

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	14	- 57.6%	292	233	- 20.2%
Closed Sales	20	13	- 35.0%	277	241	- 13.0%
Median Sales Price*	\$610,000	\$671,000	+ 10.0%	\$630,000	\$670,000	+ 6.3%
Inventory of Homes for Sale	31	28	- 9.7%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	25	24	- 4.0%
Percent of Original List Price Received*	97.8%	99.1%	+ 1.3%	101.8%	103.0%	+ 1.2%
New Listings	27	22	- 18.5%	339	279	- 17.7%

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

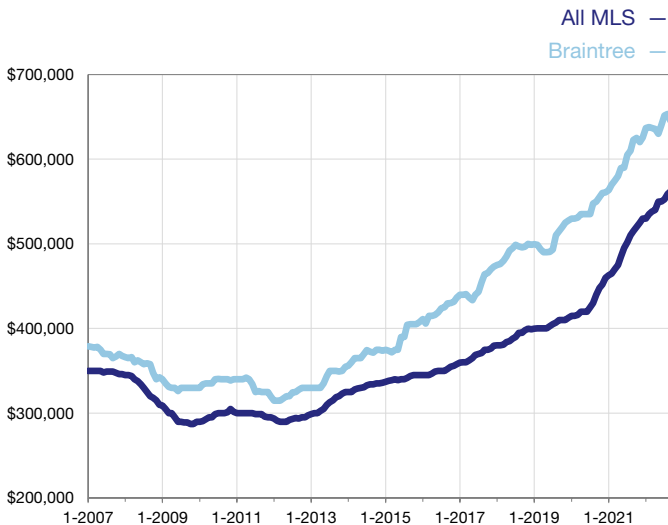
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	9	- 25.0%	134	81	- 39.6%
Closed Sales	12	5	- 58.3%	130	80	- 38.5%
Median Sales Price*	\$450,000	\$400,000	- 11.1%	\$408,450	\$440,000	+ 7.7%
Inventory of Homes for Sale	15	5	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	36	24	- 33.3%
Percent of Original List Price Received*	101.8%	99.7%	- 2.1%	100.0%	101.9%	+ 1.9%
New Listings	9	5	- 44.4%	149	89	- 40.3%

* 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

