

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 18.8%

- 10.6%

+ 20.1%

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	108	149	+ 38.0%	1,064	1,106	+ 3.9%
Closed Sales	119	144	+ 21.0%	1,015	1,017	+ 0.2%
Median Sales Price*	\$400,000	\$329,950	- 17.5%	\$335,000	\$336,000	+ 0.3%
Inventory of Homes for Sale	408	480	+ 17.6%	--	--	--
Months Supply of Inventory	3.9	4.7	+ 21.9%	--	--	--
Cumulative Days on Market Until Sale	77	86	+ 10.9%	86	89	+ 2.9%
Percent of Original List Price Received*	98.3%	94.2%	- 4.1%	97.5%	95.9%	- 1.7%
New Listings	160	181	+ 13.1%	1,453	1,592	+ 9.6%

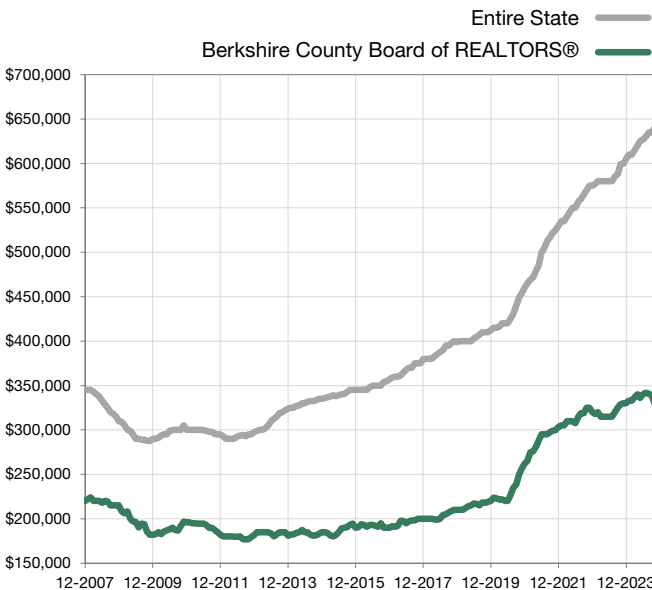
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	13	+ 116.7%	131	133	+ 1.5%
Closed Sales	19	20	+ 5.3%	138	134	- 2.9%
Median Sales Price*	\$350,000	\$504,500	+ 44.1%	\$359,950	\$393,875	+ 9.4%
Inventory of Homes for Sale	45	64	+ 42.2%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 48.7%	--	--	--
Cumulative Days on Market Until Sale	116	86	- 25.9%	100	93	- 6.9%
Percent of Original List Price Received*	95.4%	95.9%	+ 0.5%	98.5%	97.9%	- 0.6%
New Listings	6	24	+ 300.0%	164	198	+ 20.7%

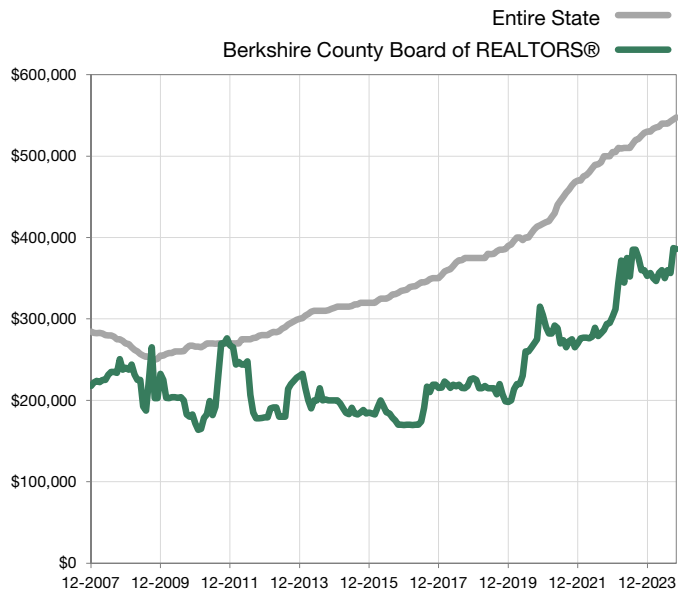
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 4.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 0.3%

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

+ 11.1%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	445	669	+ 50.3%	4,624	5,197	+ 12.4%
Closed Sales	533	566	+ 6.2%	4,504	4,775	+ 6.0%
Median Sales Price*	\$795,000	\$794,500	- 0.1%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	1,448	1,590	+ 9.8%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	35	54	+ 53.3%	39	47	+ 20.8%
Percent of Original List Price Received*	97.3%	96.3%	- 1.0%	97.9%	97.1%	- 0.8%
New Listings	671	711	+ 6.0%	5,957	6,937	+ 16.5%

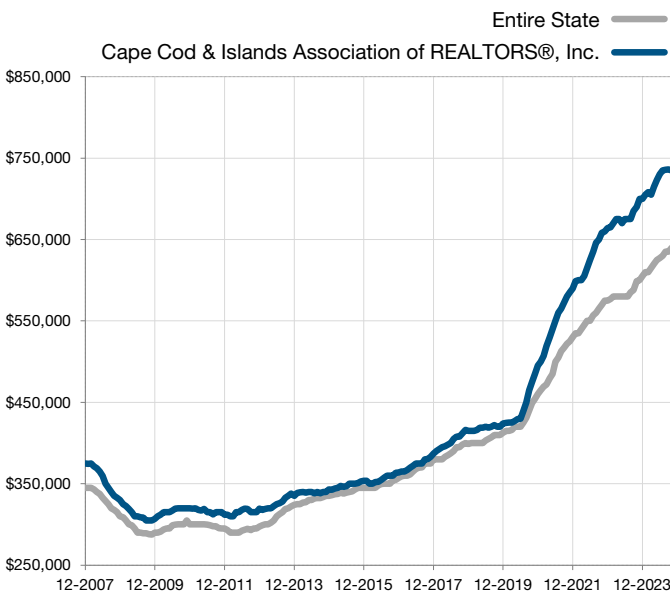
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	134	152	+ 13.4%	1,200	1,179	- 1.8%
Closed Sales	133	128	- 3.8%	1,135	1,090	- 4.0%
Median Sales Price*	\$465,000	\$587,500	+ 26.3%	\$450,000	\$505,000	+ 12.2%
Inventory of Homes for Sale	348	406	+ 16.7%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.7%	--	--	--
Cumulative Days on Market Until Sale	39	56	+ 41.5%	42	51	+ 23.4%
Percent of Original List Price Received*	99.3%	94.0%	- 5.3%	98.7%	97.1%	- 1.6%
New Listings	173	169	- 2.3%	1,457	1,621	+ 11.3%

