

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	285	323	+ 13.3%	2,044	2,218	+ 8.5%
Closed Sales	278	307	+ 10.4%	1,971	2,049	+ 4.0%
Median Sales Price*	\$682,500	\$725,000	+ 6.2%	\$699,450	\$745,000	+ 6.5%
Inventory of Homes for Sale	699	855	+ 22.3%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	34	50	+ 47.1%	44	49	+ 11.4%
Percent of Original List Price Received*	97.6%	96.4%	- 1.2%	97.7%	97.4%	- 0.3%
New Listings	381	441	+ 15.7%	2,499	2,921	+ 16.9%

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

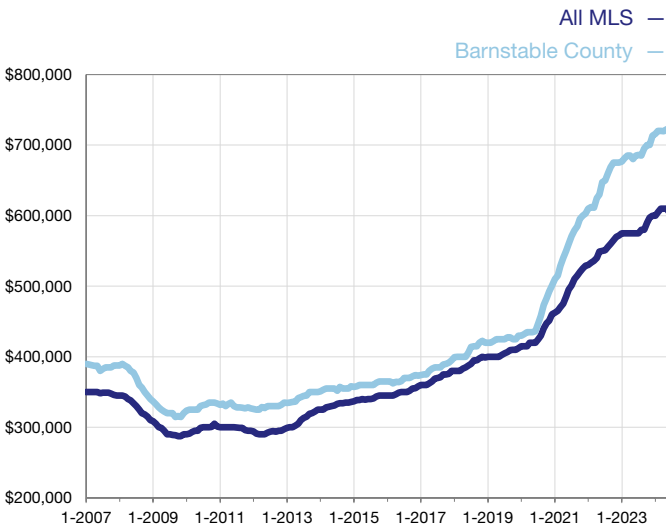
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	93	89	- 4.3%	630	579	- 8.1%
Closed Sales	87	76	- 12.6%	572	544	- 4.9%
Median Sales Price*	\$535,000	\$559,500	+ 4.6%	\$449,950	\$499,950	+ 11.1%
Inventory of Homes for Sale	181	260	+ 43.6%	--	--	--
Months Supply of Inventory	2.4	3.7	+ 54.2%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	44	48	+ 9.1%
Percent of Original List Price Received*	100.7%	98.5%	- 2.2%	98.3%	98.0%	- 0.3%
New Listings	119	103	- 13.4%	716	801	+ 11.9%

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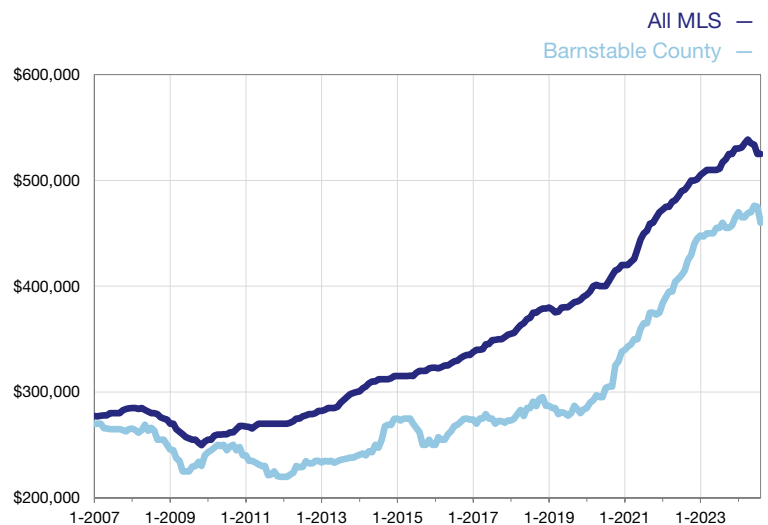
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Berkshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	128	102	- 20.3%	799	749	- 6.3%
Closed Sales	141	116	- 17.7%	712	719	+ 1.0%
Median Sales Price*	\$370,000	\$359,500	- 2.8%	\$315,000	\$337,000	+ 7.0%
Inventory of Homes for Sale	360	374	+ 3.9%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--
Cumulative Days on Market Until Sale	78	72	- 7.7%	90	91	+ 1.1%
Percent of Original List Price Received*	97.6%	98.4%	+ 0.8%	97.2%	96.0%	- 1.2%
New Listings	186	164	- 11.8%	1,063	1,035	- 2.6%

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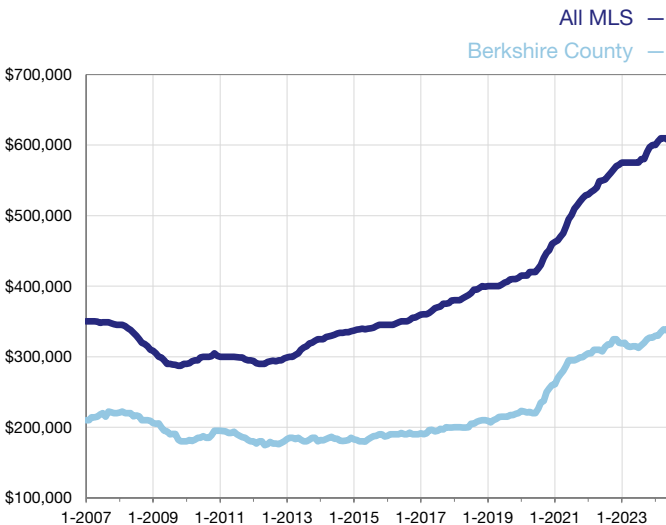
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	12	- 33.3%	104	93	- 10.6%
Closed Sales	17	10	- 41.2%	92	91	- 1.1%
Median Sales Price*	\$333,500	\$382,000	+ 14.5%	\$340,750	\$335,500	- 1.5%
Inventory of Homes for Sale	41	47	+ 14.6%	--	--	--
Months Supply of Inventory	3.5	4.3	+ 22.9%	--	--	--
Cumulative Days on Market Until Sale	55	135	+ 145.5%	97	87	- 10.3%
Percent of Original List Price Received*	99.4%	97.8%	- 1.6%	98.6%	98.2%	- 0.4%
New Listings	18	17	- 5.6%	125	134	+ 7.2%

