

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

- 28.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 12.1%

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

+ 21.3%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 104 | 140 | + 34.6% | 956 | 958 | + 0.2% |
| Closed Sales | 138 | 96 | - 30.4% | 896 | 869 | - 3.0% |
| Median Sales Price* | \$353,000 | \$319,000 | - 9.6% | \$327,500 | \$338,500 | + 3.4% |
| Inventory of Homes for Sale | 400 | 491 | + 22.8% | -- | -- | -- |
| Months Supply of Inventory | 3.8 | 5.0 | + 31.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 73 | 75 | + 2.4% | 87 | 89 | + 2.1% |
| Percent of Original List Price Received* | 98.7% | 98.4% | - 0.3% | 97.4% | 96.2% | - 1.3% |
| New Listings | 122 | 223 | + 82.8% | 1,293 | 1,406 | + 8.7% |

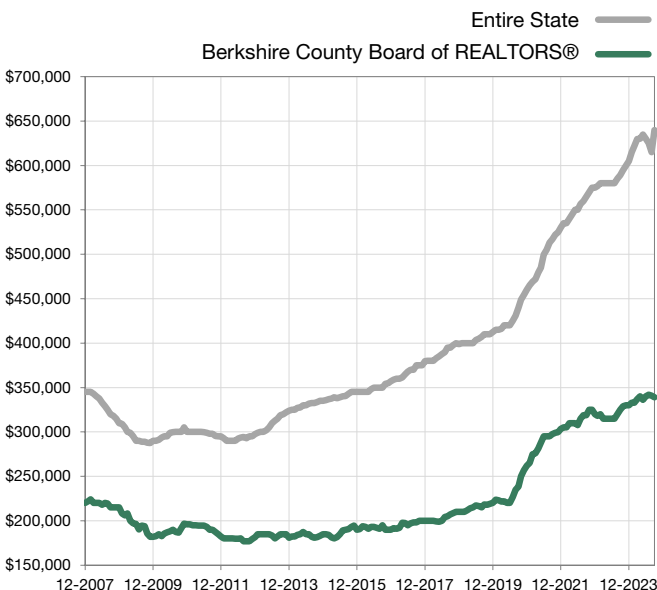
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 11 | 15 | + 36.4% | 125 | 118 | - 5.6% |
| Closed Sales | 15 | 14 | - 6.7% | 119 | 114 | - 4.2% |
| Median Sales Price* | \$349,500 | \$295,000 | - 15.6% | \$385,000 | \$381,000 | - 1.0% |
| Inventory of Homes for Sale | 51 | 56 | + 9.8% | -- | -- | -- |
| Months Supply of Inventory | 3.9 | 4.4 | + 12.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 97 | 79 | - 18.6% | 97 | 94 | - 3.1% |
| Percent of Original List Price Received* | 100.2% | 97.5% | - 2.7% | 99.0% | 98.3% | - 0.7% |
| New Listings | 14 | 16 | + 14.3% | 158 | 173 | + 9.5% |

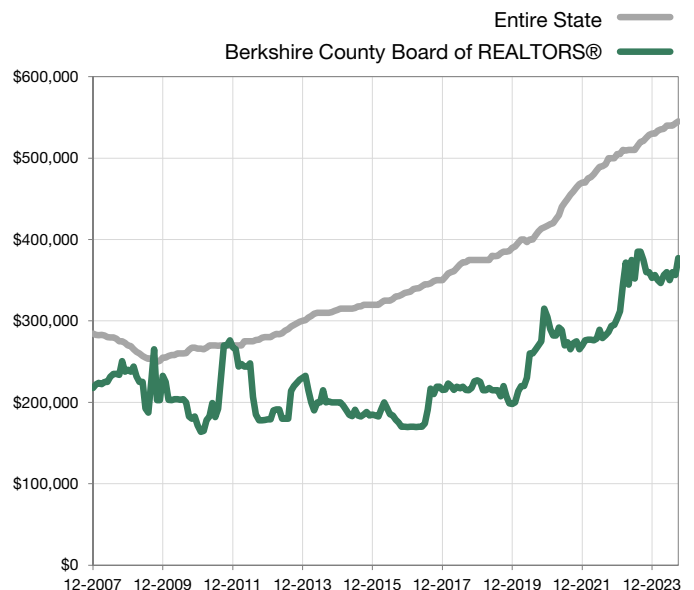
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 3.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.1%

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

+ 23.7%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 504 | 603 | + 19.6% | 4,179 | 4,576 | + 9.5% |
| Closed Sales | 459 | 495 | + 7.8% | 3,971 | 4,199 | + 5.7% |
| Median Sales Price* | \$765,000 | \$768,000 | + 0.4% | \$695,000 | \$735,000 | + 5.8% |
| Inventory of Homes for Sale | 1,368 | 1,664 | + 21.6% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 3.6 | + 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 45 | + 37.8% | 39 | 46 | + 16.9% |
| Percent of Original List Price Received* | 98.5% | 96.4% | - 2.1% | 97.9% | 97.2% | - 0.8% |
| New Listings | 703 | 746 | + 6.1% | 5,286 | 6,204 | + 17.4% |

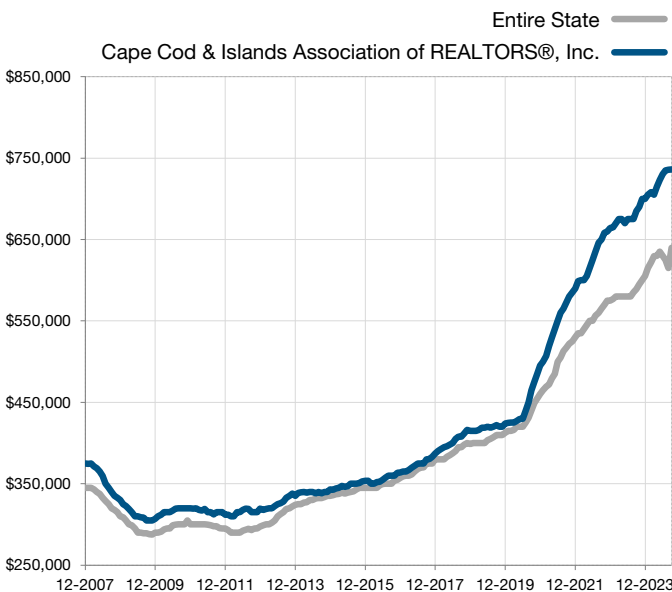
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 118 | 137 | + 16.1% | 1,066 | 1,034 | - 3.0% |
| Closed Sales | 130 | 117 | - 10.0% | 1,002 | 962 | - 4.0% |
| Median Sales Price* | \$457,500 | \$514,000 | + 12.3% | \$450,000 | \$481,250 | + 6.9% |
| Inventory of Homes for Sale | 331 | 437 | + 32.0% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 4.0 | + 33.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 60 | + 117.6% | 42 | 51 | + 21.2% |
| Percent of Original List Price Received* | 98.5% | 95.7% | - 2.9% | 98.6% | 97.5% | - 1.1% |
| New Listings | 167 | 181 | + 8.4% | 1,284 | 1,452 | + 13.1% |

