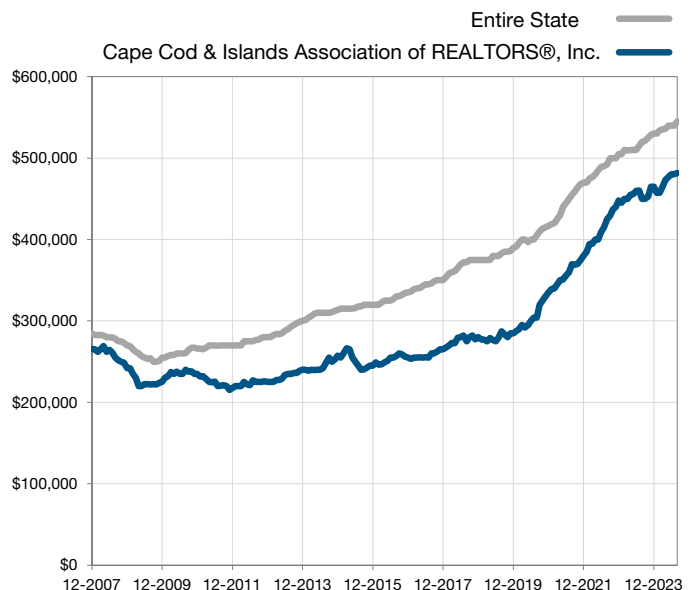
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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