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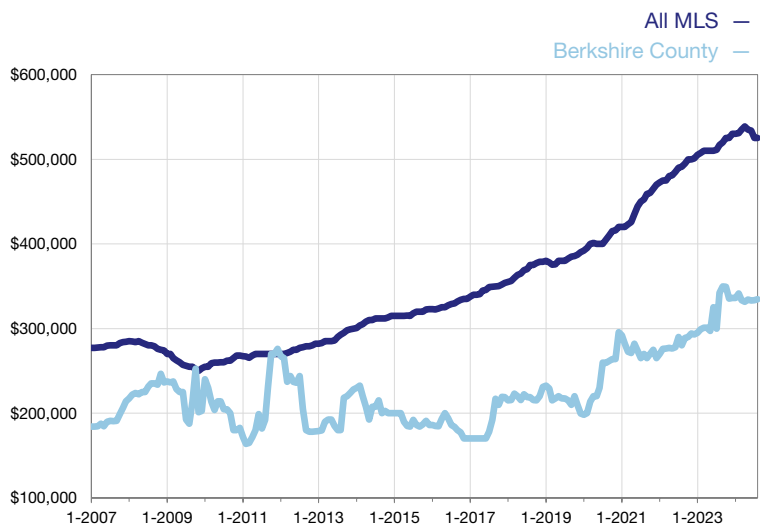
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Bristol County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	314	327	+ 4.1%	2,151	2,146	- 0.2%
Closed Sales	348	289	- 17.0%	2,076	1,973	- 5.0%
Median Sales Price*	\$520,000	\$540,000	+ 3.8%	\$475,000	\$520,000	+ 9.5%
Inventory of Homes for Sale	511	482	- 5.7%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	35	+ 6.1%	39	37	- 5.1%
Percent of Original List Price Received*	101.1%	100.2%	- 0.9%	100.2%	100.7%	+ 0.5%
New Listings	363	342	- 5.8%	2,509	2,572	+ 2.5%

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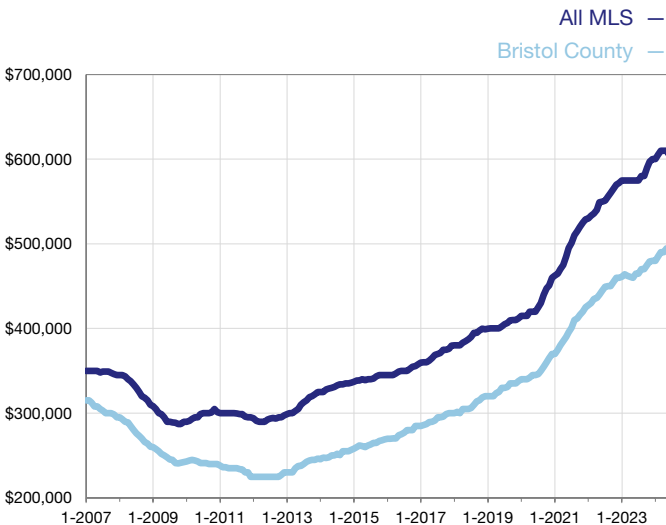
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	49	67	+ 36.7%	437	430	- 1.6%
Closed Sales	59	50	- 15.3%	420	391	- 6.9%
Median Sales Price*	\$385,000	\$384,000	- 0.3%	\$355,000	\$352,000	- 0.8%
Inventory of Homes for Sale	84	87	+ 3.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	31	29	- 6.5%
Percent of Original List Price Received*	105.8%	101.3%	- 4.3%	101.8%	101.0%	- 0.8%
New Listings	65	70	+ 7.7%	490	522	+ 6.5%

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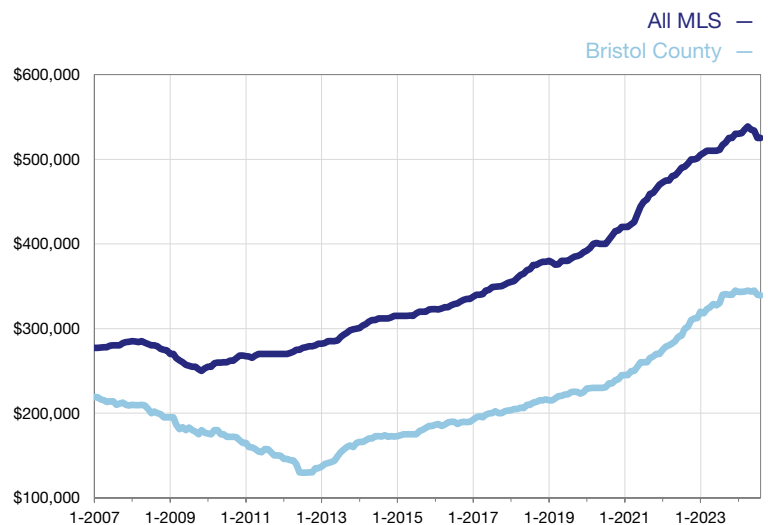
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Dukes County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	9	+ 50.0%	36	46	+ 27.8%
Closed Sales	4	9	+ 125.0%	36	36	0.0%
Median Sales Price*	\$2,450,000	\$1,500,000	- 38.8%	\$1,297,500	\$1,437,500	+ 10.8%
Inventory of Homes for Sale	51	71	+ 39.2%	--	--	--
Months Supply of Inventory	10.9	13.7	+ 25.7%	--	--	--
Cumulative Days on Market Until Sale	231	177	- 23.4%	104	119	+ 14.4%
Percent of Original List Price Received*	98.0%	92.6%	- 5.5%	93.6%	91.1%	- 2.7%
New Listings	11	19	+ 72.7%	74	104	+ 40.5%