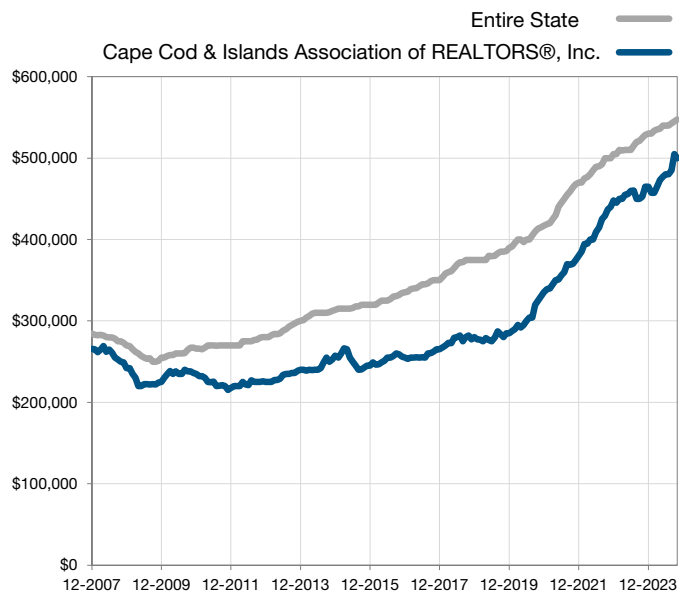
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	836	1,103	+ 31.9%	8,452	9,019	+ 6.7%
Closed Sales	787	874	+ 11.1%	8,174	8,418	+ 3.0%
Median Sales Price*	\$829,950	\$855,000	+ 3.0%	\$850,034	\$905,000	+ 6.5%
Inventory of Homes for Sale	1,477	1,482	+ 0.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 9.4%	33	30	- 9.1%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	102.0%	102.1%	+ 0.1%
New Listings	924	1,116	+ 20.8%	10,078	11,107	+ 10.2%

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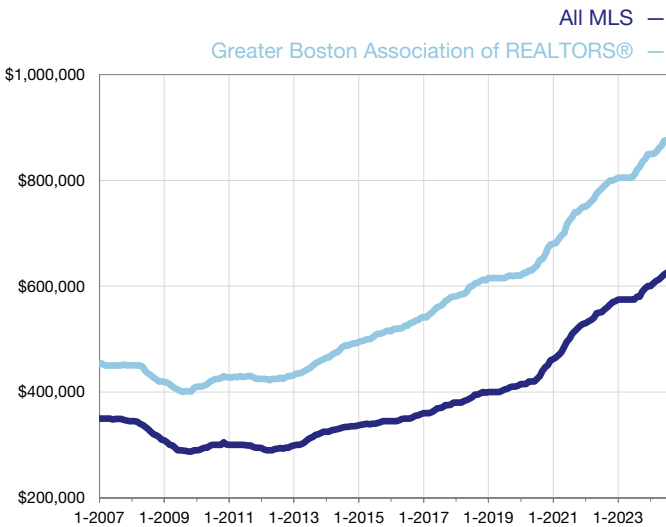
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	690	908	+ 31.6%	7,677	7,716	+ 0.5%
Closed Sales	690	707	+ 2.5%	7,616	7,335	- 3.7%
Median Sales Price*	\$694,950	\$700,000	+ 0.7%	\$702,000	\$720,000	+ 2.6%
Inventory of Homes for Sale	2,071	2,049	- 1.1%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	39	42	+ 7.7%	42	42	0.0%
Percent of Original List Price Received*	100.4%	99.1%	- 1.3%	99.9%	99.8%	- 0.1%
New Listings	969	1,128	+ 16.4%	10,551	11,060	+ 4.8%

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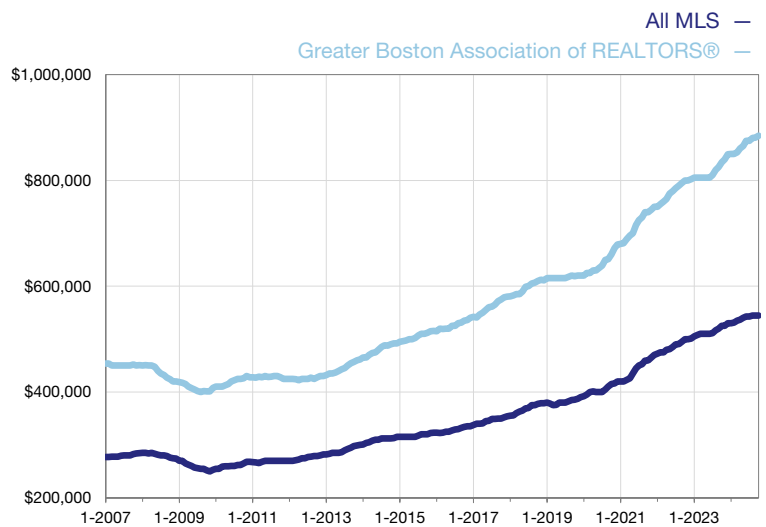
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 65.0%

