

Multi-Family Housing Activity Report

November 2024



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Nov-2023	Nov-2024	+ / -	YTD 2023	YTD 2024	+ / -
Closed Sales A count of sales that have closed within a given month.		434	434	0.0%	4,851	5,180	+ 6.8%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$640,000	\$711,500	+ 11.2%	\$625,000	\$691,100	+ 10.6%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		1,256	862	- 31.4%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.8	1.8	- 37.2%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		35	35	+ 1.8%	39	35	- 10.3%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		99.7%	100.0%	+ 0.3%	100.1%	100.4%	+ 0.4%
New Listings A count of the properties that have been newly listed on the market in a given month.		543	471	- 13.3%	6,684	7,161	+ 7.1%

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

