

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## Central Region

**+ 5.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.9%**

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

**- 7.3%**

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

### Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	562	<b>646</b>	+ 14.9%	6,115	<b>6,305</b>	+ 3.1%
Closed Sales	521	<b>557</b>	+ 6.9%	5,877	<b>5,956</b>	+ 1.3%
Median Sales Price*	\$460,000	<b>\$490,000</b>	+ 6.5%	\$460,000	<b>\$490,000</b>	+ 6.5%
Inventory of Homes for Sale	750	<b>895</b>	+ 19.3%	--	--	--
Months Supply of Inventory	1.4	<b>1.7</b>	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	31	<b>36</b>	+ 16.1%	32	<b>32</b>	0.0%
Percent of Original List Price Received*	100.8%	<b>99.2%</b>	-1.6%	101.6%	<b>100.8%</b>	-0.8%
New Listings	550	<b>508</b>	-7.6%	7,210	<b>7,773</b>	+ 7.8%

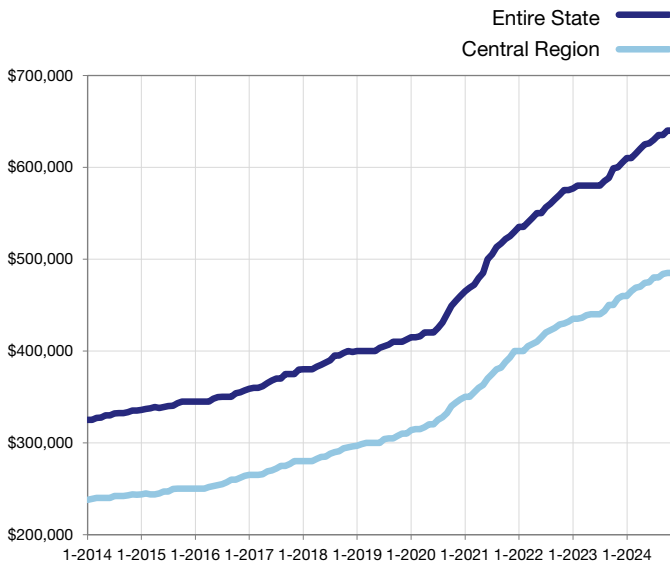
### Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	127	<b>126</b>	-0.8%	1,620	<b>1,570</b>	-3.1%
Closed Sales	135	<b>141</b>	+ 4.4%	1,546	<b>1,521</b>	-1.6%
Median Sales Price*	\$374,990	<b>\$379,000</b>	+ 1.1%	\$380,000	<b>\$380,000</b>	0.0%
Inventory of Homes for Sale	202	<b>224</b>	+ 10.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.6</b>	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	35	<b>39</b>	+ 11.4%	36	<b>36</b>	0.0%
Percent of Original List Price Received*	101.1%	<b>99.9%</b>	-1.2%	102.2%	<b>101.0%</b>	-1.2%
New Listings	143	<b>115</b>	-19.6%	1,912	<b>1,880</b>	-1.7%

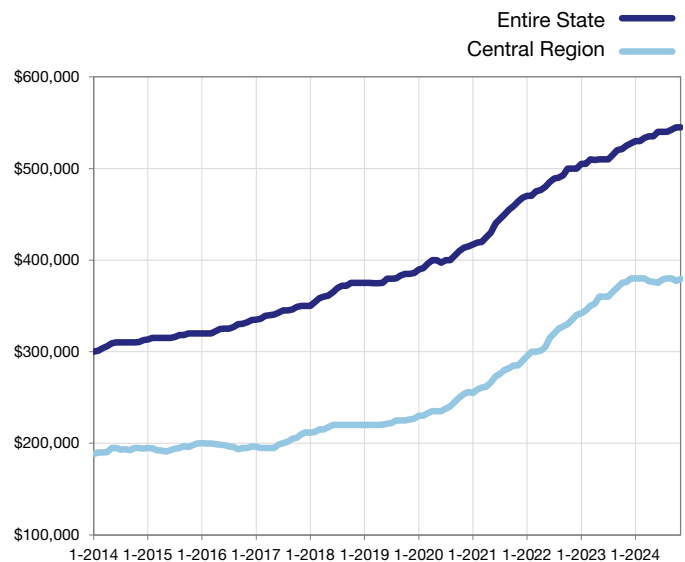
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## Northern Region