+ 2.9%

- 4.3%

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	49	71	+ 44.9%	410	468	+ 14.1%
Closed Sales	33	58	+ 75.8%	382	441	+ 15.4%
Median Sales Price*	\$850,000	\$760,000	- 10.6%	\$775,000	\$825,000	+ 6.5%
Inventory of Homes for Sale	106	103	- 2.8%	--	--	--
Months Supply of Inventory	2.7	2.4	- 12.3%	--	--	--
Cumulative Days on Market Until Sale	30	35	+ 17.0%	29	36	+ 22.7%
Percent of Original List Price Received*	102.5%	99.9%	- 2.5%	102.2%	100.6%	- 1.6%
New Listings	60	69	+ 15.0%	594	656	+ 10.4%

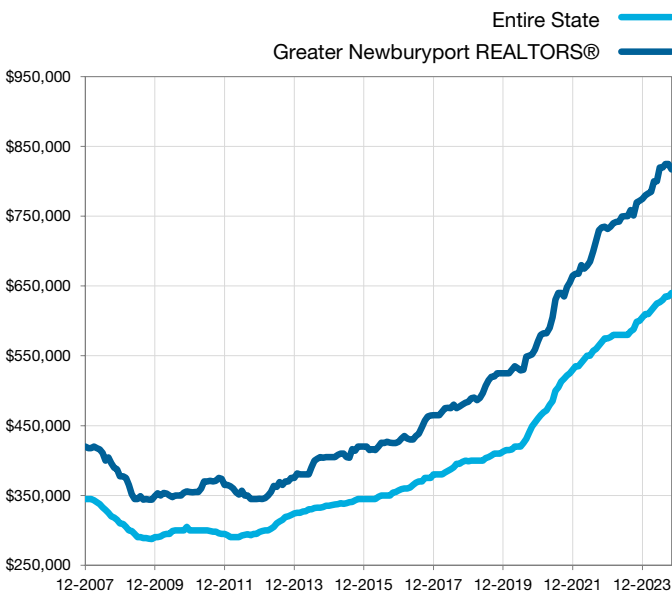
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	41	+ 32.3%	289	321	+ 11.1%
Closed Sales	27	41	+ 51.9%	287	309	+ 7.7%
Median Sales Price*	\$599,900	\$637,000	+ 6.2%	\$580,000	\$584,999	+ 0.9%
Inventory of Homes for Sale	56	52	- 7.1%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.2%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 38.8%	46	35	- 22.7%
Percent of Original List Price Received*	101.2%	100.0%	- 1.2%	101.8%	100.4%	- 1.4%
New Listings	40	36	- 10.0%	386	437	+ 13.2%

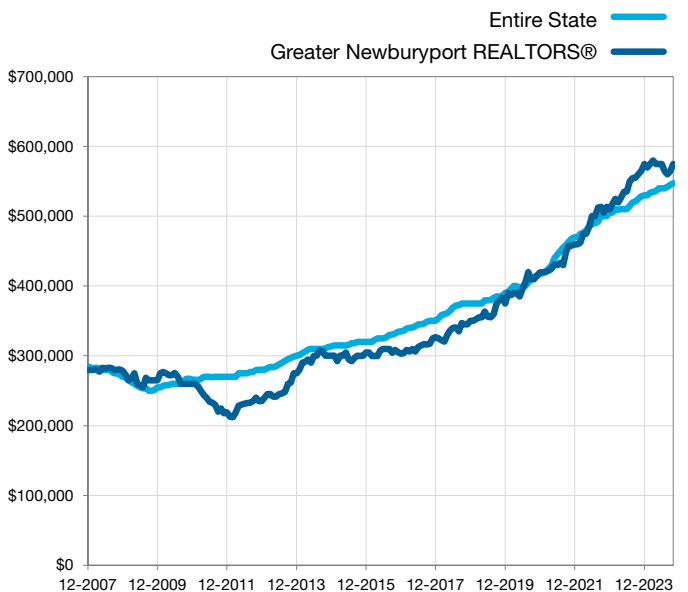
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 8.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.0%

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

- 2.7%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	161	241	+ 49.7%	1,733	1,816	+ 4.8%
Closed Sales	188	195	+ 3.7%	1,720	1,692	- 1.6%
Median Sales Price*	\$436,500	\$440,000	+ 0.8%	\$430,000	\$450,000	+ 4.7%
Inventory of Homes for Sale	360	339	- 5.8%	--	--	--
Months Supply of Inventory	2.1	2.0	- 1.9%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 13.7%	37	34	- 7.3%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	101.0%	100.7%	- 0.4%
New Listings	222	260	+ 17.1%	2,116	2,241	+ 5.9%

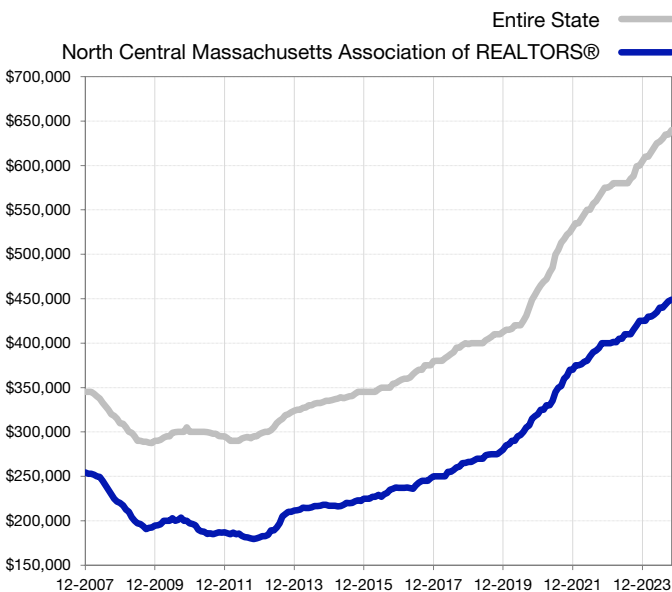
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	30	35	+ 16.7%	290	299	+ 3.1%
Closed Sales	25	35	+ 40.0%	290	267	- 7.9%
Median Sales Price*	\$295,000	\$325,000	+ 10.2%	\$320,000	\$325,000	+ 1.6%
Inventory of Homes for Sale	50	60	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 34.4%	--	--	--
Cumulative Days on Market Until Sale	25	46	+ 84.6%	35	34	- 4.3%
Percent of Original List Price Received*	103.3%	99.6%	- 3.6%	102.5%	102.0%	- 0.4%
New Listings	31	40	+ 29.0%	369	373	+ 1.1%

