

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	16	13	- 18.8%	308	242	- 21.4%
Closed Sales	27	14	- 48.1%	304	255	- 16.1%
Median Sales Price*	\$601,000	\$701,000	+ 16.6%	\$625,500	\$670,000	+ 7.1%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	25	24	- 4.0%
Percent of Original List Price Received*	102.0%	99.6%	- 2.4%	101.8%	102.8%	+ 1.0%
New Listings	10	5	- 50.0%	349	284	- 18.6%

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

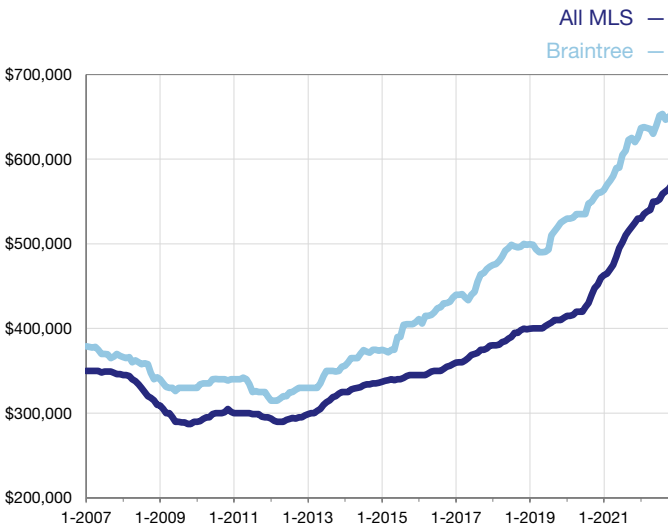
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	1	- 85.7%	141	82	- 41.8%
Closed Sales	14	5	- 64.3%	144	86	- 40.3%
Median Sales Price*	\$434,950	\$450,000	+ 3.5%	\$416,500	\$447,000	+ 7.3%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	36	25	- 30.6%
Percent of Original List Price Received*	98.7%	93.7%	- 5.1%	99.9%	101.4%	+ 1.5%
New Listings	4	2	- 50.0%	153	91	- 40.5%

* 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