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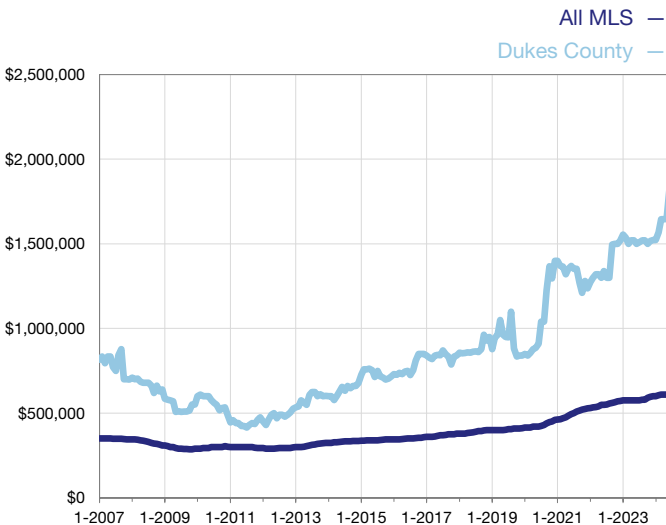
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$1,610,000	\$1,100,000	- 31.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	4.7	6.4	+ 36.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	43	312	+ 625.6%
Percent of Original List Price Received*	0.0%	0.0%	--	95.4%	97.2%	+ 1.9%
New Listings	1	0	- 100.0%	6	9	+ 50.0%

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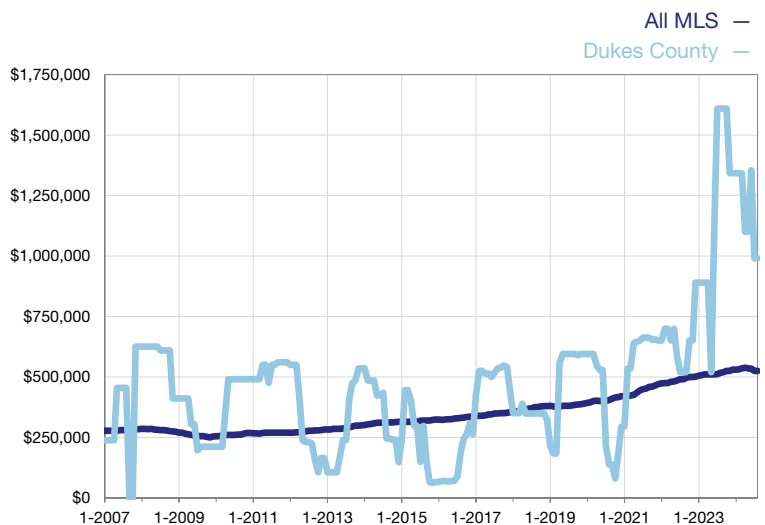
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Essex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	366	471	+ 28.7%	2,646	2,914	+ 10.1%
Closed Sales	403	485	+ 20.3%	2,508	2,663	+ 6.2%
Median Sales Price*	\$730,000	\$765,000	+ 4.8%	\$675,000	\$721,119	+ 6.8%
Inventory of Homes for Sale	513	500	- 2.5%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	31	30	- 3.2%
Percent of Original List Price Received*	102.9%	101.0%	- 1.8%	102.3%	102.3%	0.0%
New Listings	411	389	- 5.4%	3,096	3,410	+ 10.1%

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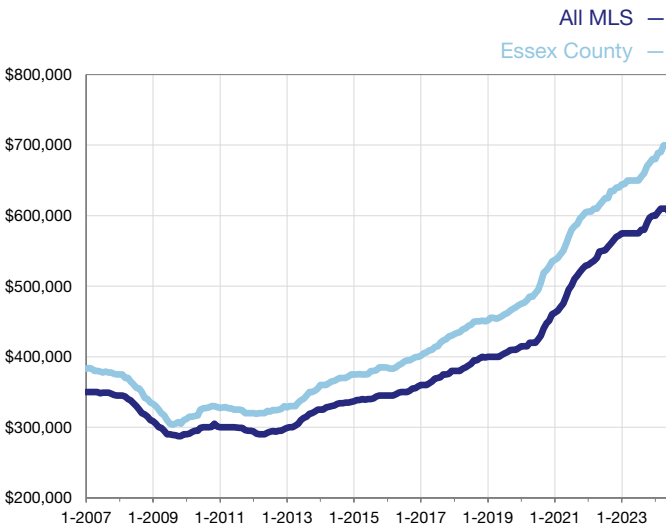
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	199	192	- 3.5%	1,359	1,391	+ 2.4%
Closed Sales	201	186	- 7.5%	1,300	1,325	+ 1.9%
Median Sales Price*	\$471,000	\$507,500	+ 7.7%	\$445,000	\$460,000	+ 3.4%
Inventory of Homes for Sale	206	245	+ 18.9%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	31	31	0.0%	34	31	- 8.8%
Percent of Original List Price Received*	103.3%	100.6%	- 2.6%	102.0%	101.0%	- 1.0%
New Listings	199	193	- 3.0%	1,505	1,650	+ 9.6%

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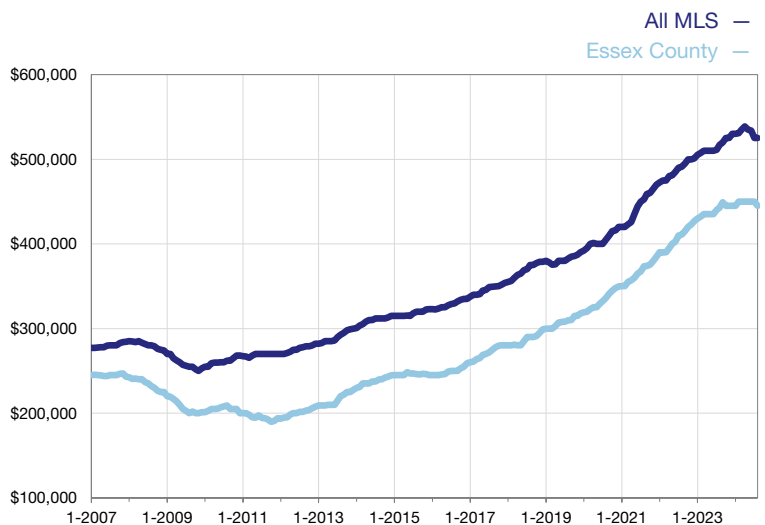
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Franklin County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	51	46	- 9.8%	322	335	+ 4.0%
Closed Sales	51	65	+ 27.5%	315	315	0.0%
Median Sales Price*	\$390,000	\$419,000	+ 7.4%	\$315,000	\$358,000	+ 13.7%
Inventory of Homes for Sale	103	74	- 28.2%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	31	39	+ 25.8%	50	43	- 14.0%
Percent of Original List Price Received*	99.7%	99.9%	+ 0.2%	99.2%	99.1%	- 0.1%
New Listings	61	47	- 23.0%	374	372	- 0.5%

