

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 41.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 9.4%

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

+ 10.3%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	90	95	+ 5.6%	1,154	1,206	+ 4.5%
Closed Sales	103	149	+ 44.7%	1,118	1,168	+ 4.5%
Median Sales Price*	\$320,000	\$340,000	+ 6.3%	\$333,700	\$338,750	+ 1.5%
Inventory of Homes for Sale	401	425	+ 6.0%	--	--	--
Months Supply of Inventory	3.9	4.0	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	84	81	- 3.4%	86	88	+ 2.0%
Percent of Original List Price Received*	94.1%	95.7%	+ 1.7%	97.2%	95.9%	- 1.4%
New Listings	121	100	- 17.4%	1,574	1,697	+ 7.8%

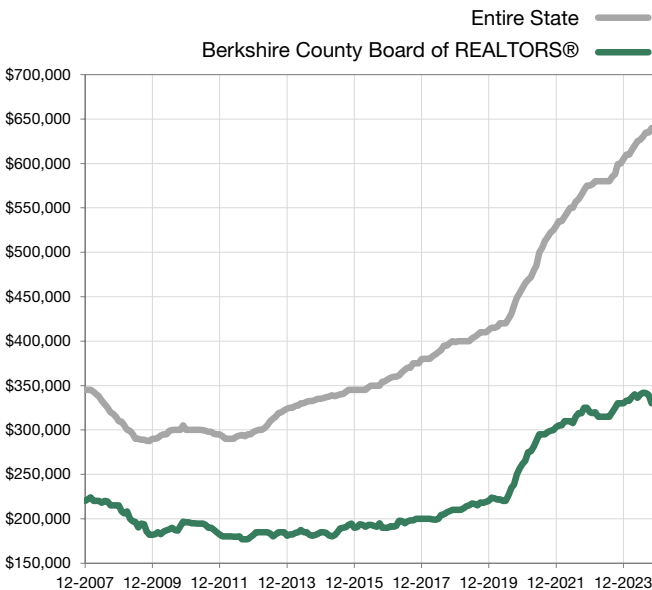
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	4	- 66.7%	143	139	- 2.8%
Closed Sales	8	8	0.0%	146	143	- 2.1%
Median Sales Price*	\$395,000	\$397,000	+ 0.5%	\$359,950	\$400,750	+ 11.3%
Inventory of Homes for Sale	44	66	+ 50.0%	--	--	--
Months Supply of Inventory	3.4	5.1	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	206	107	- 48.3%	105	93	- 11.0%
Percent of Original List Price Received*	96.4%	90.5%	- 6.1%	98.4%	97.5%	- 0.9%
New Listings	12	13	+ 8.3%	176	211	+ 19.9%

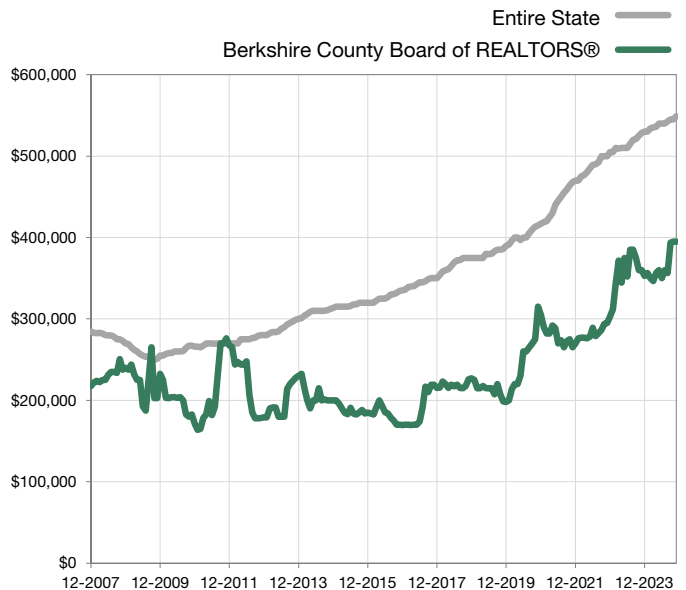
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

+ 9.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.2%

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

+ 1.5%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	365	451	+ 23.6%	4,989	5,592	+ 12.1%
Closed Sales	445	507	+ 13.9%	4,949	5,289	+ 6.9%
Median Sales Price*	\$750,000	\$722,500	- 3.7%	\$701,000	\$739,000	+ 5.4%
Inventory of Homes for Sale	1,356	1,327	- 2.1%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.5%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.5%	39	47	+ 21.2%
Percent of Original List Price Received*	97.1%	95.6%	- 1.6%	97.8%	96.9%	- 0.9%
New Listings	433	357	- 17.6%	6,390	7,297	+ 14.2%

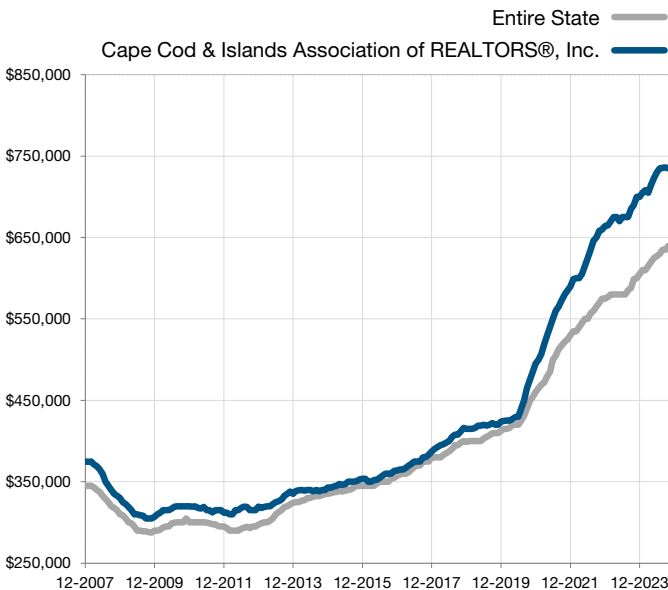
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	72	105	+ 45.8%	1,271	1,270	- 0.1%
Closed Sales	131	121	- 7.6%	1,266	1,211	- 4.3%
Median Sales Price*	\$529,900	\$530,000	+ 0.0%	\$465,000	\$507,000	+ 9.0%
Inventory of Homes for Sale	319	373	+ 16.9%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 22.6%	--	--	--
Cumulative Days on Market Until Sale	39	64	+ 66.0%	41	53	+ 27.4%
Percent of Original List Price Received*	98.8%	95.3%	- 3.5%	98.7%	97.0%	- 1.8%
New Listings	89	121	+ 36.0%	1,546	1,747	+ 13.0%

