

# Local Market Update – December 2022

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## Bourne

### Single-Family Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| Pending Sales                            | 10        | 10               | 0.0%     | 151          | 123              | - 18.5% |
| Closed Sales                             | 16        | 8                | - 50.0%  | 150          | 129              | - 14.0% |
| Median Sales Price*                      | \$573,000 | <b>\$470,000</b> | - 18.0%  | \$520,000    | <b>\$565,000</b> | + 8.7%  |
| Inventory of Homes for Sale              | 16        | 30               | + 87.5%  | --           | --               | --      |
| Months Supply of Inventory               | 1.3       | 2.9              | + 123.1% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 34        | 56               | + 64.7%  | 47           | 44               | - 6.4%  |
| Percent of Original List Price Received* | 101.5%    | 95.0%            | - 6.4%   | 101.0%       | 101.4%           | + 0.4%  |
| New Listings                             | 4         | 5                | + 25.0%  | 185          | 181              | - 2.2%  |

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

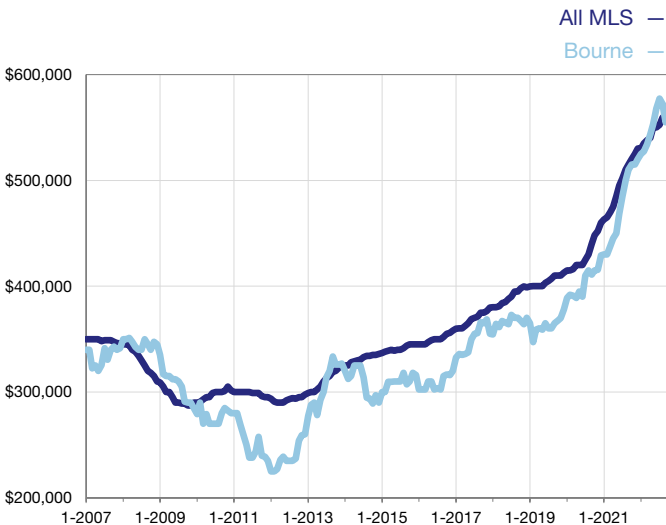
### Condominium Properties

| Key Metrics                              | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -   | 2021         | 2022             | + / -   |
| Pending Sales                            | 2         | 1                | - 50.0% | 43           | 36               | - 16.3% |
| Closed Sales                             | 7         | 1                | - 85.7% | 42           | 41               | - 2.4%  |
| Median Sales Price*                      | \$430,000 | <b>\$314,500</b> | - 26.9% | \$309,500    | <b>\$549,900</b> | + 77.7% |
| Inventory of Homes for Sale              | 6         | 3                | - 50.0% | --           | --               | --      |
| Months Supply of Inventory               | 1.7       | 1.0              | - 41.2% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 92        | 118              | + 28.3% | 46           | 56               | + 21.7% |
| Percent of Original List Price Received* | 96.0%     | 92.5%            | - 3.6%  | 100.1%       | 102.3%           | + 2.2%  |
| New Listings                             | 2         | 1                | - 50.0% | 44           | 40               | - 9.1%  |

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

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