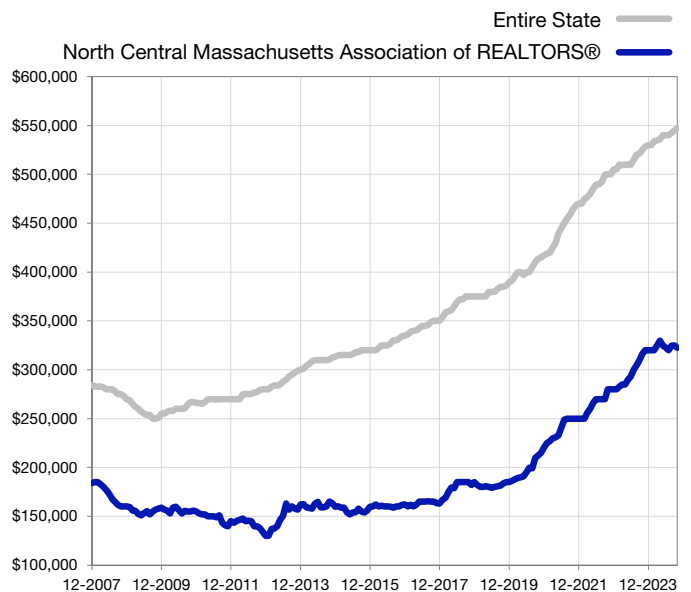
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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North Shore REALTORS®

+ 4.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.2%

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

- 5.9%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	236	344	+ 45.8%	2,172	2,402	+ 10.6%
Closed Sales	233	267	+ 14.6%	2,080	2,217	+ 6.6%
Median Sales Price*	\$715,000	\$735,000	+ 2.8%	\$660,000	\$700,000	+ 6.1%
Inventory of Homes for Sale	405	384	- 5.2%	--	--	--
Months Supply of Inventory	1.9	1.7	- 7.3%	--	--	--
Cumulative Days on Market Until Sale	24	30	+ 27.9%	31	30	- 2.8%
Percent of Original List Price Received*	102.8%	101.3%	- 1.5%	102.1%	102.0%	- 0.1%
New Listings	281	321	+ 14.2%	2,645	2,947	+ 11.4%

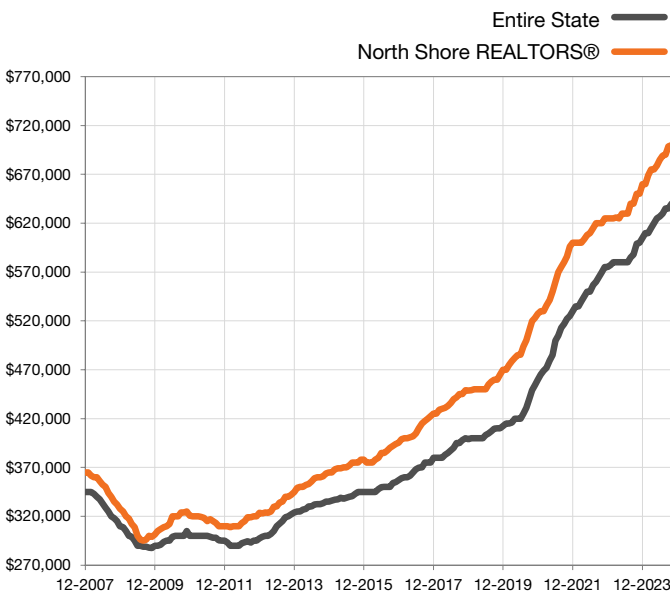
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	129	139	+ 7.8%	1,106	1,116	+ 0.9%
Closed Sales	139	121	- 12.9%	1,082	1,040	- 3.9%
Median Sales Price*	\$430,000	\$480,000	+ 11.6%	\$440,950	\$468,950	+ 6.3%
Inventory of Homes for Sale	192	178	- 7.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 3.0%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 39.5%	29	31	+ 9.0%
Percent of Original List Price Received*	102.0%	99.2%	- 2.8%	102.0%	100.7%	- 1.2%
New Listings	134	142	+ 6.0%	1,301	1,347	+ 3.5%

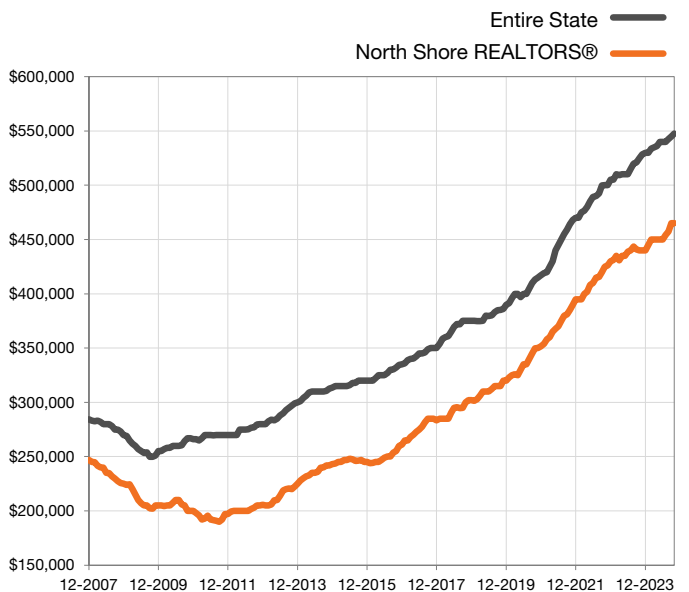
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 20.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.5%