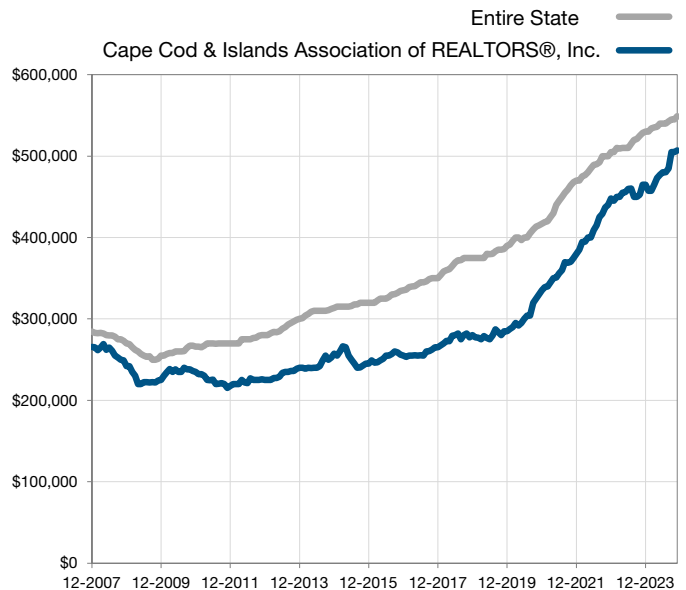
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	720	836	+ 16.1%	9,172	9,720	+ 6.0%
Closed Sales	790	816	+ 3.3%	8,964	9,241	+ 3.1%
Median Sales Price*	\$800,000	\$861,250	+ 7.7%	\$850,000	\$900,000	+ 5.9%
Inventory of Homes for Sale	1,297	1,094	- 15.7%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	31	34	+ 9.7%	33	31	- 6.1%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	101.9%	101.9%	0.0%
New Listings	716	548	- 23.5%	10,794	11,632	+ 7.8%

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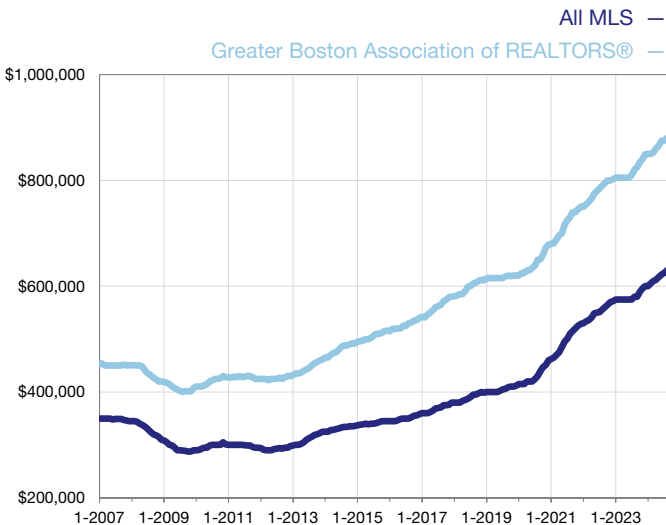
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	564	726	+ 28.7%	8,240	8,338	+ 1.2%
Closed Sales	649	650	+ 0.2%	8,265	8,008	- 3.1%
Median Sales Price*	\$679,000	\$700,000	+ 3.1%	\$700,000	\$718,000	+ 2.6%
Inventory of Homes for Sale	1,882	1,580	- 16.0%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	40	43	+ 7.5%	42	42	0.0%
Percent of Original List Price Received*	99.5%	98.3%	- 1.2%	99.9%	99.7%	- 0.2%
New Listings	646	540	- 16.4%	11,198	11,591	+ 3.5%

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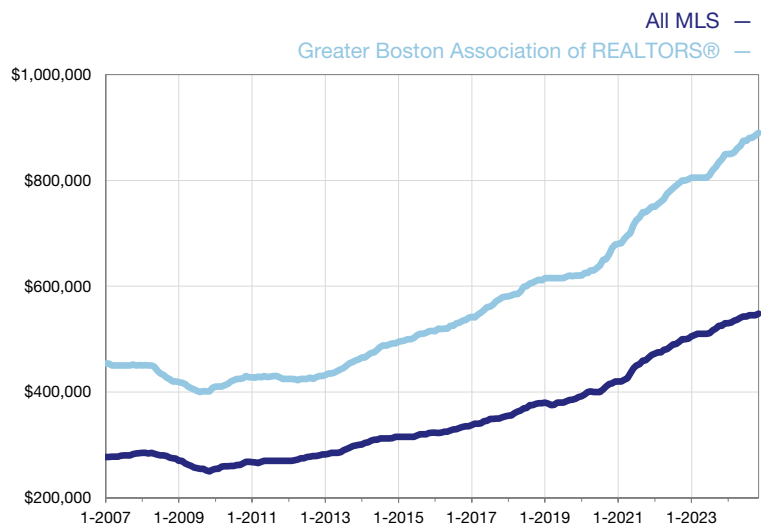
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 13.2%