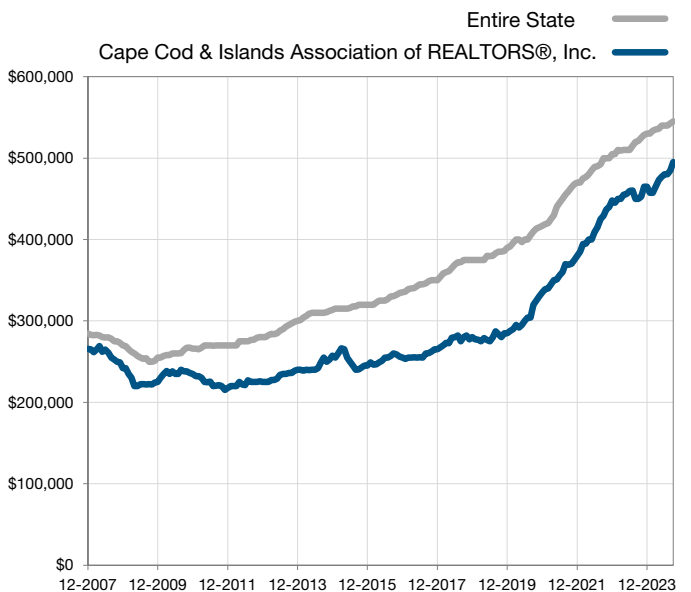
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 750 | 992 | + 32.3% | 7,616 | 8,052 | + 5.7% |
| Closed Sales | 748 | 729 | - 2.5% | 7,387 | 7,528 | + 1.9% |
| Median Sales Price* | \$850,000 | \$856,750 | + 0.8% | \$855,000 | \$910,000 | + 6.4% |
| Inventory of Homes for Sale | 1,522 | 1,546 | + 1.6% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.8 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 34 | 34 | 0.0% | 33 | 30 | - 9.1% |
| Percent of Original List Price Received* | 101.2% | 99.5% | - 1.7% | 102.1% | 102.3% | + 0.2% |
| New Listings | 1,187 | 1,463 | + 23.3% | 9,153 | 10,008 | + 9.3% |

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

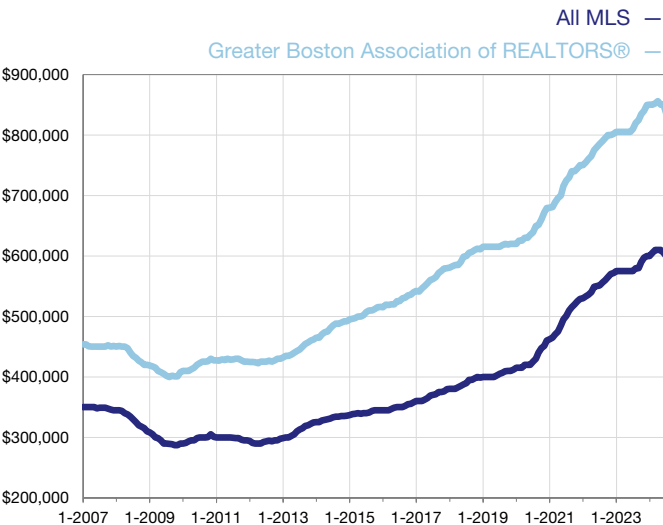
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 683 | 810 | + 18.6% | 6,987 | 6,930 | - 0.8% |
| Closed Sales | 702 | 626 | - 10.8% | 6,926 | 6,611 | - 4.5% |
| Median Sales Price* | \$689,000 | \$673,500 | - 2.2% | \$705,000 | \$720,000 | + 2.1% |
| Inventory of Homes for Sale | 2,072 | 2,057 | - 0.7% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 2.9 | + 3.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 40 | 41 | + 2.5% | 42 | 42 | 0.0% |
| Percent of Original List Price Received* | 99.7% | 98.6% | - 1.1% | 99.9% | 99.9% | 0.0% |
| New Listings | 1,267 | 1,498 | + 18.2% | 9,582 | 9,938 | + 3.7% |

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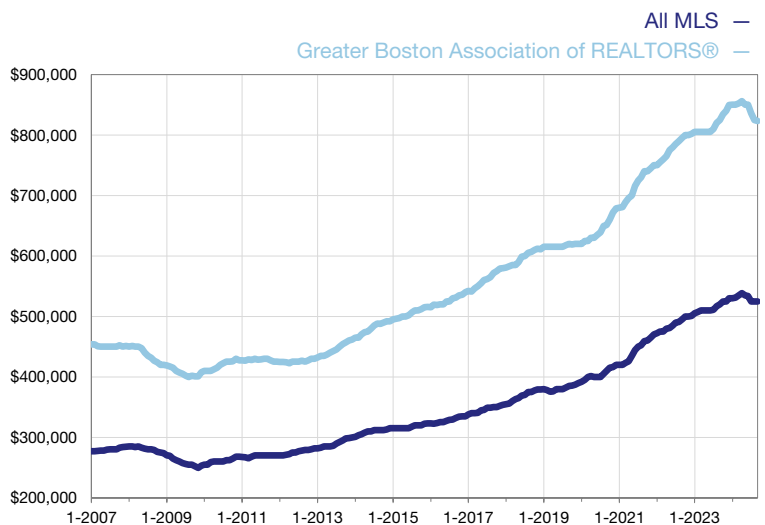
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 12.8%

