

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	19	+ 58.3%	12	19	+ 58.3%
Closed Sales	22	11	- 50.0%	22	11	- 50.0%
Median Sales Price*	\$691,950	\$615,000	- 11.1%	\$691,950	\$615,000	- 11.1%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	30	34	+ 13.3%
Percent of Original List Price Received*	101.6%	96.8%	- 4.7%	101.6%	96.8%	- 4.7%
New Listings	13	15	+ 15.4%	13	15	+ 15.4%

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

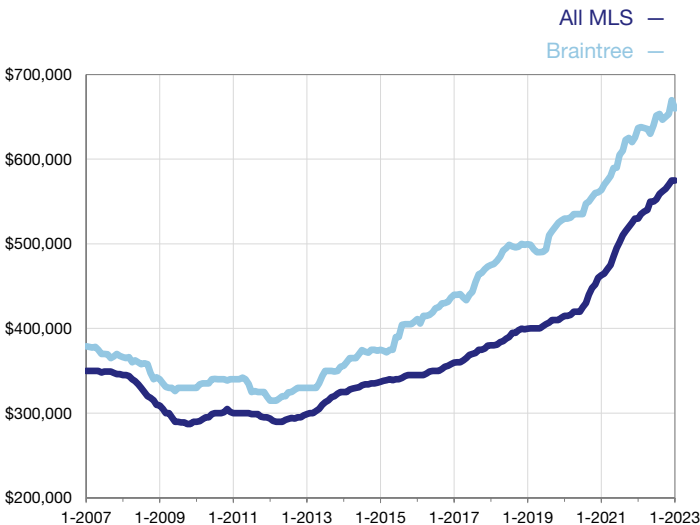
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	5	3	- 40.0%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$385,000	\$397,500	+ 3.2%	\$385,000	\$397,500	+ 3.2%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	27	97	+ 259.3%	27	97	+ 259.3%
Percent of Original List Price Received*	98.9%	99.3%	+ 0.4%	98.9%	99.3%	+ 0.4%
New Listings	5	2	- 60.0%	5	2	- 60.0%

* 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