+ 12.6%

- 8.0%

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	38	- 7.3%	451	499	+ 10.6%
Closed Sales	48	43	- 10.4%	430	484	+ 12.6%
Median Sales Price*	\$768,500	\$800,000	+ 4.1%	\$775,000	\$822,500	+ 6.1%
Inventory of Homes for Sale	93	83	- 10.8%	--	--	--
Months Supply of Inventory	2.4	1.9	- 19.5%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 38.7%	30	37	+ 23.9%
Percent of Original List Price Received*	100.2%	96.9%	- 3.3%	102.0%	100.3%	- 1.7%
New Listings	42	34	- 19.0%	636	689	+ 8.3%

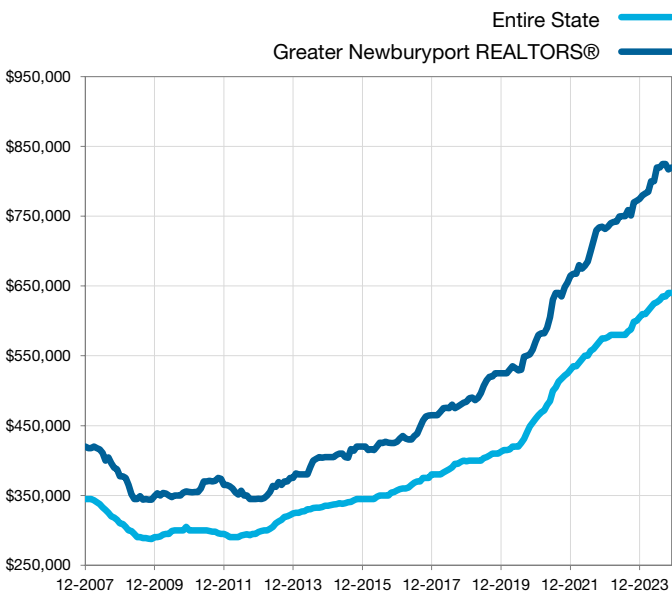
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	25	- 13.8%	318	342	+ 7.5%
Closed Sales	28	23	- 17.9%	315	332	+ 5.4%
Median Sales Price*	\$510,000	\$500,000	- 2.0%	\$565,000	\$572,500	+ 1.3%
Inventory of Homes for Sale	44	43	- 2.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	32	41	+ 29.8%	44	36	- 19.7%
Percent of Original List Price Received*	99.0%	101.1%	+ 2.1%	101.6%	100.4%	- 1.1%
New Listings	21	25	+ 19.0%	407	462	+ 13.5%

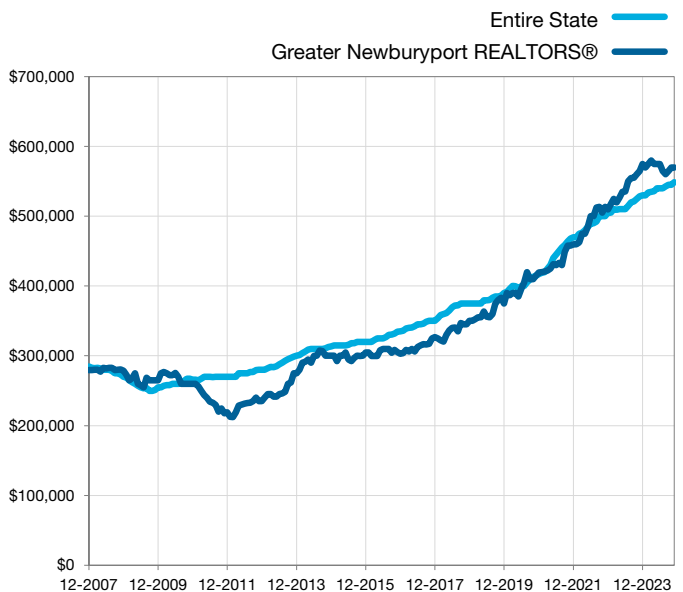
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

+ 19.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 15.4%

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

- 7.4%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	158	192	+ 21.5%	1,891	1,975	+ 4.4%
Closed Sales	150	184	+ 22.7%	1,870	1,877	+ 0.4%
Median Sales Price*	\$412,500	\$459,000	+ 11.3%	\$430,000	\$452,000	+ 5.1%
Inventory of Homes for Sale	324	289	- 10.8%	--	--	--
Months Supply of Inventory	1.9	1.7	- 9.8%	--	--	--
Cumulative Days on Market Until Sale	36	36	+ 0.2%	37	34	- 6.6%
Percent of Original List Price Received*	99.3%	99.4%	+ 0.1%	100.9%	100.5%	- 0.4%
New Listings	156	154	- 1.3%	2,272	2,394	+ 5.4%

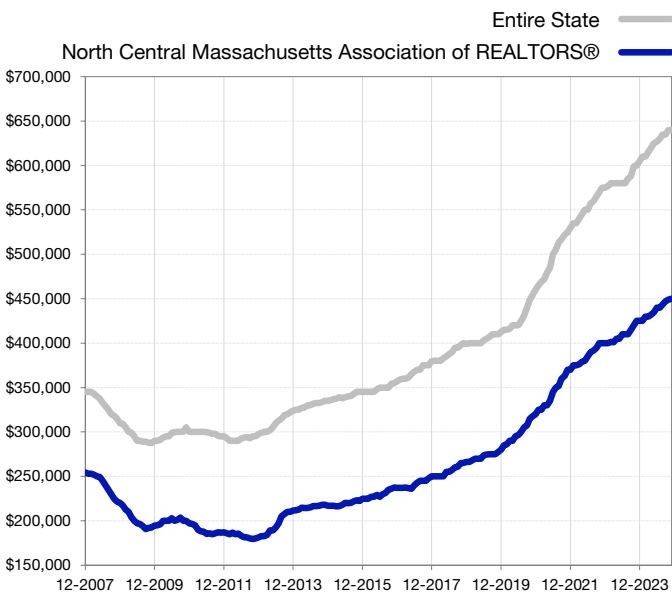
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	23	+ 21.1%	309	313	+ 1.3%
Closed Sales	30	31	+ 3.3%	320	299	- 6.6%
Median Sales Price*	\$335,500	\$319,900	- 4.6%	\$325,000	\$324,900	- 0.0%
Inventory of Homes for Sale	53	60	+ 13.2%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 26.0%	--	--	--
Cumulative Days on Market Until Sale	24	50	+ 107.0%	34	35	+ 3.4%
Percent of Original List Price Received*	102.6%	98.7%	- 3.8%	102.5%	101.7%	- 0.8%
New Listings	26	24	- 7.7%	395	397	+ 0.5%