+ 22.1%

+ 1.7%

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

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 39 | 56 | + 43.6% | 361 | 409 | + 13.3% |
| Closed Sales | 43 | 43 | 0.0% | 349 | 383 | + 9.7% |
| Median Sales Price* | \$800,000 | \$825,000 | + 3.1% | \$774,000 | \$834,777 | + 7.9% |
| Inventory of Homes for Sale | 119 | 118 | - 0.8% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 2.8 | - 1.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 28 | - 5.4% | 29 | 36 | + 23.4% |
| Percent of Original List Price Received* | 101.8% | 100.4% | - 1.4% | 102.2% | 100.7% | - 1.5% |
| New Listings | 88 | 88 | 0.0% | 534 | 589 | + 10.3% |

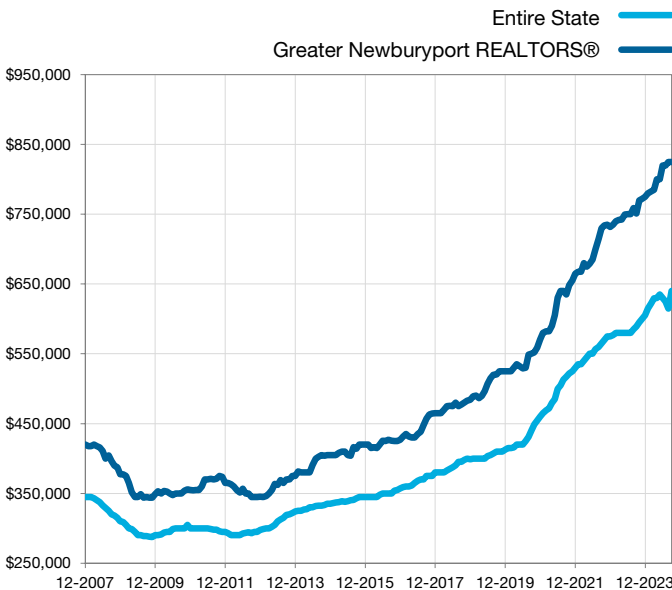
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 24 | 45 | + 87.5% | 258 | 285 | + 10.5% |
| Closed Sales | 35 | 25 | - 28.6% | 260 | 268 | + 3.1% |
| Median Sales Price* | \$565,000 | \$420,000 | - 25.7% | \$577,500 | \$565,000 | - 2.2% |
| Inventory of Homes for Sale | 59 | 63 | + 6.8% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 2.1 | + 6.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 39 | + 17.7% | 48 | 35 | - 26.7% |
| Percent of Original List Price Received* | 101.5% | 99.1% | - 2.4% | 101.9% | 100.5% | - 1.4% |
| New Listings | 51 | 63 | + 23.5% | 346 | 401 | + 15.9% |

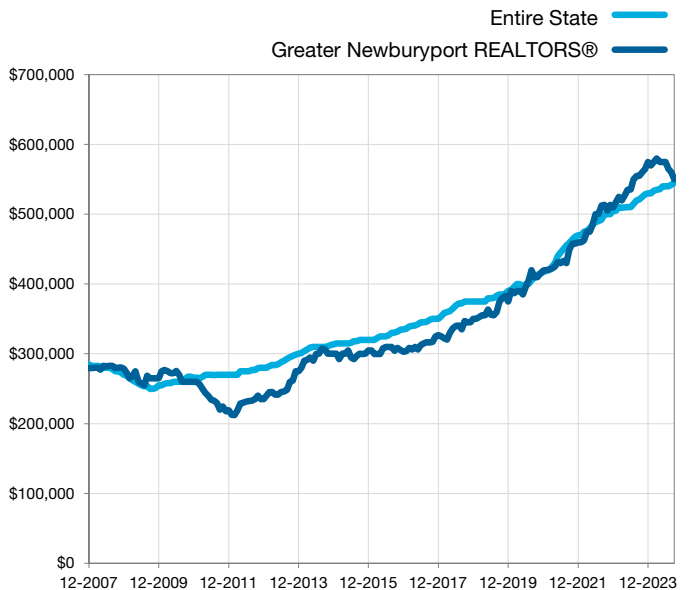
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 7.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.0%

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

- 4.7%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 179 | 224 | + 25.1% | 1,572 | 1,618 | + 2.9% |
| Closed Sales | 189 | 162 | - 14.3% | 1,532 | 1,494 | - 2.5% |
| Median Sales Price* | \$450,000 | \$474,750 | + 5.5% | \$430,000 | \$453,500 | + 5.5% |
| Inventory of Homes for Sale | 333 | 327 | - 1.8% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.0 | + 3.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 32 | - 3.4% | 37 | 34 | - 6.5% |
| Percent of Original List Price Received* | 101.4% | 99.7% | - 1.6% | 101.1% | 100.8% | - 0.3% |
| New Listings | 213 | 252 | + 18.3% | 1,894 | 1,980 | + 4.5% |

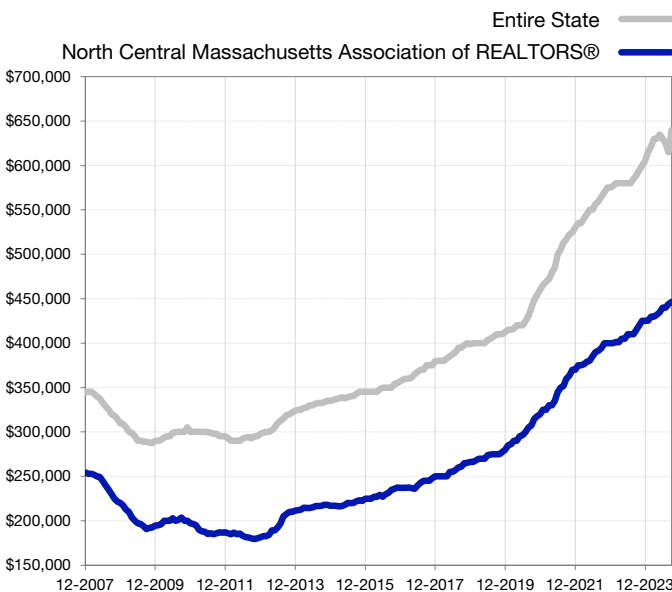
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 15 | 33 | + 120.0% | 260 | 269 | + 3.5% |
| Closed Sales | 29 | 39 | + 34.5% | 265 | 232 | - 12.5% |
| Median Sales Price* | \$315,000 | \$335,000 | + 6.3% | \$320,000 | \$324,950 | + 1.5% |
| Inventory of Homes for Sale | 72 | 59 | - 18.1% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.3 | - 5.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 35 | + 88.5% | 36 | 32 | - 12.0% |
| Percent of Original List Price Received* | 103.2% | 103.3% | + 0.1% | 102.4% | 102.4% | + 0.0% |
| New Listings | 34 | 44 | + 29.4% | 338 | 333 | - 1.5% |