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

+ 4.1%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	237	307	+ 29.5%	2,037	2,402	+ 17.9%
Closed Sales	207	275	+ 32.9%	1,984	2,240	+ 12.9%
Median Sales Price*	\$649,900	\$685,000	+ 5.4%	\$649,900	\$680,000	+ 4.6%
Inventory of Homes for Sale	338	324	- 4.1%	--	--	--
Months Supply of Inventory	1.7	1.5	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 14.0%	28	26	- 4.7%
Percent of Original List Price Received*	102.8%	101.0%	- 1.7%	103.2%	102.8%	- 0.4%
New Listings	274	332	+ 21.2%	2,406	2,859	+ 18.8%

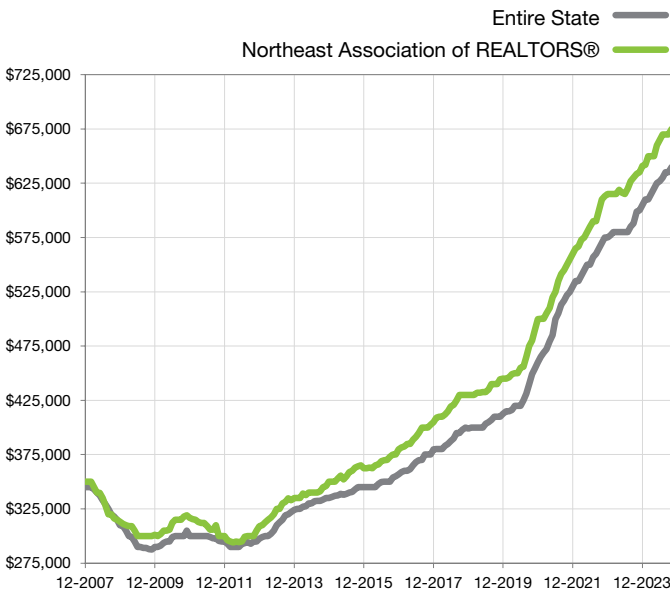
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	101	136	+ 34.7%	942	1,040	+ 10.4%
Closed Sales	104	99	- 4.8%	906	959	+ 5.8%
Median Sales Price*	\$386,500	\$395,000	+ 2.2%	\$382,000	\$400,000	+ 4.7%
Inventory of Homes for Sale	104	136	+ 30.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 22.3%	--	--	--
Cumulative Days on Market Until Sale	30	30	+ 0.8%	27	27	- 2.4%
Percent of Original List Price Received*	102.1%	101.1%	- 1.0%	102.8%	101.8%	- 1.0%
New Listings	117	137	+ 17.1%	1,025	1,234	+ 20.4%

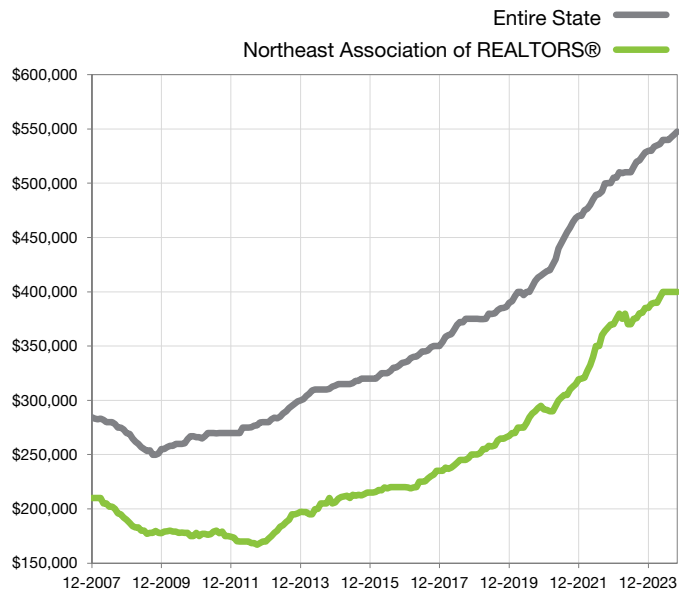
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2024

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

+ 4.8%

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	426	534	+ 25.4%	3,795	3,970	+ 4.6%
Closed Sales	405	446	+ 10.1%	3,643	3,701	+ 1.6%
Median Sales Price*	\$485,000	\$505,000	+ 4.1%	\$475,000	\$510,000	+ 7.4%
Inventory of Homes for Sale	678	726	+ 7.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 7.3%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.8%	31	31	+ 0.6%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	102.1%	101.1%	- 0.9%
New Listings	475	594	+ 25.1%	4,537	5,024	+ 10.7%

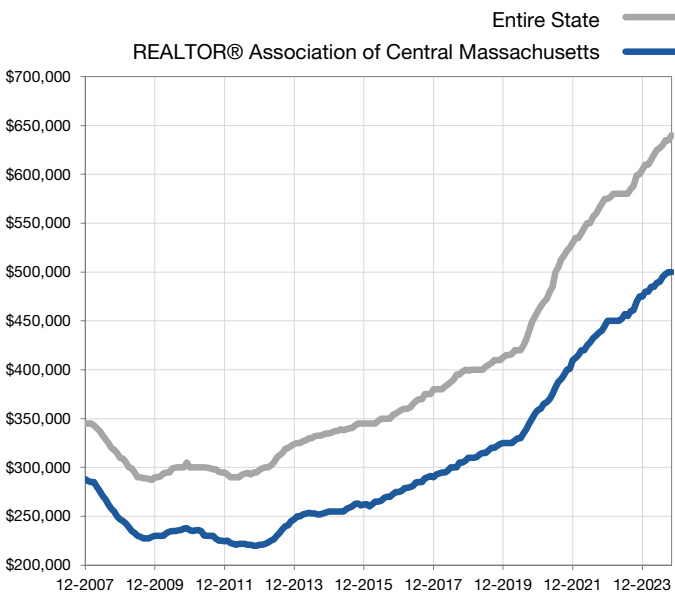
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	116	156	+ 34.5%	1,191	1,174	- 1.4%
Closed Sales	110	101	- 8.2%	1,125	1,110	- 1.3%
Median Sales Price*	\$400,000	\$397,500	- 0.6%	\$396,000	\$400,000	+ 1.0%
Inventory of Homes for Sale	195	184	- 5.6%	--	--	--
Months Supply of Inventory	1.7	1.7	- 3.0%	--	--	--
Cumulative Days on Market Until Sale	41	40	- 2.8%	36	36	+ 0.3%
Percent of Original List Price Received*	102.5%	99.6%	- 2.8%	102.3%	101.0%	- 1.3%
New Listings	138	139	+ 0.7%	1,397	1,393	- 0.3%