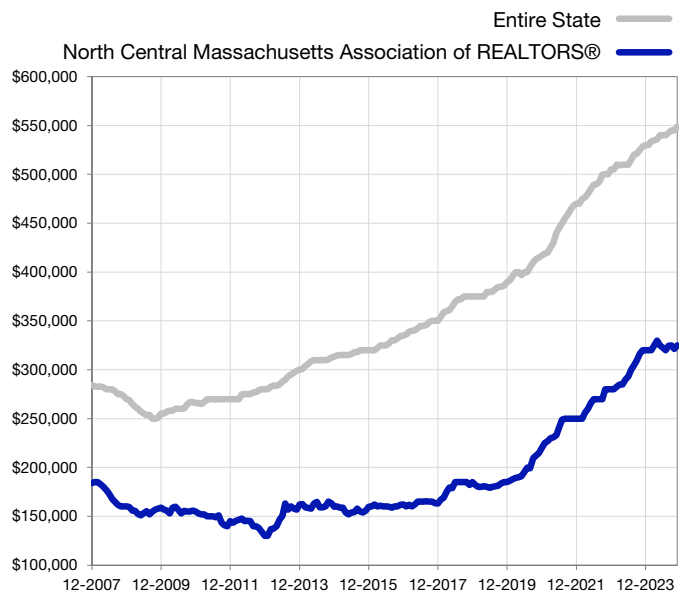
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 0.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.6%

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

- 24.8%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	222	252	+ 13.5%	2,393	2,610	+ 9.1%
Closed Sales	248	252	+ 1.6%	2,328	2,471	+ 6.1%
Median Sales Price*	\$660,000	\$690,000	+ 4.5%	\$660,000	\$700,000	+ 6.1%
Inventory of Homes for Sale	383	294	- 23.2%	--	--	--
Months Supply of Inventory	1.8	1.3	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	32	32	+ 0.2%	31	30	- 2.5%
Percent of Original List Price Received*	101.1%	100.3%	- 0.8%	102.0%	101.8%	- 0.1%
New Listings	231	185	- 19.9%	2,876	3,130	+ 8.8%

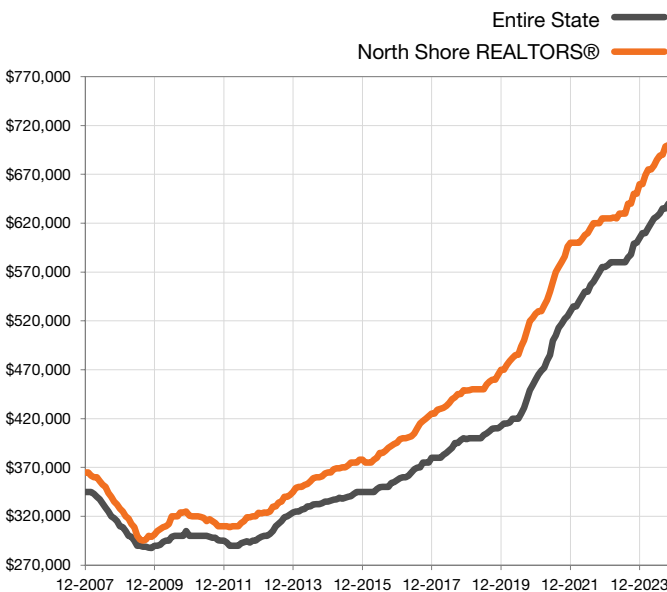
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	95	134	+ 41.1%	1,202	1,219	+ 1.4%
Closed Sales	106	104	- 1.9%	1,188	1,147	- 3.5%
Median Sales Price*	\$429,500	\$475,613	+ 10.7%	\$440,450	\$470,000	+ 6.7%
Inventory of Homes for Sale	190	137	- 27.9%	--	--	--
Months Supply of Inventory	1.8	1.3	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 43.7%	28	32	+ 11.6%
Percent of Original List Price Received*	100.9%	99.5%	- 1.4%	101.9%	100.6%	- 1.3%
New Listings	112	90	- 19.6%	1,413	1,437	+ 1.7%

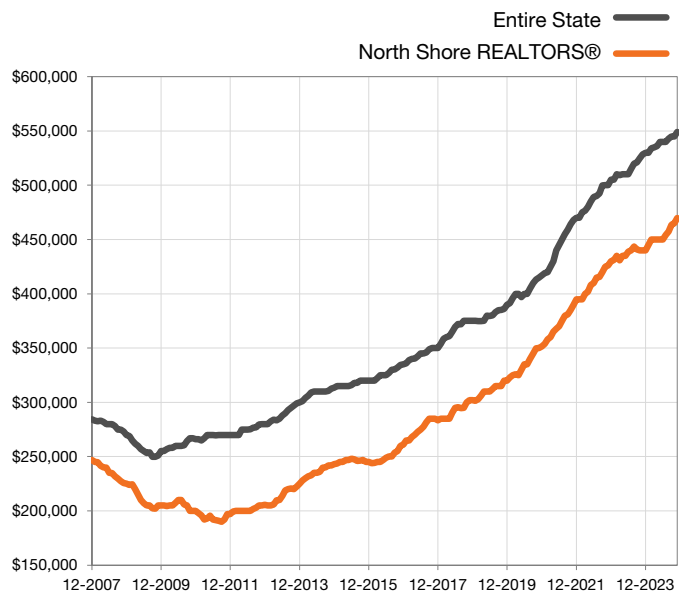
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 0.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.5%