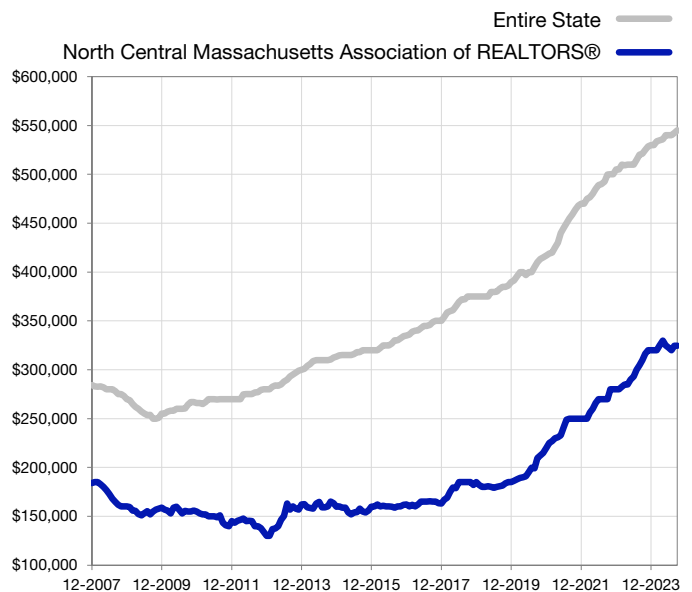
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 0.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.6%

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

- 2.2%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 216 | 283 | + 31.0% | 1,936 | 2,112 | + 9.1% |
| Closed Sales | 214 | 243 | + 13.6% | 1,847 | 1,947 | + 5.4% |
| Median Sales Price* | \$666,250 | \$714,000 | + 7.2% | \$654,500 | \$700,000 | + 7.0% |
| Inventory of Homes for Sale | 399 | 412 | + 3.3% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.9 | + 4.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 31 | + 19.0% | 32 | 30 | - 5.7% |
| Percent of Original List Price Received* | 102.3% | 100.8% | - 1.5% | 102.0% | 102.1% | + 0.1% |
| New Listings | 301 | 388 | + 28.9% | 2,364 | 2,630 | + 11.3% |

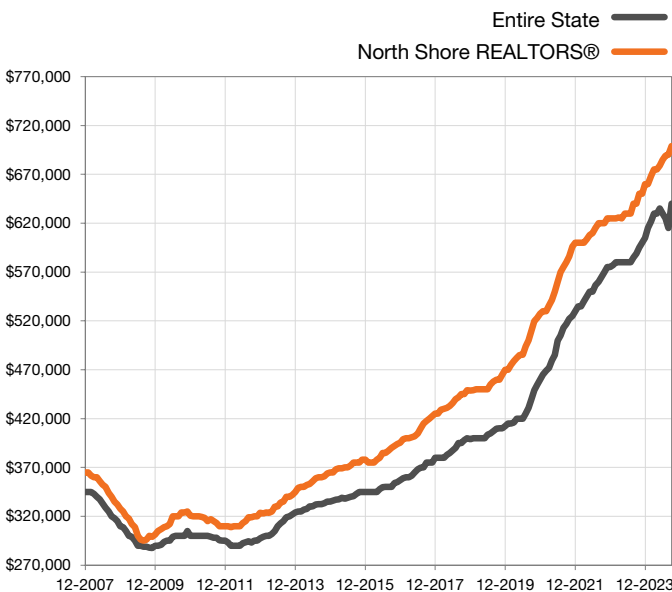
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 118 | 147 | + 24.6% | 977 | 999 | + 2.3% |
| Closed Sales | 115 | 89 | - 22.6% | 943 | 918 | - 2.7% |
| Median Sales Price* | \$442,000 | \$490,000 | + 10.9% | \$448,743 | \$465,069 | + 3.6% |
| Inventory of Homes for Sale | 203 | 177 | - 12.8% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.7 | - 12.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 34 | + 64.4% | 30 | 31 | + 5.3% |
| Percent of Original List Price Received* | 102.6% | 99.5% | - 3.1% | 102.0% | 100.9% | - 1.0% |
| New Listings | 193 | 171 | - 11.4% | 1,167 | 1,206 | + 3.3% |

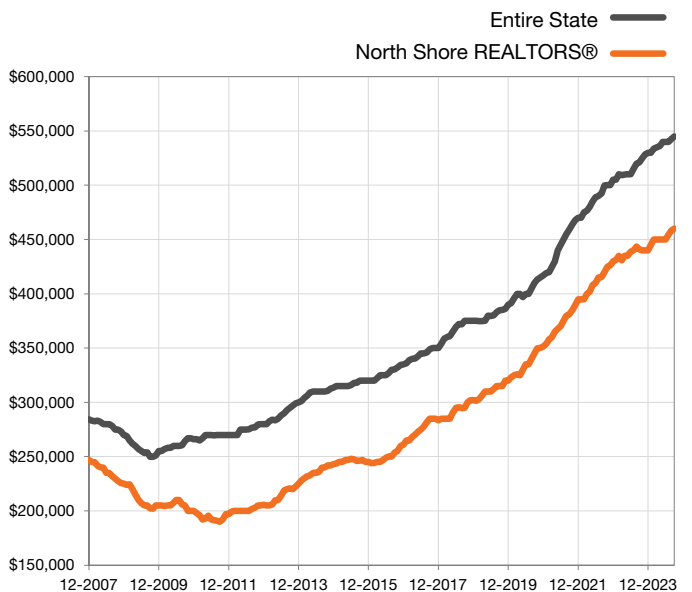
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 15.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.6%