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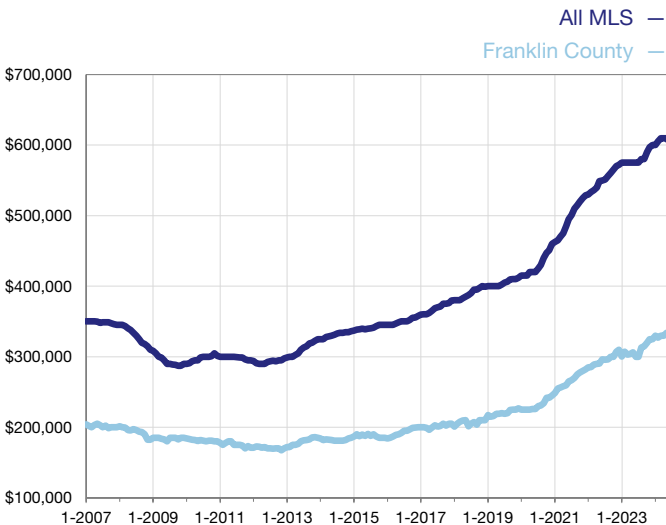
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	4	- 33.3%	20	29	+ 45.0%
Closed Sales	2	4	+ 100.0%	14	24	+ 71.4%
Median Sales Price*	\$290,000	\$286,500	- 1.2%	\$272,500	\$264,750	- 2.8%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	21	16	- 23.8%	18	31	+ 72.2%
Percent of Original List Price Received*	109.4%	103.7%	- 5.2%	103.7%	101.8%	- 1.8%
New Listings	4	2	- 50.0%	23	30	+ 30.4%

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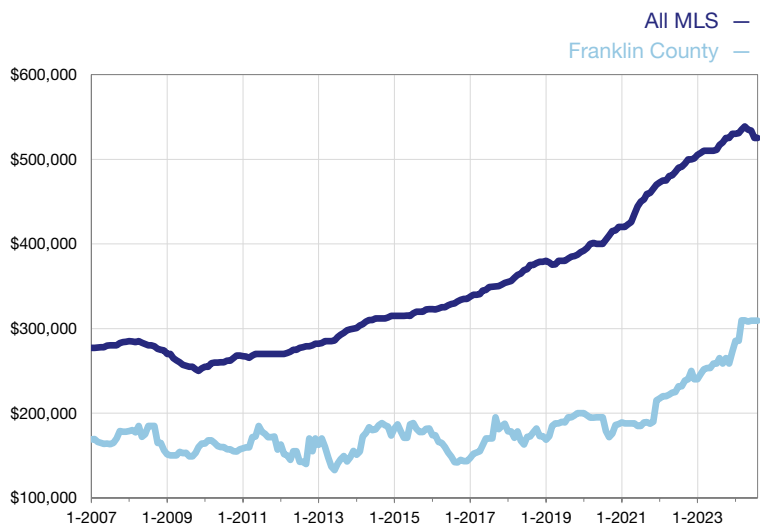
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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Hampden County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	311	326	+ 4.8%	2,074	2,130	+ 2.7%
Closed Sales	305	314	+ 3.0%	1,968	1,988	+ 1.0%
Median Sales Price*	\$325,000	\$336,250	+ 3.5%	\$305,000	\$325,000	+ 6.6%
Inventory of Homes for Sale	487	351	- 27.9%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	29	29	0.0%	37	33	- 10.8%
Percent of Original List Price Received*	102.3%	101.9%	- 0.4%	100.9%	101.8%	+ 0.9%
New Listings	360	313	- 13.1%	2,432	2,416	- 0.7%

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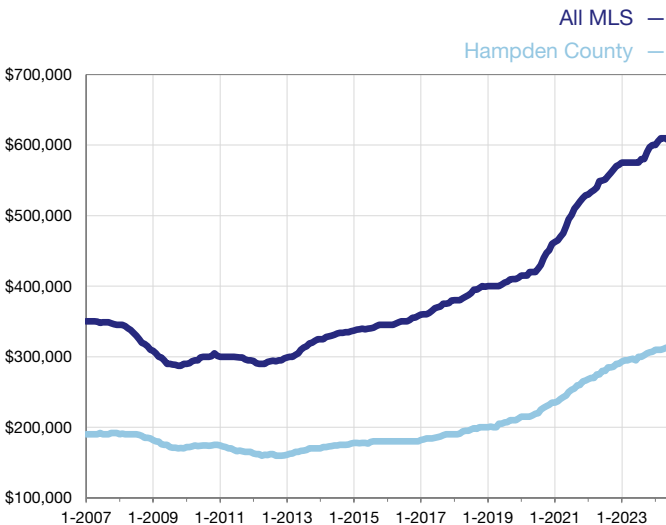
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	38	41	+ 7.9%	292	302	+ 3.4%
Closed Sales	31	35	+ 12.9%	288	267	- 7.3%
Median Sales Price*	\$208,999	\$227,000	+ 8.6%	\$218,000	\$230,000	+ 5.5%
Inventory of Homes for Sale	41	76	+ 85.4%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	23	0.0%	38	29	- 23.7%
Percent of Original List Price Received*	103.3%	100.4%	- 2.8%	101.2%	101.1%	- 0.1%
New Listings	46	45	- 2.2%	306	363	+ 18.6%