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

- 11.4%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	196	237	+ 20.9%	2,233	2,595	+ 16.2%
Closed Sales	222	223	+ 0.5%	2,206	2,463	+ 11.7%
Median Sales Price*	\$650,000	\$660,000	+ 1.5%	\$649,900	\$680,000	+ 4.6%
Inventory of Homes for Sale	295	240	- 18.6%	--	--	--
Months Supply of Inventory	1.4	1.1	- 24.9%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 16.6%	27	27	- 2.9%
Percent of Original List Price Received*	101.4%	100.8%	- 0.6%	103.1%	102.6%	- 0.4%
New Listings	197	151	- 23.4%	2,603	3,007	+ 15.5%

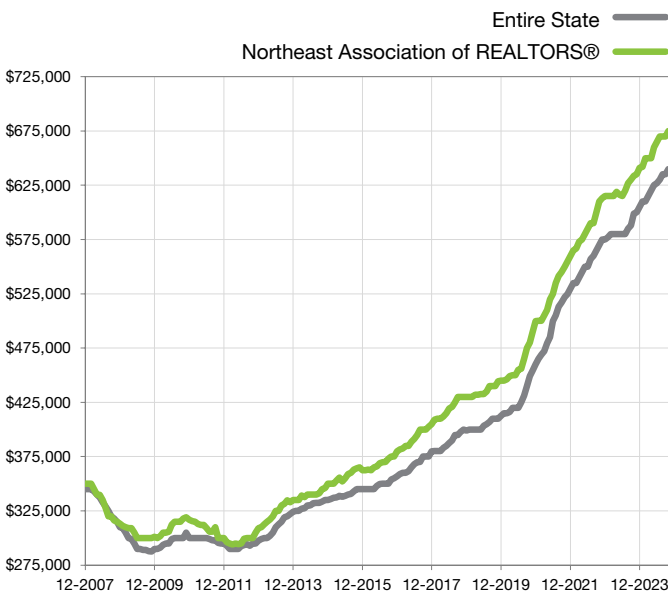
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	70	96	+ 37.1%	1,012	1,117	+ 10.4%
Closed Sales	94	96	+ 2.1%	1,000	1,056	+ 5.6%
Median Sales Price*	\$420,000	\$395,000	- 6.0%	\$385,000	\$400,000	+ 3.9%
Inventory of Homes for Sale	118	126	+ 6.8%	--	--	--
Months Supply of Inventory	1.3	1.3	- 0.1%	--	--	--
Cumulative Days on Market Until Sale	23	27	+ 19.2%	27	27	- 0.6%
Percent of Original List Price Received*	101.7%	99.6%	- 2.1%	102.7%	101.6%	- 1.1%
New Listings	93	84	- 9.7%	1,118	1,318	+ 17.9%

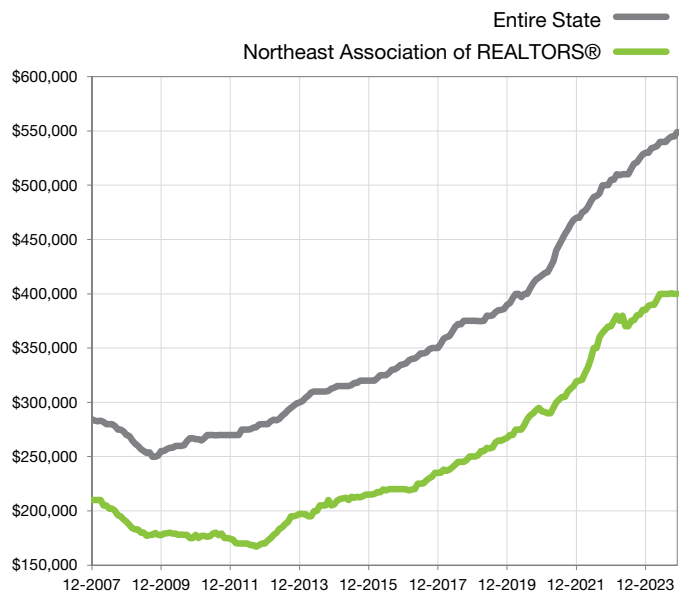
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

- 1.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.3%

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

- 9.6%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	331	454	+ 37.2%	4,126	4,330	+ 4.9%
Closed Sales	381	373	- 2.1%	4,024	4,079	+ 1.4%
Median Sales Price*	\$485,000	\$500,000	+ 3.1%	\$476,500	\$509,000	+ 6.8%
Inventory of Homes for Sale	657	606	- 7.8%	--	--	--
Months Supply of Inventory	1.8	1.6	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	29	35	+ 22.8%	30	31	+ 2.8%
Percent of Original List Price Received*	101.3%	99.1%	- 2.2%	102.0%	101.0%	- 1.0%
New Listings	389	354	- 9.0%	4,926	5,379	+ 9.2%

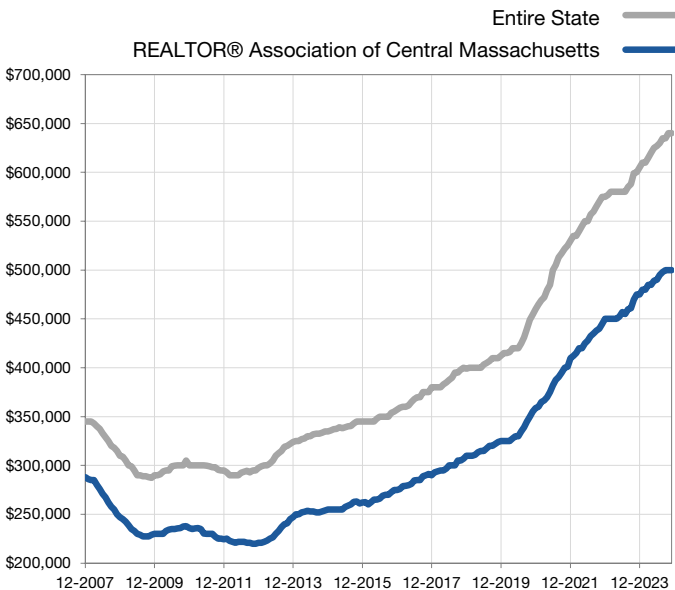
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	89	103	+ 15.7%	1,280	1,257	- 1.8%
Closed Sales	108	110	+ 1.9%	1,233	1,222	- 0.9%
Median Sales Price*	\$392,500	\$400,500	+ 2.0%	\$396,000	\$400,000	+ 1.0%
Inventory of Homes for Sale	195	164	- 15.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 14.1%	--	--	--
Cumulative Days on Market Until Sale	37	35	- 3.9%	36	36	- 0.3%
Percent of Original List Price Received*	100.7%	100.2%	- 0.5%	102.2%	100.9%	- 1.2%
New Listings	117	91	- 22.2%	1,514	1,483	- 2.0%