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

+ 2.6%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 183 | 300 | + 63.9% | 1,800 | 2,150 | + 19.4% |
| Closed Sales | 215 | 238 | + 10.7% | 1,777 | 1,960 | + 10.3% |
| Median Sales Price* | \$660,000 | \$635,000 | - 3.8% | \$649,900 | \$680,000 | + 4.6% |
| Inventory of Homes for Sale | 336 | 302 | - 10.1% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.4 | - 12.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 23 | + 5.5% | 28 | 26 | - 7.0% |
| Percent of Original List Price Received* | 103.3% | 102.3% | - 1.0% | 103.3% | 103.0% | - 0.2% |
| New Listings | 280 | 346 | + 23.6% | 2,132 | 2,530 | + 18.7% |

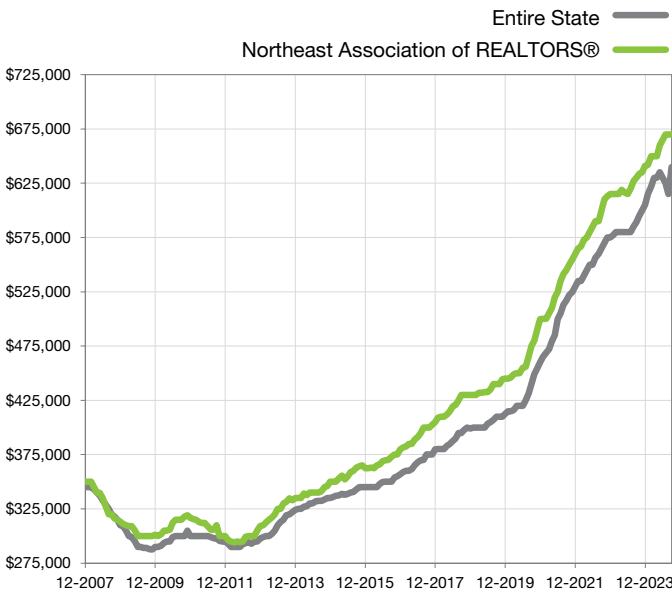
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 84 | 123 | + 46.4% | 841 | 924 | + 9.9% |
| Closed Sales | 87 | 111 | + 27.6% | 802 | 858 | + 7.0% |
| Median Sales Price* | \$435,000 | \$430,000 | - 1.1% | \$382,000 | \$403,250 | + 5.6% |
| Inventory of Homes for Sale | 95 | 140 | + 47.4% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.5 | + 36.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 29 | - 4.5% | 27 | 26 | - 2.9% |
| Percent of Original List Price Received* | 103.7% | 100.4% | - 3.1% | 102.9% | 101.8% | - 1.0% |
| New Listings | 100 | 148 | + 48.0% | 908 | 1,097 | + 20.8% |

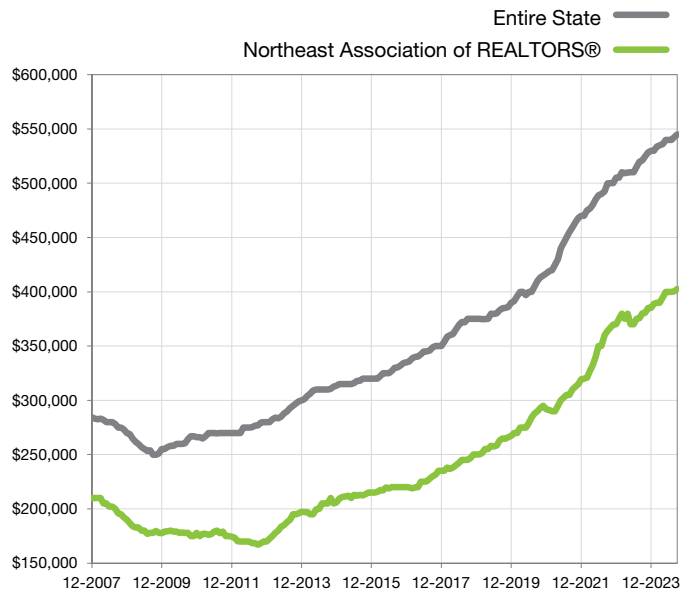
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 13.6%

+ 3.0%

- 1.9%

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

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 399 | 496 | + 24.3% | 3,369 | 3,520 | + 4.5% |
| Closed Sales | 398 | 351 | - 11.8% | 3,238 | 3,248 | + 0.3% |
| Median Sales Price* | \$482,500 | \$500,000 | + 3.6% | \$475,000 | \$510,000 | + 7.4% |
| Inventory of Homes for Sale | 718 | 694 | - 3.3% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.9 | - 0.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 29 | + 16.1% | 31 | 30 | - 0.7% |
| Percent of Original List Price Received* | 103.3% | 100.8% | - 2.4% | 102.1% | 101.3% | - 0.8% |
| New Listings | 552 | 593 | + 7.4% | 4,062 | 4,433 | + 9.1% |

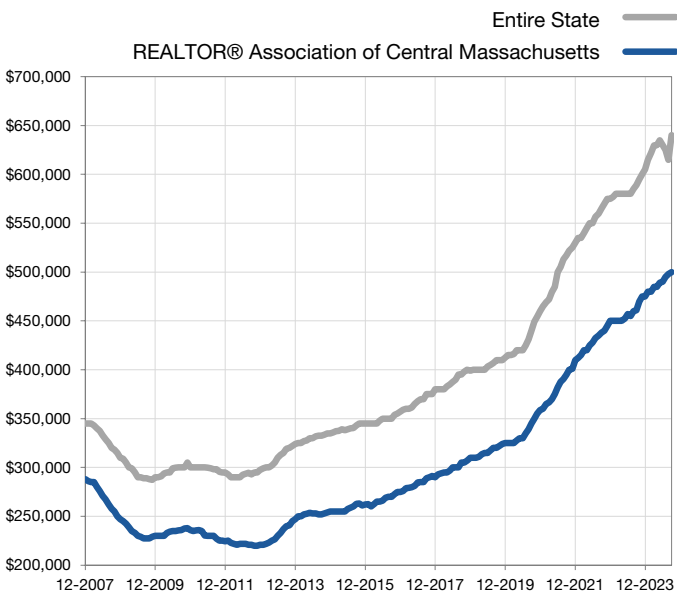
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 114 | 134 | + 17.5% | 1,075 | 1,043 | - 3.0% |
| Closed Sales | 132 | 107 | - 18.9% | 1,015 | 1,008 | - 0.7% |
| Median Sales Price* | \$392,450 | \$367,525 | - 6.4% | \$395,000 | \$400,000 | + 1.3% |
| Inventory of Homes for Sale | 190 | 197 | + 3.7% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.8 | + 8.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 30 | 39 | + 31.7% | 35 | 35 | + 0.8% |
| Percent of Original List Price Received* | 102.7% | 99.9% | - 2.7% | 102.3% | 101.1% | - 1.2% |
| New Listings | 148 | 157 | + 6.1% | 1,259 | 1,255 | - 0.3% |