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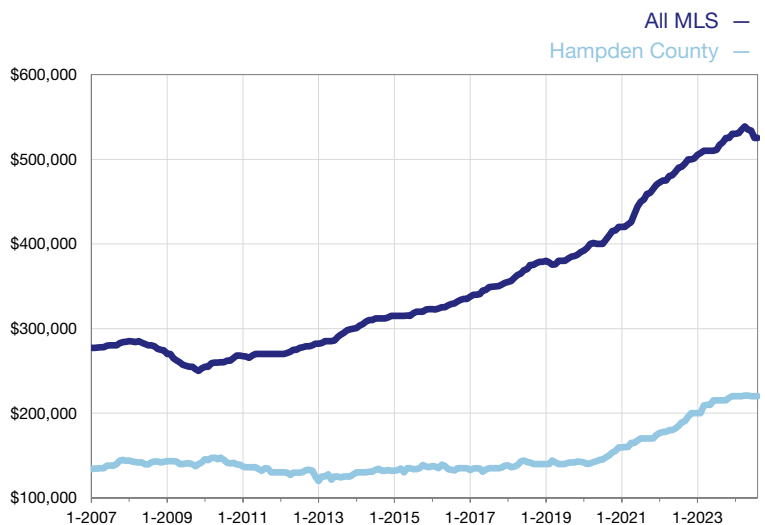
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



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Hampshire County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	89	77	- 13.5%	636	604	- 5.0%
Closed Sales	109	103	- 5.5%	609	581	- 4.6%
Median Sales Price*	\$440,000	\$499,900	+ 13.6%	\$408,000	\$450,000	+ 10.3%
Inventory of Homes for Sale	138	143	+ 3.6%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	38	38	0.0%
Percent of Original List Price Received*	106.4%	102.2%	- 3.9%	102.6%	101.9%	- 0.7%
New Listings	81	81	0.0%	723	721	- 0.3%

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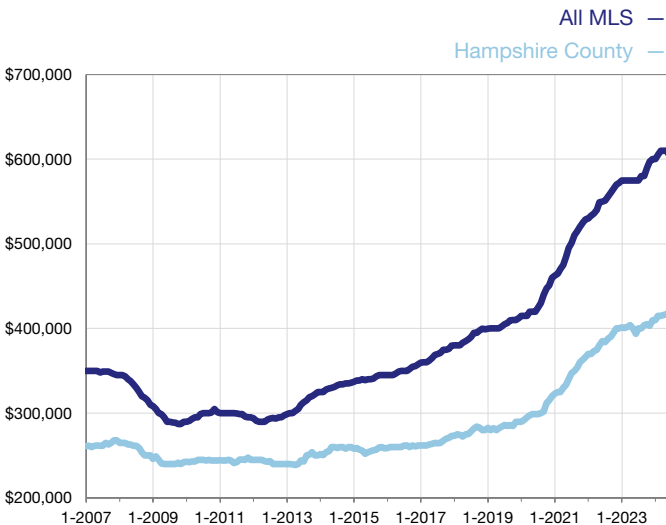
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	26	+ 4.0%	178	157	- 11.8%
Closed Sales	35	18	- 48.6%	165	146	- 11.5%
Median Sales Price*	\$330,000	\$305,500	- 7.4%	\$325,000	\$334,000	+ 2.8%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	66	23	- 65.2%	50	43	- 14.0%
Percent of Original List Price Received*	106.1%	100.7%	- 5.1%	103.8%	101.3%	- 2.4%
New Listings	28	26	- 7.1%	179	184	+ 2.8%

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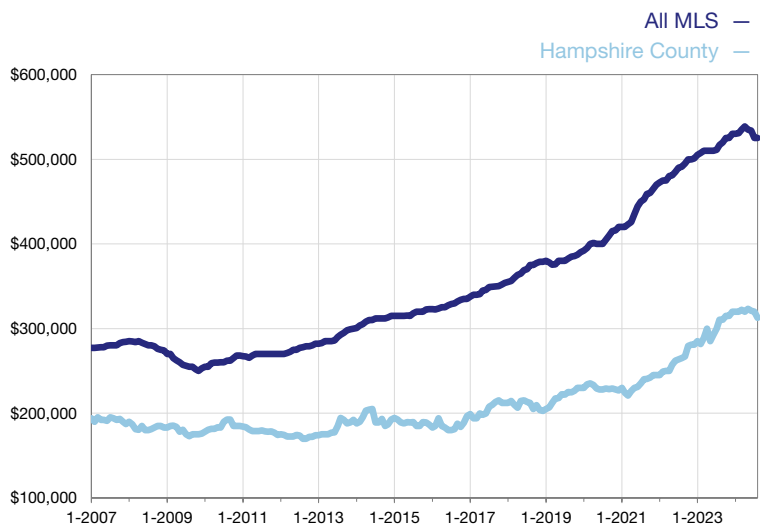
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – August 2024

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Middlesex County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	660	748	+ 13.3%	5,367	5,769	+ 7.5%
Closed Sales	864	836	- 3.2%	5,220	5,442	+ 4.3%
Median Sales Price*	\$834,000	\$840,000	+ 0.7%	\$820,000	\$860,000	+ 4.9%
Inventory of Homes for Sale	901	859	- 4.7%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	28	27	- 3.6%	32	29	- 9.4%
Percent of Original List Price Received*	103.0%	101.5%	- 1.5%	102.8%	103.0%	+ 0.2%
New Listings	681	658	- 3.4%	6,134	6,781	+ 10.5%

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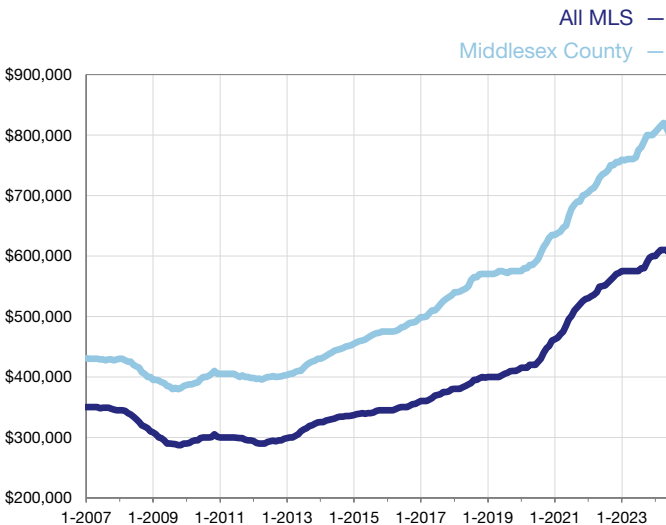
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	350	395	+ 12.9%	3,278	3,200	- 2.4%
Closed Sales	416	427	+ 2.6%	3,089	3,077	- 0.4%
Median Sales Price*	\$640,000	\$665,000	+ 3.9%	\$638,000	\$660,000	+ 3.4%
Inventory of Homes for Sale	589	504	- 14.4%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	36	33	- 8.3%
Percent of Original List Price Received*	102.0%	101.1%	- 0.9%	101.4%	101.6%	+ 0.2%
New Listings	382	341	- 10.7%	3,868	3,843	- 0.6%