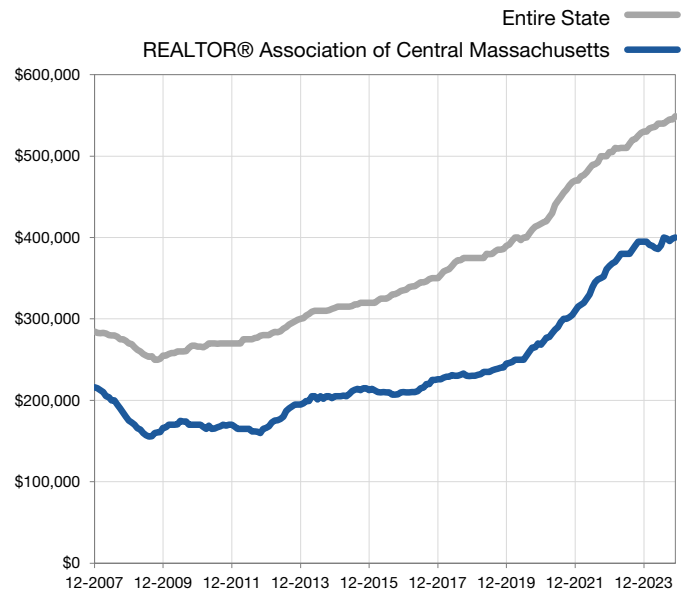
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

- 0.2%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 2.1%

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

- 11.0%

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

Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	323	438	+ 35.6%	4,087	4,239	+ 3.7%
Closed Sales	405	395	- 2.5%	4,047	4,006	- 1.0%
Median Sales Price*	\$335,000	\$349,744	+ 4.4%	\$326,250	\$350,000	+ 7.3%
Inventory of Homes for Sale	754	647	- 14.2%	--	--	--
Months Supply of Inventory	2.0	1.8	- 12.7%	--	--	--
Cumulative Days on Market Until Sale	33	40	+ 19.9%	37	36	- 2.0%
Percent of Original List Price Received*	100.4%	98.7%	- 1.8%	101.2%	101.1%	- 0.1%
New Listings	369	344	- 6.8%	4,878	5,030	+ 3.1%

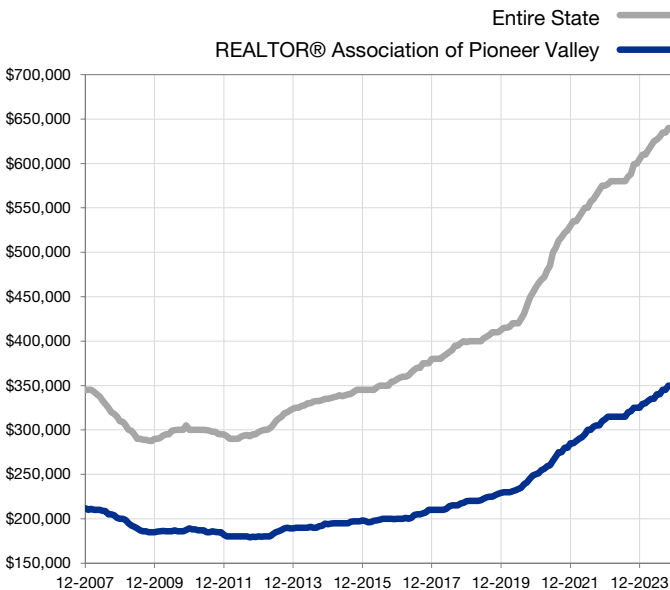
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	52	70	+ 34.6%	638	708	+ 11.0%
Closed Sales	57	66	+ 15.8%	641	644	+ 0.5%
Median Sales Price*	\$279,900	\$263,500	- 5.9%	\$240,000	\$261,150	+ 8.8%
Inventory of Homes for Sale	110	122	+ 10.9%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 12.8%	--	--	--
Cumulative Days on Market Until Sale	22	32	+ 46.8%	37	35	- 7.5%
Percent of Original List Price Received*	102.5%	100.0%	- 2.5%	102.6%	100.7%	- 1.8%
New Listings	61	56	- 8.2%	708	837	+ 18.2%

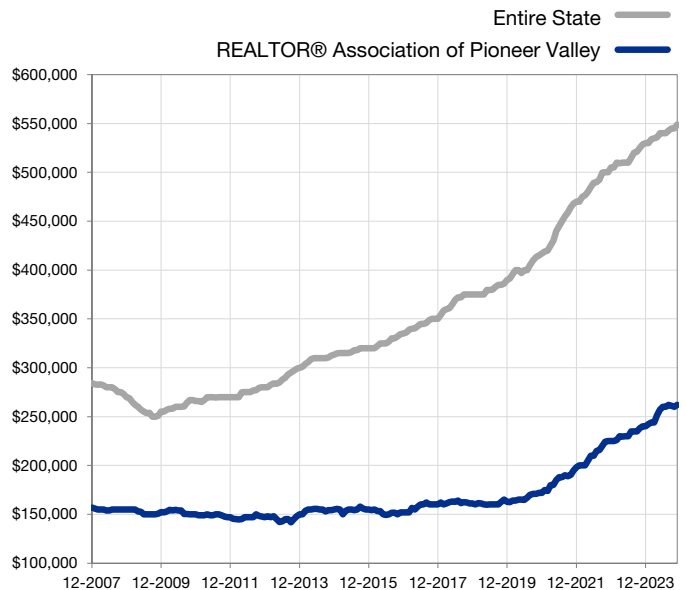
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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 – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