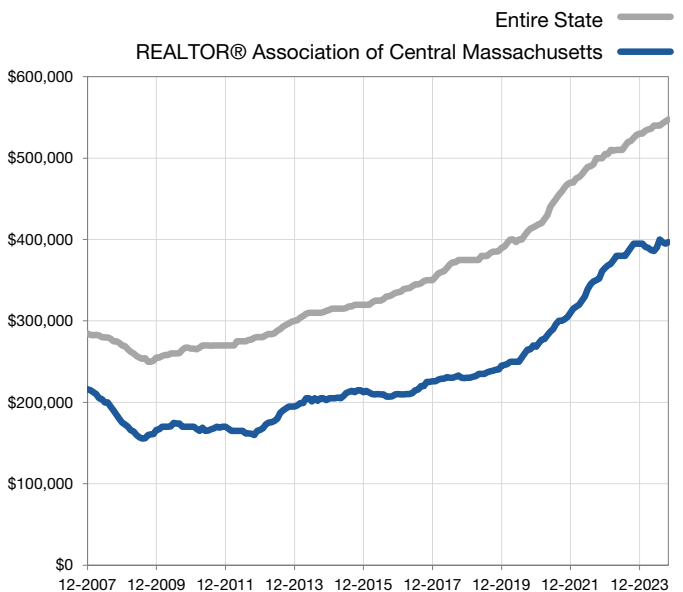
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 5.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.4%

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

- 0.9%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	407	539	+ 32.4%	3,764	3,890	+ 3.3%
Closed Sales	366	363	- 0.8%	3,642	3,606	- 1.0%
Median Sales Price*	\$336,000	\$360,000	+ 7.1%	\$325,000	\$350,000	+ 7.7%
Inventory of Homes for Sale	777	738	- 5.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 2.5%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 13.4%	37	35	- 4.1%
Percent of Original List Price Received*	101.8%	100.5%	- 1.3%	101.3%	101.4%	+ 0.1%
New Listings	460	583	+ 26.7%	4,509	4,686	+ 3.9%

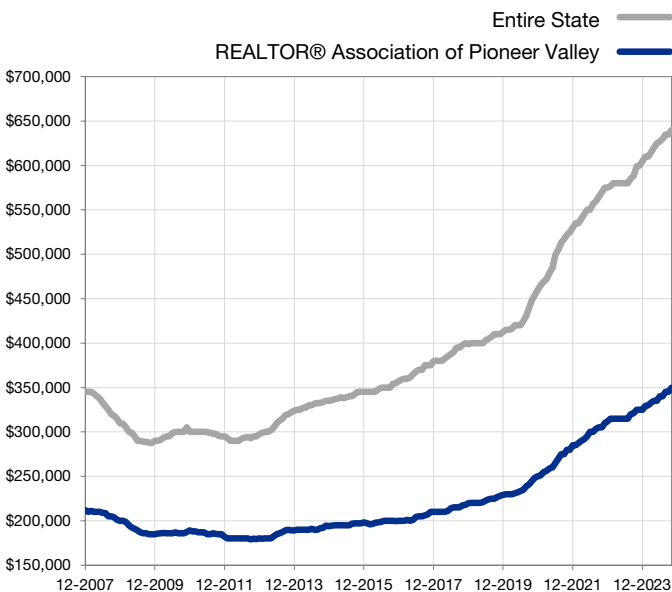
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	53	95	+ 79.2%	586	646	+ 10.2%
Closed Sales	53	77	+ 45.3%	584	577	- 1.2%
Median Sales Price*	\$255,000	\$250,000	- 2.0%	\$235,000	\$261,000	+ 11.1%
Inventory of Homes for Sale	107	138	+ 29.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 34.2%	--	--	--
Cumulative Days on Market Until Sale	23	42	+ 84.7%	39	35	- 10.3%
Percent of Original List Price Received*	103.3%	98.1%	- 5.0%	102.6%	100.8%	- 1.7%
New Listings	65	106	+ 63.1%	647	781	+ 20.7%

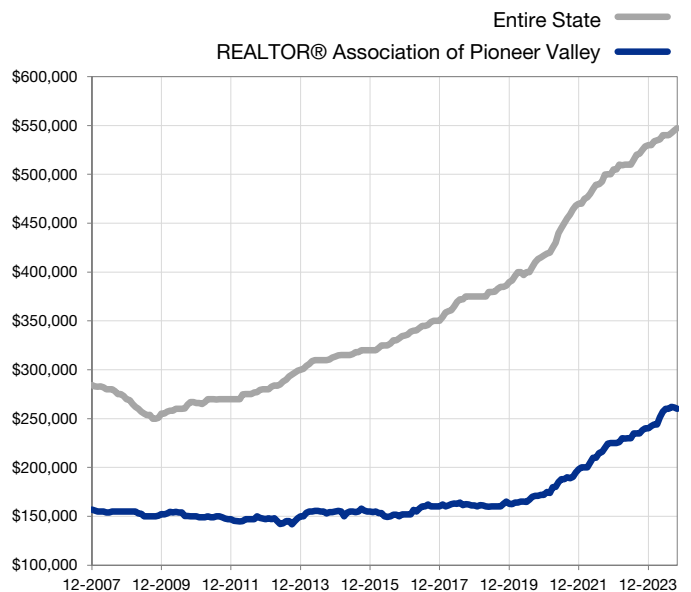
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 4.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.3%