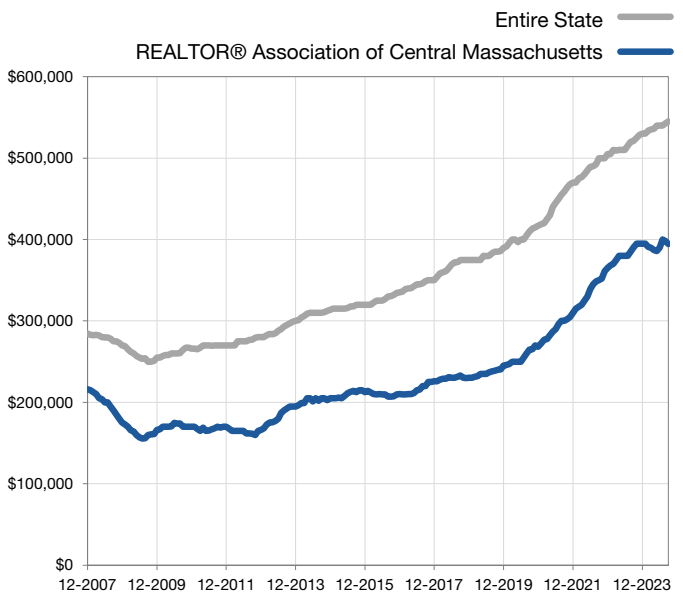
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 10.6%

+ 3.1%

- 8.5%

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

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 362 | 477 | + 31.8% | 3,357 | 3,447 | + 2.7% |
| Closed Sales | 420 | 369 | - 12.1% | 3,276 | 3,236 | - 1.2% |
| Median Sales Price* | \$335,000 | \$350,000 | + 4.5% | \$325,000 | \$350,000 | + 7.7% |
| Inventory of Homes for Sale | 795 | 690 | - 13.2% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.9 | - 8.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 31 | + 7.5% | 37 | 35 | - 5.8% |
| Percent of Original List Price Received* | 102.0% | 101.3% | - 0.6% | 101.2% | 101.5% | + 0.3% |
| New Listings | 467 | 561 | + 20.1% | 4,049 | 4,104 | + 1.4% |

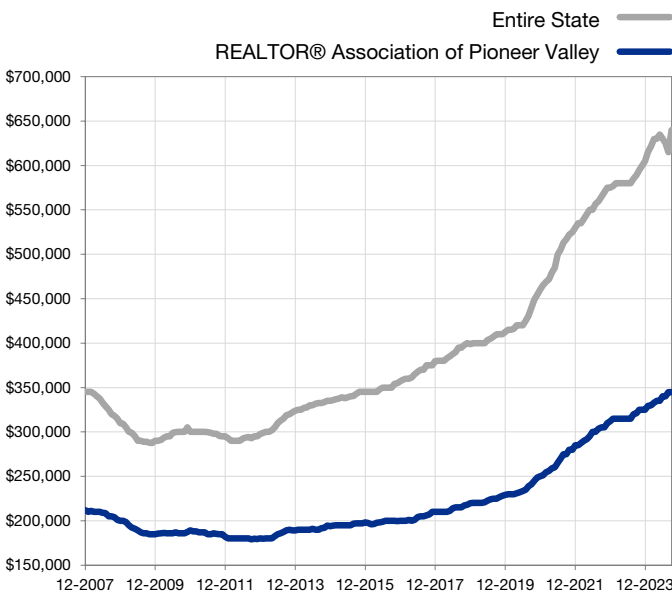
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 44 | 88 | + 100.0% | 533 | 560 | + 5.1% |
| Closed Sales | 63 | 63 | 0.0% | 531 | 499 | - 6.0% |
| Median Sales Price* | \$227,000 | \$250,000 | + 10.1% | \$235,000 | \$262,000 | + 11.5% |
| Inventory of Homes for Sale | 99 | 128 | + 29.3% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 2.3 | + 45.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 30 | + 1.2% | 40 | 34 | - 16.9% |
| Percent of Original List Price Received* | 104.5% | 101.5% | - 2.9% | 102.5% | 101.2% | - 1.2% |
| New Listings | 69 | 90 | + 30.4% | 582 | 675 | + 16.0% |

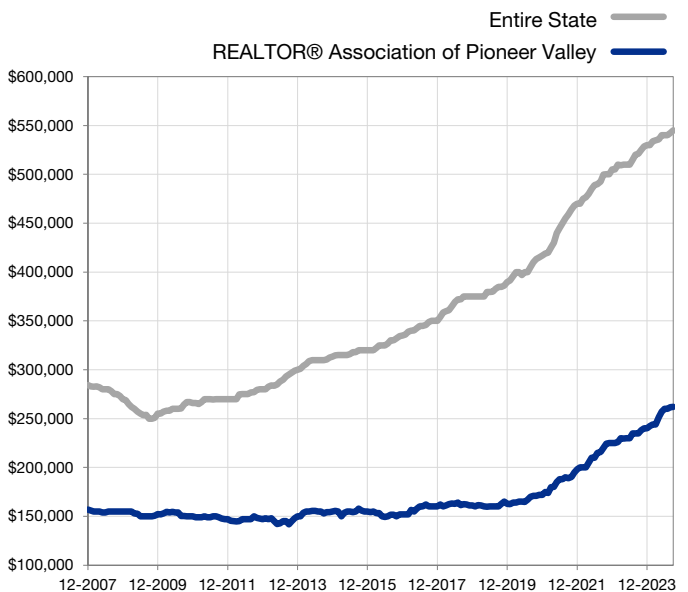
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 3.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.2%