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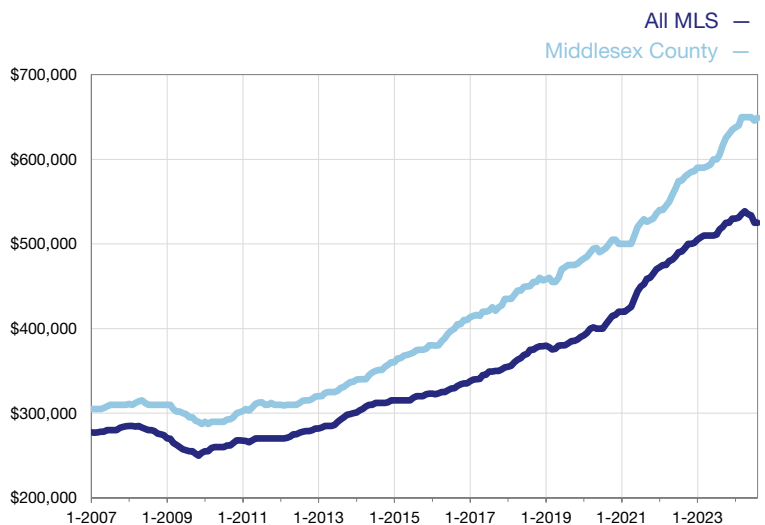
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

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Nantucket County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	19	18	- 5.3%
Closed Sales	2	1	- 50.0%	11	17	+ 54.5%
Median Sales Price*	\$3,237,500	\$2,125,000	- 34.4%	\$3,725,000	\$2,300,000	- 38.3%
Inventory of Homes for Sale	24	30	+ 25.0%	--	--	--
Months Supply of Inventory	10.4	9.7	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	28	134	+ 378.6%	103	119	+ 15.5%
Percent of Original List Price Received*	95.8%	97.7%	+ 2.0%	92.4%	92.3%	- 0.1%
New Listings	8	6	- 25.0%	37	51	+ 37.8%

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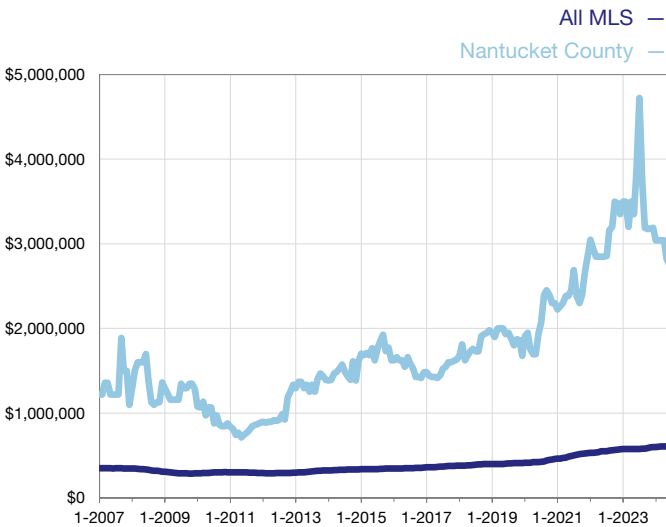
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$660,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	9	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	90.5%	--
New Listings	0	0	--	0	1	--

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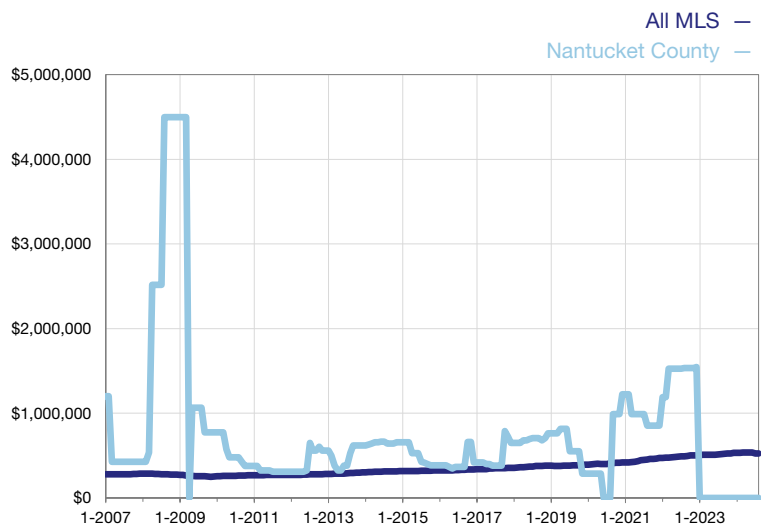
Median Sales Price – Single-Family Properties

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®

Norfolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	331	414	+ 25.1%	2,887	3,046	+ 5.5%
Closed Sales	467	439	- 6.0%	2,794	2,862	+ 2.4%
Median Sales Price*	\$800,000	\$795,000	- 0.6%	\$735,000	\$775,000	+ 5.4%
Inventory of Homes for Sale	542	493	- 9.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	32	28	- 12.5%
Percent of Original List Price Received*	102.3%	100.3%	- 2.0%	101.8%	102.0%	+ 0.2%
New Listings	366	355	- 3.0%	3,319	3,615	+ 8.9%