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

- 5.0%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	270	355	+ 31.5%	2,768	2,821	+ 1.9%
Closed Sales	257	261	+ 1.6%	2,727	2,611	- 4.3%
Median Sales Price*	\$505,000	\$530,000	+ 5.0%	\$490,000	\$530,000	+ 8.2%
Inventory of Homes for Sale	588	551	- 6.3%	--	--	--
Months Supply of Inventory	2.1	2.1	+ 0.5%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 21.2%	38	35	- 8.6%
Percent of Original List Price Received*	100.6%	98.7%	- 1.9%	100.2%	100.6%	+ 0.4%
New Listings	359	402	+ 12.0%	3,346	3,556	+ 6.3%

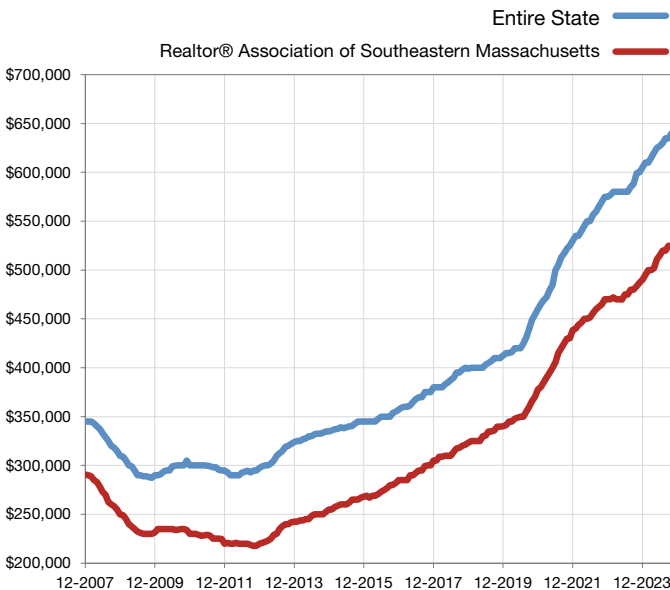
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	54	70	+ 29.6%	589	589	0.0%
Closed Sales	54	65	+ 20.4%	567	546	- 3.7%
Median Sales Price*	\$330,000	\$389,777	+ 18.1%	\$365,000	\$370,000	+ 1.4%
Inventory of Homes for Sale	109	111	+ 1.8%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 9.2%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.8%	35	32	- 8.8%
Percent of Original List Price Received*	101.0%	101.3%	+ 0.3%	101.7%	101.1%	- 0.5%
New Listings	59	81	+ 37.3%	682	753	+ 10.4%

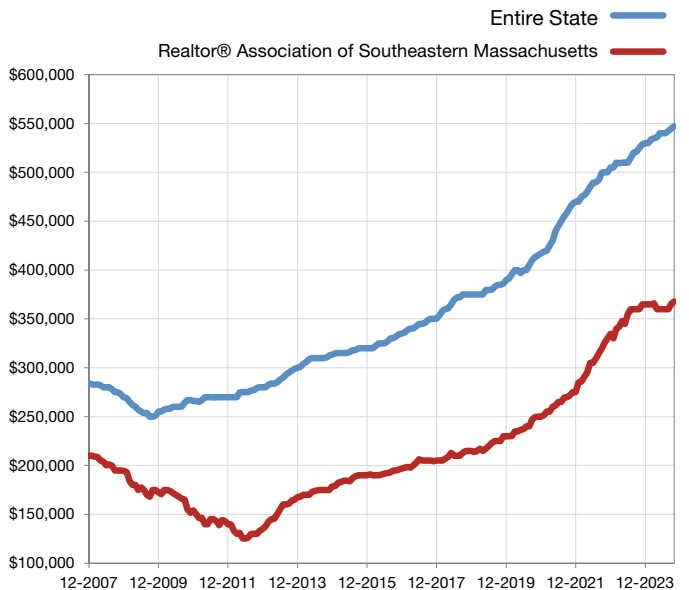
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – October 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

+ 23.0%

+ 6.6%

- 14.4%

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

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	61	87	+ 42.6%	611	660	+ 8.0%
Closed Sales	49	65	+ 32.7%	610	605	- 0.8%
Median Sales Price*	\$465,000	\$465,000	0.0%	\$440,000	\$475,000	+ 8.0%
Inventory of Homes for Sale	189	146	- 22.8%	--	--	--
Months Supply of Inventory	3.1	2.4	- 21.9%	--	--	--
Cumulative Days on Market Until Sale	30	43	+ 42.2%	41	45	+ 10.0%
Percent of Original List Price Received*	101.4%	97.7%	- 3.7%	99.6%	98.9%	- 0.7%
New Listings	87	100	+ 14.9%	802	820	+ 2.2%

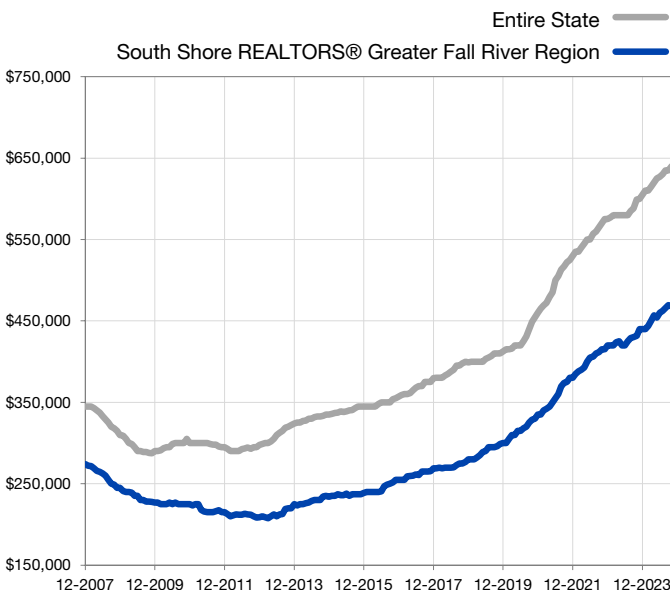
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	10	+ 25.0%	82	78	- 4.9%
Closed Sales	12	10	- 16.7%	78	70	- 10.3%
Median Sales Price*	\$262,500	\$305,750	+ 16.5%	\$271,250	\$289,250	+ 6.6%
Inventory of Homes for Sale	19	32	+ 68.4%	--	--	--
Months Supply of Inventory	2.3	4.6	+ 100.9%	--	--	--
Cumulative Days on Market Until Sale	51	31	- 39.4%	40	36	- 11.4%
Percent of Original List Price Received*	99.5%	100.2%	+ 0.7%	100.0%	97.9%	- 2.1%
New Listings	6	13	+ 116.7%	101	126	+ 24.8%