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

- 0.7%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 243 | 319 | + 31.3% | 2,499 | 2,516 | + 0.7% |
| Closed Sales | 279 | 280 | + 0.4% | 2,470 | 2,340 | - 5.3% |
| Median Sales Price* | \$495,000 | \$530,000 | + 7.1% | \$487,000 | \$530,000 | + 8.8% |
| Inventory of Homes for Sale | 556 | 551 | - 0.9% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.1 | + 9.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 33 | 30 | - 9.7% | 39 | 35 | - 11.2% |
| Percent of Original List Price Received* | 100.8% | 100.2% | - 0.5% | 100.2% | 100.8% | + 0.6% |
| New Listings | 342 | 387 | + 13.2% | 2,987 | 3,159 | + 5.8% |

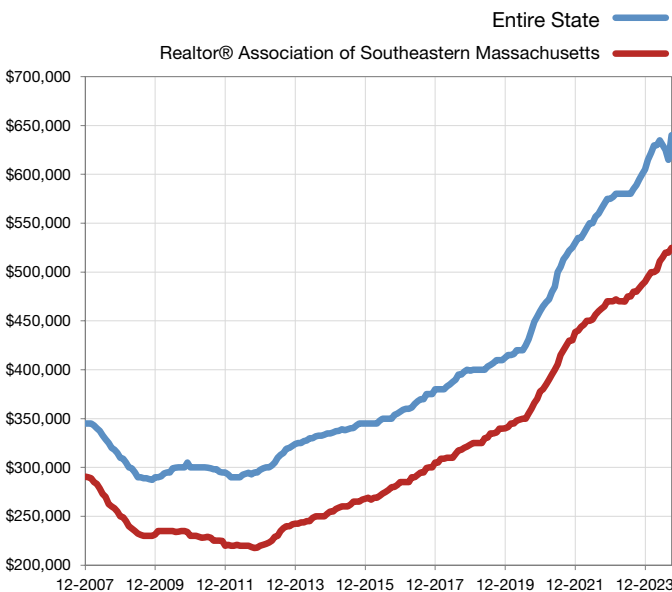
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 63 | 72 | + 14.3% | 535 | 531 | - 0.7% |
| Closed Sales | 56 | 44 | - 21.4% | 513 | 481 | - 6.2% |
| Median Sales Price* | \$372,450 | \$394,500 | + 5.9% | \$369,000 | \$365,000 | - 1.1% |
| Inventory of Homes for Sale | 113 | 113 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.1 | + 10.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 29 | + 26.8% | 36 | 33 | - 7.8% |
| Percent of Original List Price Received* | 102.2% | 101.5% | - 0.7% | 101.8% | 101.1% | - 0.6% |
| New Listings | 72 | 78 | + 8.3% | 623 | 672 | + 7.9% |

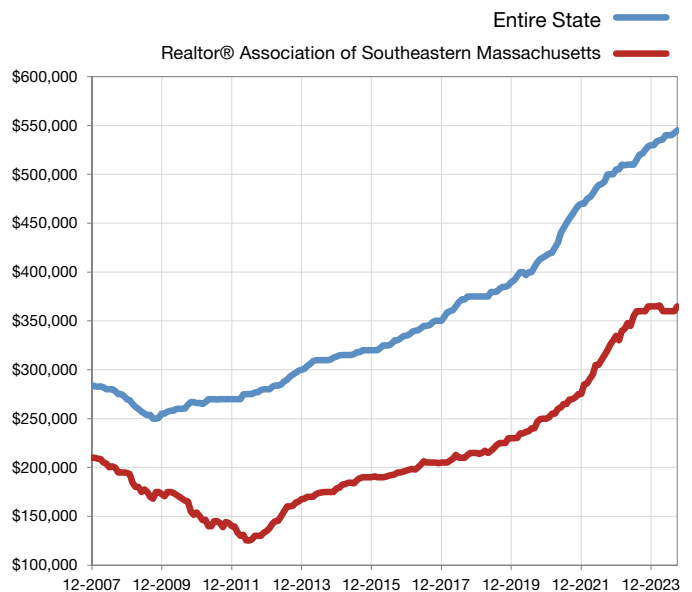
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – September 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

- 12.4%

+ 1.9%

- 13.7%

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

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|--------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 54 | 89 | + 64.8% | 550 | 586 | + 6.5% |
| Closed Sales | 79 | 72 | - 8.9% | 561 | 538 | - 4.1% |
| Median Sales Price* | \$454,000 | \$470,000 | + 3.5% | \$439,900 | \$475,000 | + 8.0% |
| Inventory of Homes for Sale | 180 | 145 | - 19.4% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 2.4 | - 14.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | 37 | - 6.5% | 42 | 46 | + 8.5% |
| Percent of Original List Price Received* | 98.0% | 97.6% | - 0.4% | 99.4% | 99.1% | - 0.4% |
| New Listings | 72 | 91 | + 26.4% | 715 | 721 | + 0.8% |

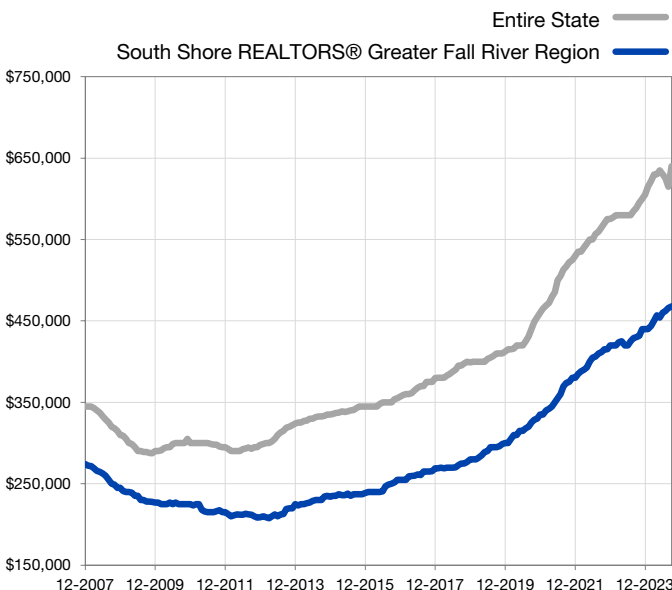
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 11 | 10 | - 9.1% | 74 | 73 | - 1.4% |
| Closed Sales | 10 | 6 | - 40.0% | 66 | 60 | - 9.1% |
| Median Sales Price* | \$340,000 | \$272,500 | - 19.9% | \$275,750 | \$279,250 | + 1.3% |
| Inventory of Homes for Sale | 24 | 31 | + 29.2% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 4.4 | + 38.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 28 | + 23.2% | 38 | 36 | - 4.8% |
| Percent of Original List Price Received* | 103.2% | 97.9% | - 5.1% | 100.0% | 97.5% | - 2.5% |
| New Listings | 12 | 17 | + 41.7% | 95 | 113 | + 18.9% |