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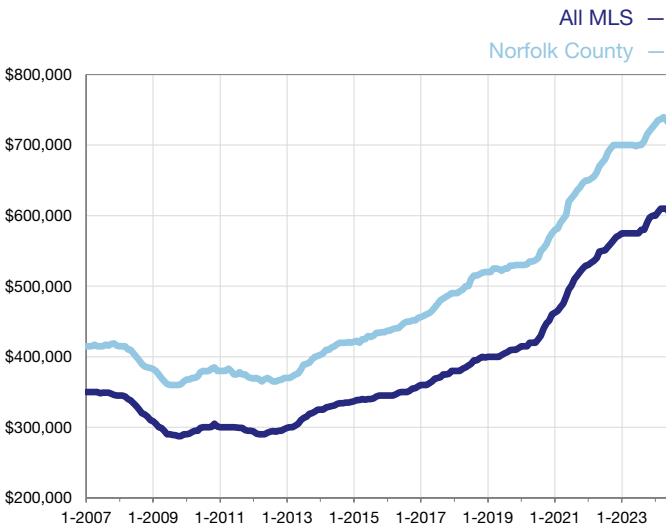
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	149	169	+ 13.4%	1,321	1,284	- 2.8%
Closed Sales	166	183	+ 10.2%	1,294	1,234	- 4.6%
Median Sales Price*	\$593,500	\$515,000	- 13.2%	\$576,355	\$575,000	- 0.2%
Inventory of Homes for Sale	263	203	- 22.8%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	37	38	+ 2.7%
Percent of Original List Price Received*	101.9%	100.3%	- 1.6%	100.7%	100.4%	- 0.3%
New Listings	166	141	- 15.1%	1,561	1,538	- 1.5%

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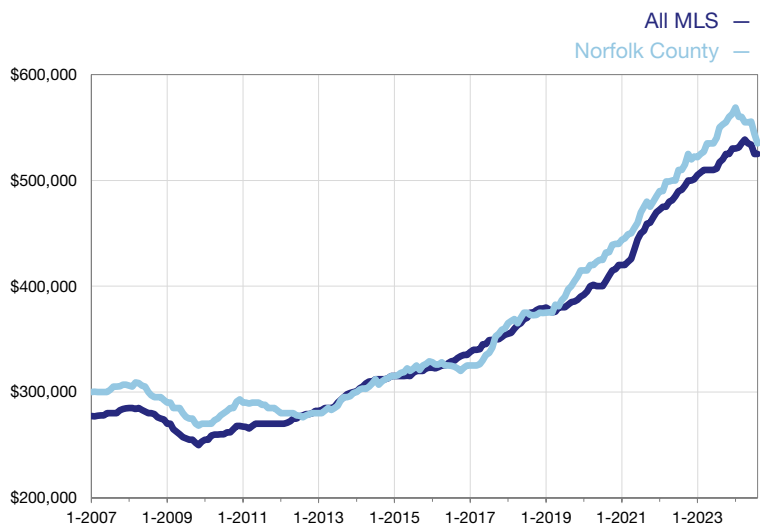
Median Sales Price – Single-Family Properties

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®

Plymouth County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	395	513	+ 29.9%	2,773	2,959	+ 6.7%
Closed Sales	443	460	+ 3.8%	2,681	2,663	- 0.7%
Median Sales Price*	\$600,000	\$653,500	+ 8.9%	\$584,000	\$630,000	+ 7.9%
Inventory of Homes for Sale	639	621	- 2.8%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	40	36	- 10.0%
Percent of Original List Price Received*	101.9%	99.9%	- 2.0%	100.2%	100.2%	0.0%
New Listings	438	456	+ 4.1%	3,210	3,536	+ 10.2%

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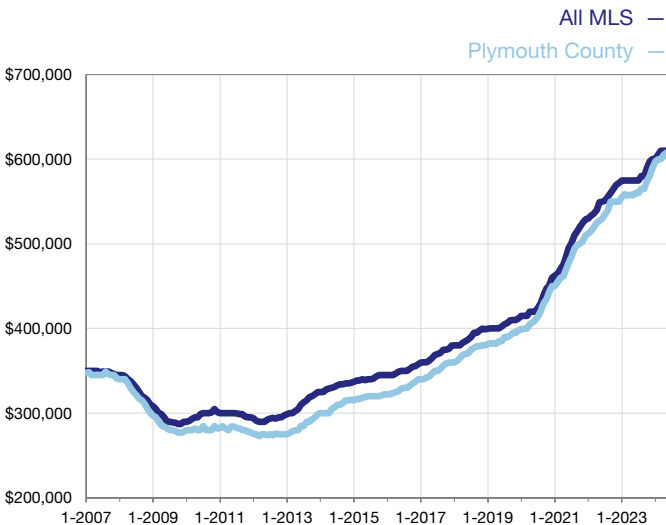
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	76	108	+ 42.1%	651	719	+ 10.4%
Closed Sales	92	98	+ 6.5%	648	614	- 5.2%
Median Sales Price*	\$432,900	\$452,000	+ 4.4%	\$425,000	\$470,000	+ 10.6%
Inventory of Homes for Sale	184	146	- 20.7%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	43	40	- 7.0%	43	43	0.0%
Percent of Original List Price Received*	101.6%	99.3%	- 2.3%	100.5%	99.8%	- 0.7%
New Listings	104	103	- 1.0%	774	840	+ 8.5%

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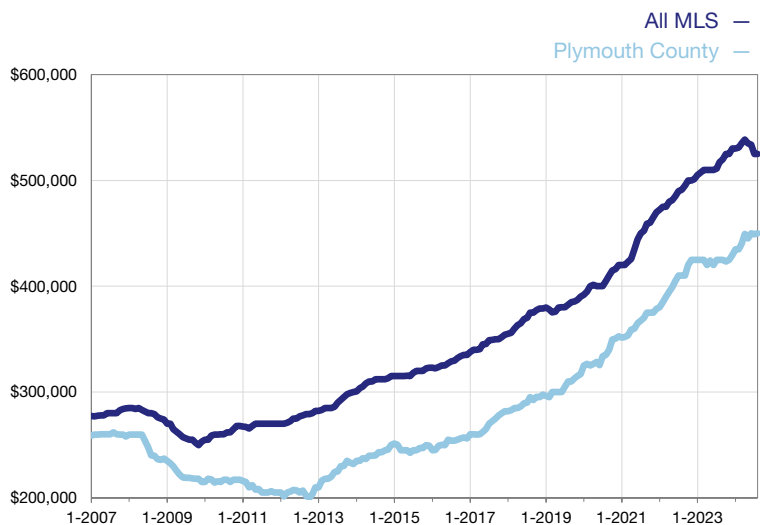
Median Sales Price – Single-Family Properties