**- 1.2%**

**+ 7.8%**

**- 16.7%**

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	503	<b>527</b>	+ 4.8%	5,145	<b>5,704</b>	+ 10.9%
Closed Sales	503	<b>518</b>	+ 3.0%	4,944	<b>5,418</b>	+ 9.6%
Median Sales Price*	\$661,250	<b>\$690,000</b>	+ 4.3%	\$660,000	<b>\$700,000</b>	+ 6.1%
Inventory of Homes for Sale	606	<b>617</b>	+ 1.8%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>33</b>	+ 13.8%	29	<b>29</b>	0.0%
Percent of Original List Price Received*	101.3%	<b>100.2%</b>	-1.1%	102.5%	<b>102.0%</b>	-0.5%
New Listings	475	<b>370</b>	-22.1%	6,130	<b>6,826</b>	+ 11.4%

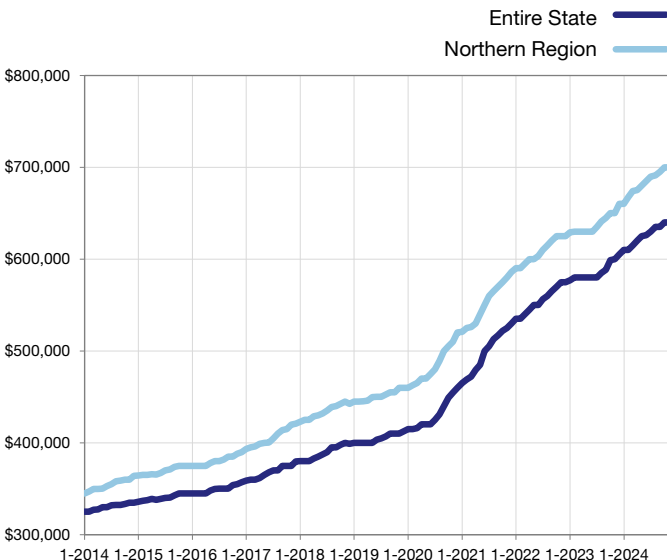
### Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	218	<b>255</b>	+ 17.0%	2,562	<b>2,678</b>	+ 4.5%
Closed Sales	225	<b>223</b>	-0.9%	2,495	<b>2,535</b>	+ 1.6%
Median Sales Price*	\$439,000	<b>\$439,900</b>	+ 0.2%	\$430,000	<b>\$449,000</b>	+ 4.4%
Inventory of Homes for Sale	283	<b>306</b>	+ 8.1%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>33</b>	+ 32.0%	30	<b>30</b>	0.0%
Percent of Original List Price Received*	100.9%	<b>99.7%</b>	-1.2%	102.2%	<b>101.0%</b>	-1.2%
New Listings	227	<b>199</b>	-12.3%	2,943	<b>3,217</b>	+ 9.3%

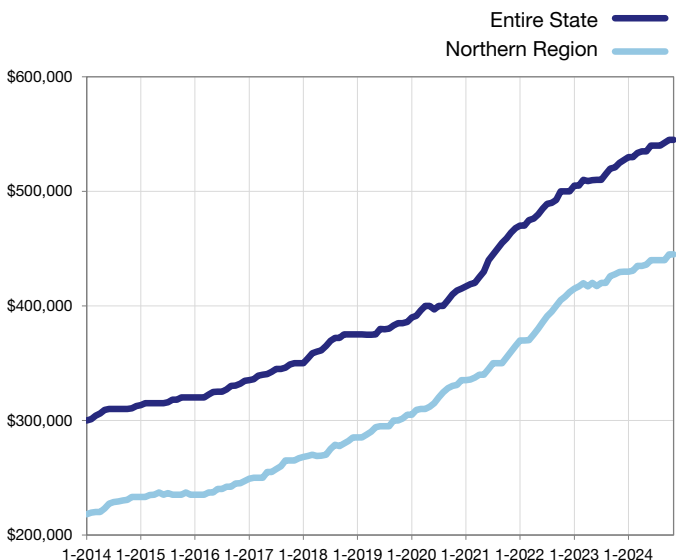
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.



## Southeast Region

**- 5.1%**

**+ 4.3%**

**- 5.7%**

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

The Southeast Region includes data from the North Bristol and former Tri-County Boards of REALTORS®.