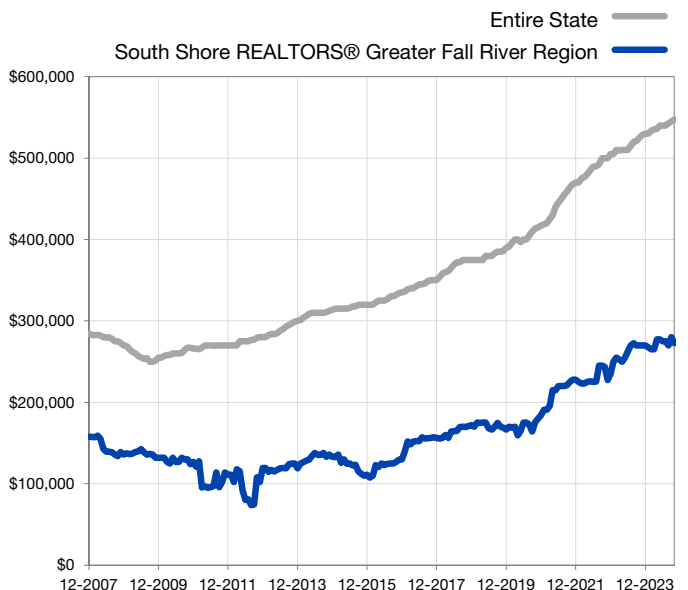
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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South Shore REALTORS®

+ 8.5%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.6%

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

- 8.9%

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

Single-Family Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	358	515	+ 43.9%	3,426	3,760	+ 9.7%
Closed Sales	344	371	+ 7.8%	3,331	3,468	+ 4.1%
Median Sales Price*	\$665,000	\$692,500	+ 4.1%	\$642,000	\$680,000	+ 5.9%
Inventory of Homes for Sale	686	592	- 13.7%	--	--	--
Months Supply of Inventory	2.0	1.7	- 14.6%	--	--	--
Cumulative Days on Market Until Sale	34	36	+ 6.7%	36	35	- 2.5%
Percent of Original List Price Received*	101.1%	99.9%	- 1.2%	100.7%	100.2%	- 0.4%
New Listings	480	505	+ 5.2%	4,165	4,658	+ 11.8%

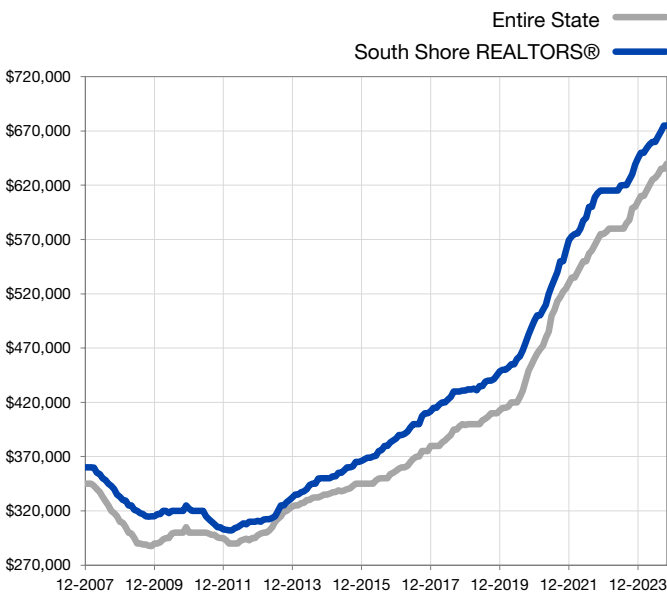
Condominium Properties

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	110	137	+ 24.5%	1,164	1,223	+ 5.1%
Closed Sales	101	112	+ 10.9%	1,147	1,105	- 3.7%
Median Sales Price*	\$450,000	\$425,000	- 5.6%	\$450,000	\$450,900	+ 0.2%
Inventory of Homes for Sale	216	230	+ 6.5%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 27.9%	32	37	+ 14.7%
Percent of Original List Price Received*	100.2%	99.0%	- 1.2%	100.8%	99.8%	- 1.0%
New Listings	140	177	+ 26.4%	1,396	1,556	+ 11.5%

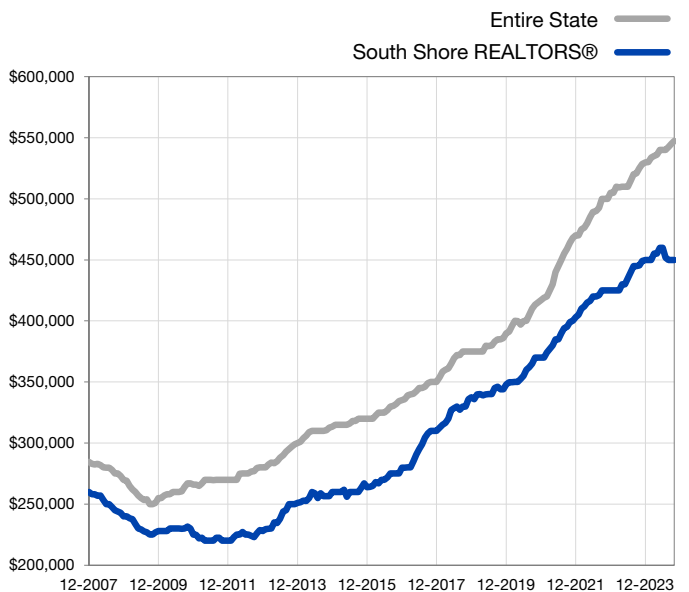
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Single-Family Properties



Condominium Properties



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