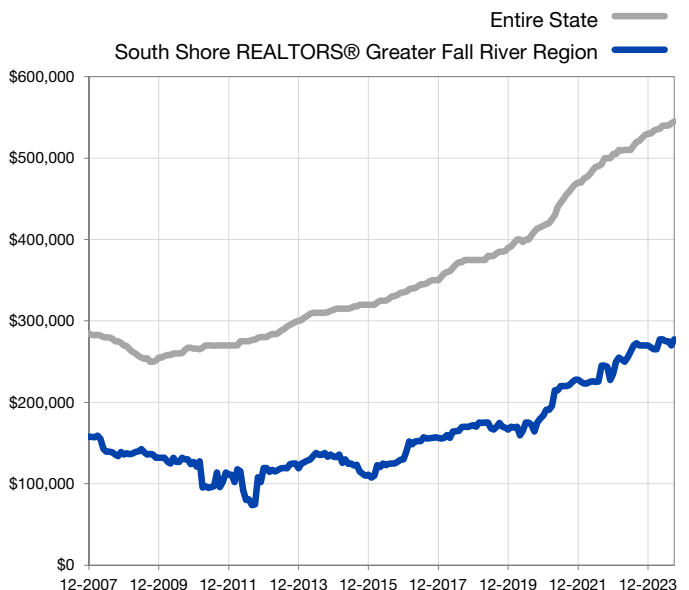
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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South Shore REALTORS®

+ 2.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 11.1%

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

+ 0.8%

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

Single-Family Properties

| | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 331 | 418 | + 26.3% | 3,068 | 3,320 | + 8.2% |
| Closed Sales | 356 | 383 | + 7.6% | 2,987 | 3,091 | + 3.5% |
| Median Sales Price* | \$649,500 | \$700,000 | + 7.8% | \$640,000 | \$680,000 | + 6.3% |
| Inventory of Homes for Sale | 657 | 667 | + 1.5% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 2.0 | + 2.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 38 | + 36.4% | 36 | 34 | - 3.5% |
| Percent of Original List Price Received* | 101.4% | 98.9% | - 2.5% | 100.6% | 100.3% | - 0.4% |
| New Listings | 454 | 534 | + 17.6% | 3,685 | 4,152 | + 12.7% |

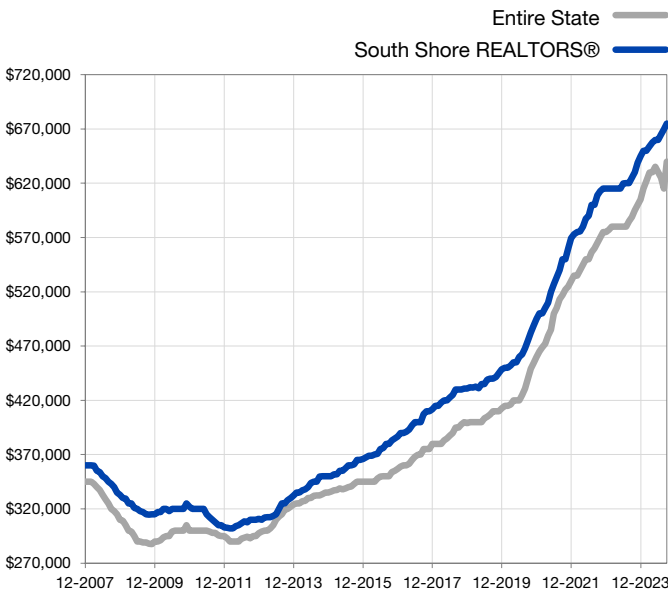
Condominium Properties

| | September | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 117 | 125 | + 6.8% | 1,054 | 1,101 | + 4.5% |
| Closed Sales | 140 | 123 | - 12.1% | 1,046 | 993 | - 5.1% |
| Median Sales Price* | \$460,000 | \$450,000 | - 2.2% | \$450,000 | \$456,250 | + 1.4% |
| Inventory of Homes for Sale | 205 | 202 | - 1.5% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.9 | + 4.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 31 | 39 | + 26.7% | 32 | 37 | + 13.6% |
| Percent of Original List Price Received* | 100.8% | 99.6% | - 1.2% | 100.9% | 99.8% | - 1.0% |
| New Listings | 133 | 171 | + 28.6% | 1,256 | 1,375 | + 9.5% |

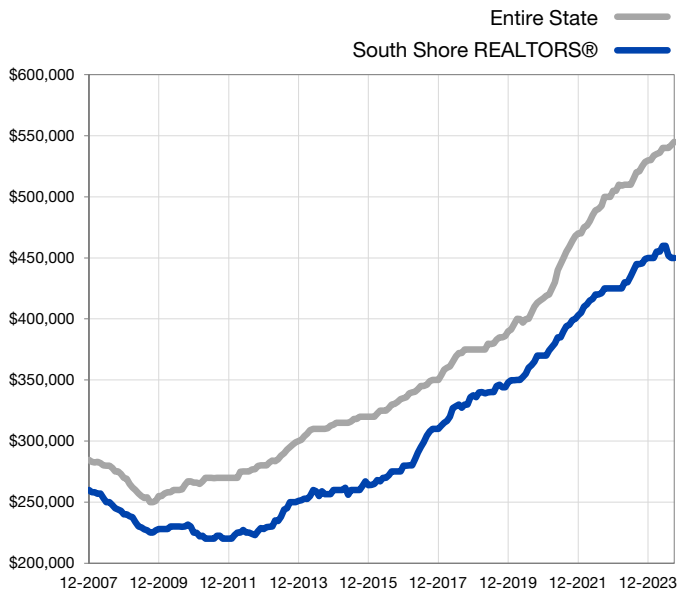
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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