- 2.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.8%

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	256	306	+ 19.5%	3,024	3,071	+ 1.6%
Closed Sales	277	269	- 2.9%	3,004	2,890	- 3.8%
Median Sales Price*	\$525,000	\$525,000	0.0%	\$491,338	\$530,000	+ 7.9%
Inventory of Homes for Sale	553	496	- 10.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	36	42	+ 16.7%	38	36	- 6.0%
Percent of Original List Price Received*	100.1%	98.3%	- 1.9%	100.2%	100.4%	+ 0.1%
New Listings	276	281	+ 1.8%	3,622	3,838	+ 6.0%

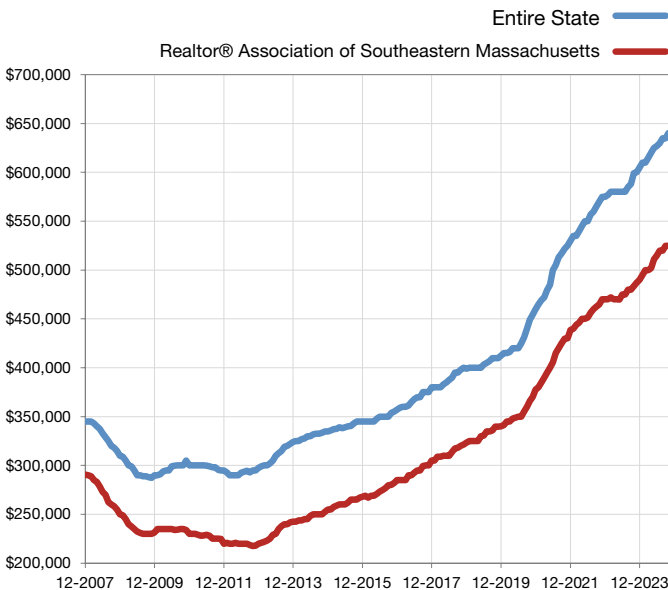
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	48	62	+ 29.2%	637	643	+ 0.9%
Closed Sales	62	60	- 3.2%	629	606	- 3.7%
Median Sales Price*	\$362,500	\$367,000	+ 1.2%	\$365,000	\$369,000	+ 1.1%
Inventory of Homes for Sale	109	107	- 1.8%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	33	34	+ 2.3%	35	32	- 7.7%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	101.6%	101.1%	- 0.6%
New Listings	59	59	0.0%	741	812	+ 9.6%

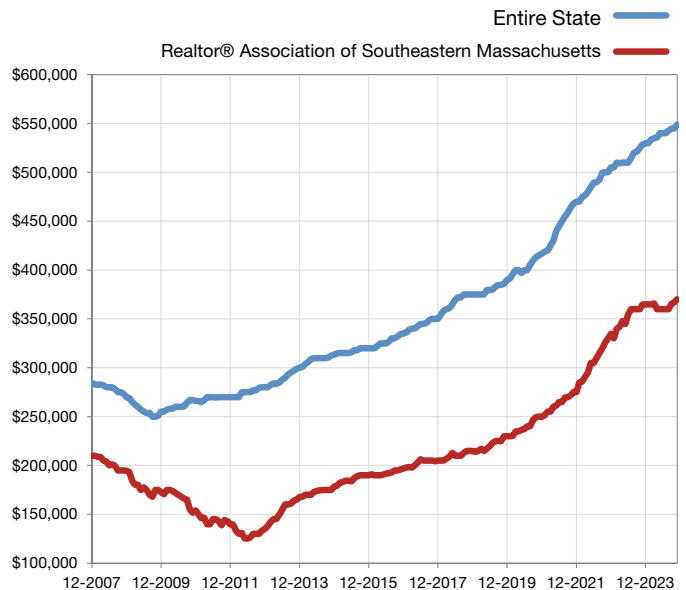
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS® Greater Fall River Region

- 10.5%

+ 8.8%

- 2.2%

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	66	75	+ 13.6%	677	722	+ 6.6%
Closed Sales	67	67	0.0%	677	674	- 0.4%
Median Sales Price*	\$450,000	\$477,000	+ 6.0%	\$440,000	\$475,000	+ 8.0%
Inventory of Homes for Sale	156	145	- 7.1%	--	--	--
Months Supply of Inventory	2.6	2.4	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	45	40	- 13.0%	42	45	+ 7.5%
Percent of Original List Price Received*	98.4%	97.3%	- 1.2%	99.5%	98.8%	- 0.7%
New Listings	57	72	+ 26.3%	859	893	+ 4.0%

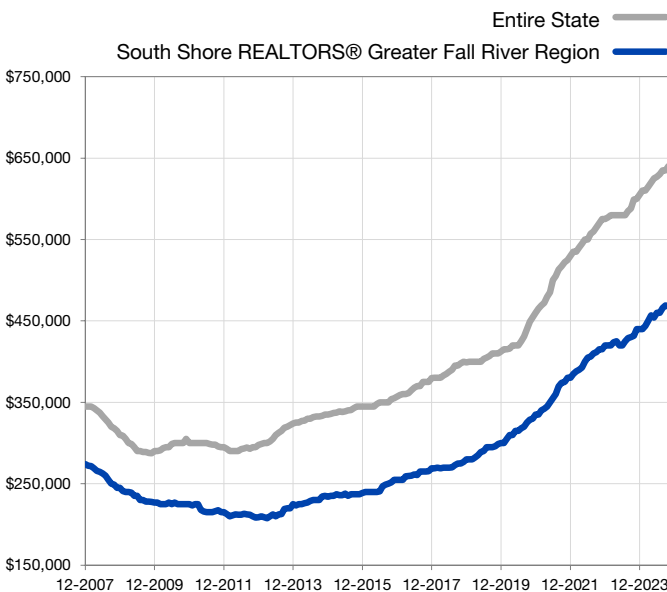
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	10	+ 66.7%	88	82	- 6.8%
Closed Sales	9	1	- 88.9%	87	71	- 18.4%
Median Sales Price*	\$305,000	\$190,000	- 37.7%	\$279,000	\$283,500	+ 1.6%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 70.7%	--	--	--
Cumulative Days on Market Until Sale	32	63	+ 94.2%	39	36	- 8.6%
Percent of Original List Price Received*	96.0%	90.5%	- 5.7%	99.5%	97.8%	- 1.8%
New Listings	13	8	- 38.5%	114	134	+ 17.5%