### Single-Family Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	362	<b>381</b>	+ 5.2%	3,764	<b>3,793</b>	+ 0.8%
Closed Sales	337	<b>336</b>	-0.3%	3,661	<b>3,564</b>	-2.6%
Median Sales Price*	\$510,000	<b>\$515,000</b>	+ 1.0%	\$480,000	<b>\$520,000</b>	+ 8.3%
Inventory of Homes for Sale	545	<b>641</b>	+ 17.6%	--	--	--
Months Supply of Inventory	1.6	<b>2.0</b>	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	37	<b>41</b>	+ 10.8%	38	<b>37</b>	-2.6%
Percent of Original List Price Received*	99.8%	<b>98.1%</b>	-1.7%	100.1%	<b>100.1%</b>	0.0%
New Listings	334	<b>353</b>	+ 5.7%	4,488	<b>4,731</b>	+ 5.4%

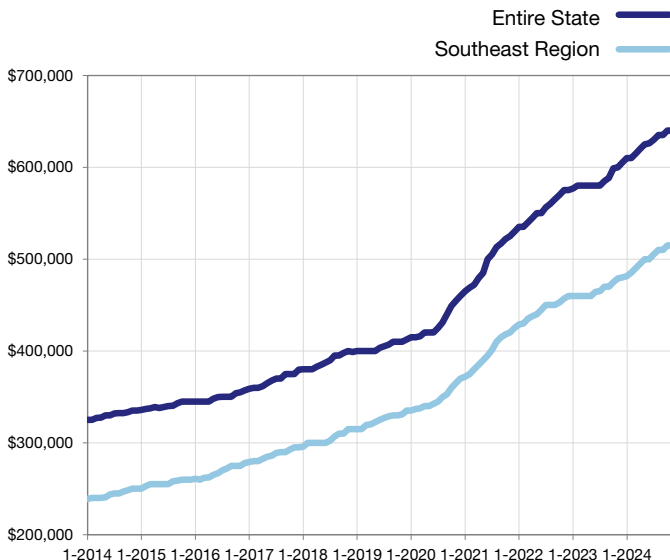
### Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	57	<b>72</b>	+ 26.3%	732	<b>725</b>	-1.0%
Closed Sales	70	<b>61</b>	-12.9%	715	<b>677</b>	-5.3%
Median Sales Price*	\$362,500	<b>\$366,000</b>	+ 1.0%	\$350,000	<b>\$360,000</b>	+ 2.9%
Inventory of Homes for Sale	108	<b>139</b>	+ 28.7%	--	--	--
Months Supply of Inventory	1.6	<b>2.3</b>	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	33	<b>35</b>	+ 6.1%	35	<b>32</b>	-8.6%
Percent of Original List Price Received*	100.8%	<b>100.2%</b>	-0.6%	101.4%	<b>100.7%</b>	-0.7%
New Listings	72	<b>67</b>	-6.9%	855	<b>946</b>	+ 10.6%

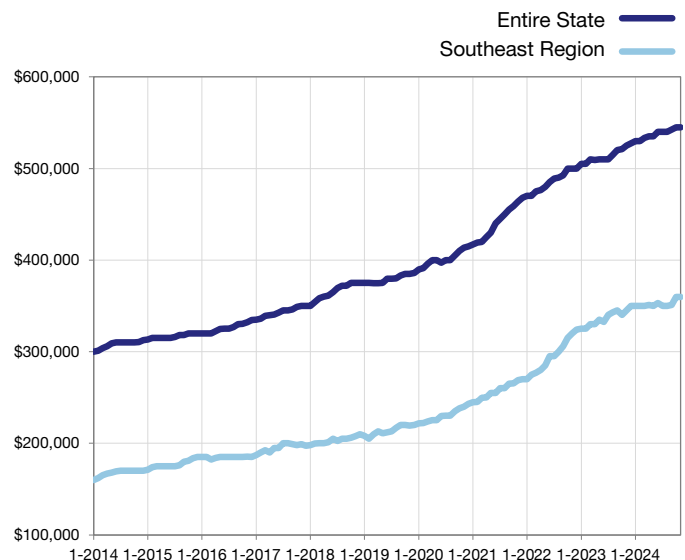
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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®