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®

Suffolk County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	80	105	+ 31.3%	692	733	+ 5.9%
Closed Sales	92	95	+ 3.3%	665	678	+ 2.0%
Median Sales Price*	\$745,000	\$815,000	+ 9.4%	\$750,000	\$775,000	+ 3.3%
Inventory of Homes for Sale	165	140	- 15.2%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 3.4%	39	33	- 15.4%
Percent of Original List Price Received*	100.9%	100.6%	- 0.3%	99.7%	100.6%	+ 0.9%
New Listings	81	85	+ 4.9%	839	903	+ 7.6%

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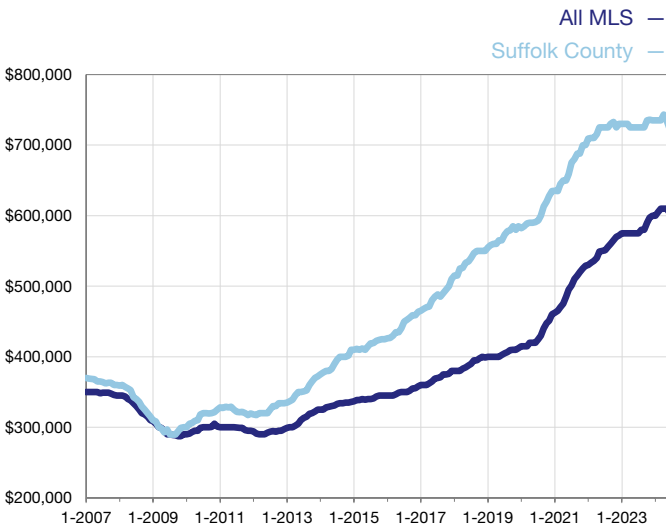
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	275	318	+ 15.6%	2,740	2,773	+ 1.2%
Closed Sales	392	362	- 7.7%	2,796	2,610	- 6.7%
Median Sales Price*	\$670,000	\$719,500	+ 7.4%	\$725,000	\$735,000	+ 1.4%
Inventory of Homes for Sale	1,026	970	- 5.5%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--
Cumulative Days on Market Until Sale	45	46	+ 2.2%	46	49	+ 6.5%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	98.7%	98.6%	- 0.1%
New Listings	355	332	- 6.5%	3,993	4,212	+ 5.5%

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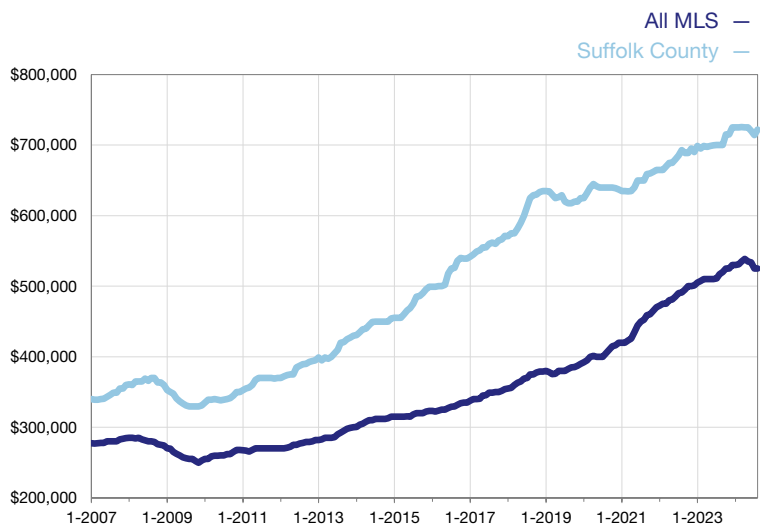
Median Sales Price – Single-Family Properties

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®

Worcester County

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	521	610	+ 17.1%	3,896	4,029	+ 3.4%
Closed Sales	636	607	- 4.6%	3,718	3,745	+ 0.7%
Median Sales Price*	\$479,950	\$500,000	+ 4.2%	\$450,000	\$485,000	+ 7.8%
Inventory of Homes for Sale	834	787	- 5.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	27	30	+ 11.1%	33	32	- 3.0%
Percent of Original List Price Received*	102.6%	100.8%	- 1.8%	101.7%	101.2%	- 0.5%
New Listings	649	649	0.0%	4,513	4,791	+ 6.2%

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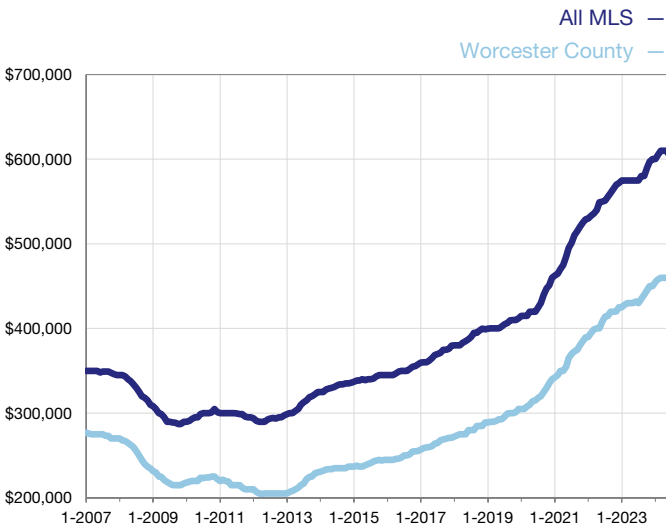
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	161	123	- 23.6%	1,064	1,030	- 3.2%
Closed Sales	151	124	- 17.9%	998	975	- 2.3%
Median Sales Price*	\$360,000	\$396,200	+ 10.1%	\$373,450	\$380,000	+ 1.8%
Inventory of Homes for Sale	200	205	+ 2.5%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	34	30	- 11.8%	37	34	- 8.1%
Percent of Original List Price Received*	102.4%	100.9%	- 1.5%	102.2%	101.3%	- 0.9%
New Listings	207	158	- 23.7%	1,218	1,200	- 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