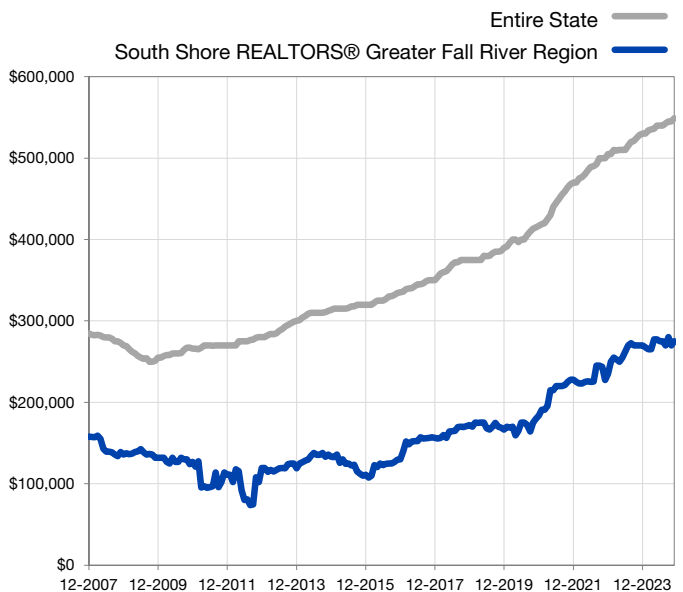
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

- 2.6%

+ 2.9%

- 13.1%

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	289	348	+ 20.4%	3,715	4,022	+ 8.3%
Closed Sales	349	352	+ 0.9%	3,680	3,824	+ 3.9%
Median Sales Price*	\$660,000	\$674,450	+ 2.2%	\$645,000	\$680,000	+ 5.4%
Inventory of Homes for Sale	620	505	- 18.5%	--	--	--
Months Supply of Inventory	1.8	1.5	- 19.6%	--	--	--
Cumulative Days on Market Until Sale	32	35	+ 8.4%	35	35	- 1.6%
Percent of Original List Price Received*	99.9%	99.2%	- 0.6%	100.6%	100.2%	- 0.4%
New Listings	311	270	- 13.2%	4,476	4,925	+ 10.0%

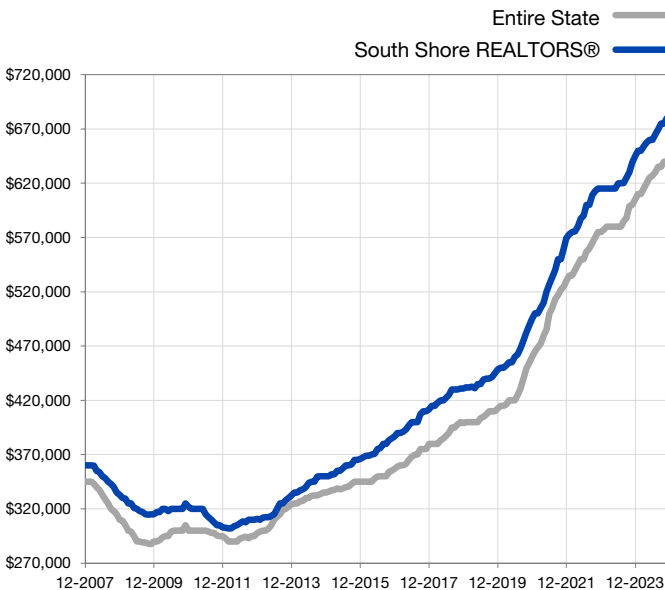
Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	92	113	+ 22.8%	1,256	1,314	+ 4.6%
Closed Sales	120	105	- 12.5%	1,267	1,212	- 4.3%
Median Sales Price*	\$415,500	\$470,000	+ 13.1%	\$450,000	\$455,000	+ 1.1%
Inventory of Homes for Sale	197	205	+ 4.1%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 10.6%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 12.6%	32	36	+ 12.1%
Percent of Original List Price Received*	98.7%	99.9%	+ 1.2%	100.6%	99.8%	- 0.9%
New Listings	98	87	- 11.2%	1,494	1,642	+ 9.9%

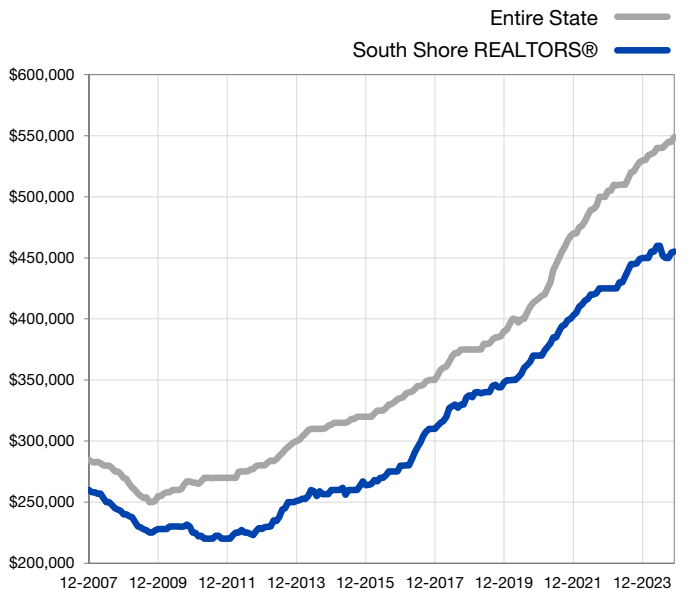
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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