

# Multi-Family Housing Activity Report

September 2024



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Sep-2023	Sep-2024	+ / -	YTD 2023	YTD 2024	+ / -
<b>Closed Sales</b> A count of sales that have closed within a given month.		468	<b>491</b>	+ 4.9%	3,925	<b>4,195</b>	+ 6.9%
<b>Median Sales Price</b> The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$697,500	<b>\$723,250</b>	+ 3.7%	\$621,100	<b>\$689,000</b>	+ 10.9%
<b>Inventory of Homes for Sale</b> The number of properties available for sale in an active status at the end of the month.		1,315	<b>960</b>	- 27.0%	--	--	--
<b>Months Supply of Homes for Sale</b> Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.9	<b>2.0</b>	- 33.4%	--	--	--
<b>Cumulative Days on Market</b> The average number of days between when a listing first goes active and when it goes into its final pending status.*		32	<b>35</b>	+ 7.4%	40	<b>35</b>	- 12.9%
<b>Pct. of Org. List Price Received</b> The average percentage found when dividing a property's sales price by the original list price.		100.3%	<b>100.1%</b>	- 0.1%	100.0%	<b>100.4%</b>	+ 0.4%
<b>New Listings</b> A count of the properties that have been newly listed on the market in a given month.		743	<b>798</b>	+ 7.4%	5,448	<b>5,956</b>	+ 9.3%

\*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.