**MASSACHUSETTS**  
ASSOCIATION OF REALTORS®

## West Region

**+ 7.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 4.0%**

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

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	493	<b>533</b>	+ 8.1%	5,351	<b>5,445</b>	+ 1.8%
Closed Sales	495	<b>544</b>	+ 9.9%	5,145	<b>5,174</b>	+ 0.6%
Median Sales Price*	\$335,000	<b>\$349,500</b>	+ 4.3%	\$330,000	<b>\$350,000</b>	+ 6.1%
Inventory of Homes for Sale	917	<b>1,072</b>	+ 16.9%	--	--	--
Months Supply of Inventory	1.9	<b>2.3</b>	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	44	<b>51</b>	+ 15.9%	47	<b>48</b>	+ 2.1%
Percent of Original List Price Received*	99.0%	<b>97.8%</b>	-1.2%	100.3%	<b>99.9%</b>	-0.4%
New Listings	487	<b>444</b>	-8.8%	6,449	<b>6,727</b>	+ 4.3%

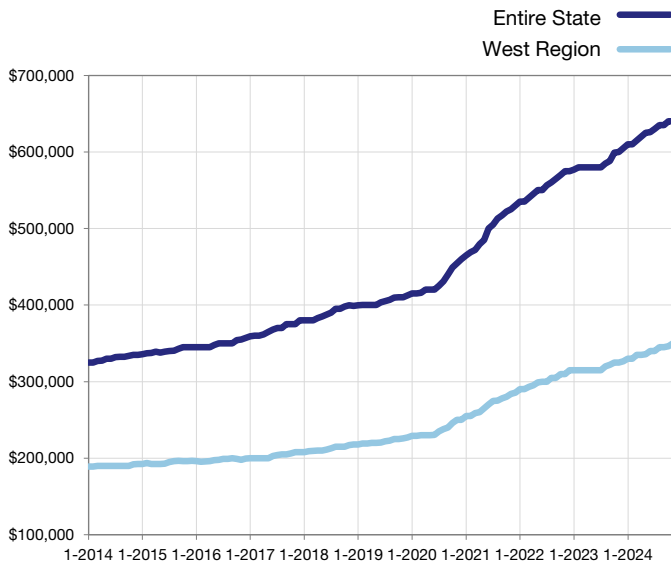
### Condominium Properties

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	76	<b>74</b>	-2.6%	796	<b>847</b>	+ 6.4%
Closed Sales	64	<b>74</b>	+ 15.6%	785	<b>787</b>	+ 0.3%
Median Sales Price*	\$279,950	<b>\$265,000</b>	-5.3%	\$255,000	<b>\$269,000</b>	+ 5.5%
Inventory of Homes for Sale	123	<b>188</b>	+ 52.8%	--	--	--
Months Supply of Inventory	1.7	<b>2.7</b>	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	42	<b>40</b>	-4.8%	50	<b>45</b>	-10.0%
Percent of Original List Price Received*	101.5%	<b>98.9%</b>	-2.6%	101.8%	<b>100.1%</b>	-1.7%
New Listings	73	<b>69</b>	-5.5%	883	<b>1,048</b>	+ 18.7%

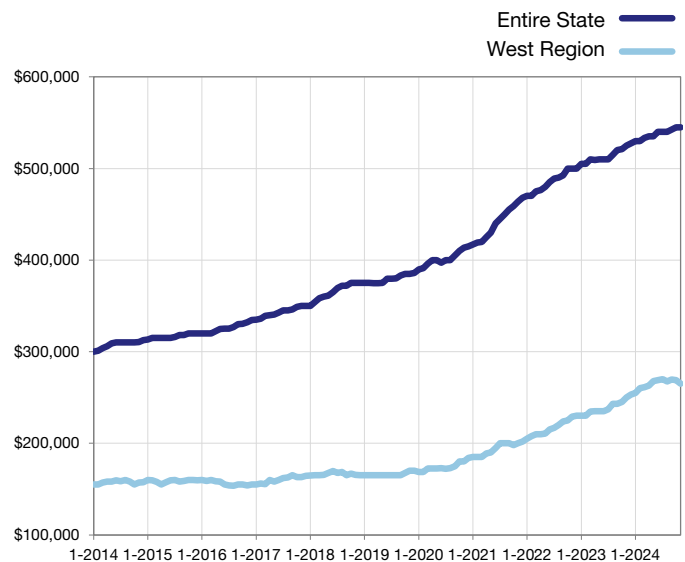
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

## 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.