

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	16	- 38.5%	49	50	+ 2.0%
Closed Sales	10	22	+ 120.0%	45	43	- 4.4%
Median Sales Price*	\$599,500	\$694,500	+ 15.8%	\$650,000	\$672,000	+ 3.4%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	33	+ 135.7%	29	36	+ 24.1%
Percent of Original List Price Received*	101.7%	100.3%	- 1.4%	101.1%	98.8%	- 2.3%
New Listings	30	24	- 20.0%	60	54	- 10.0%

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

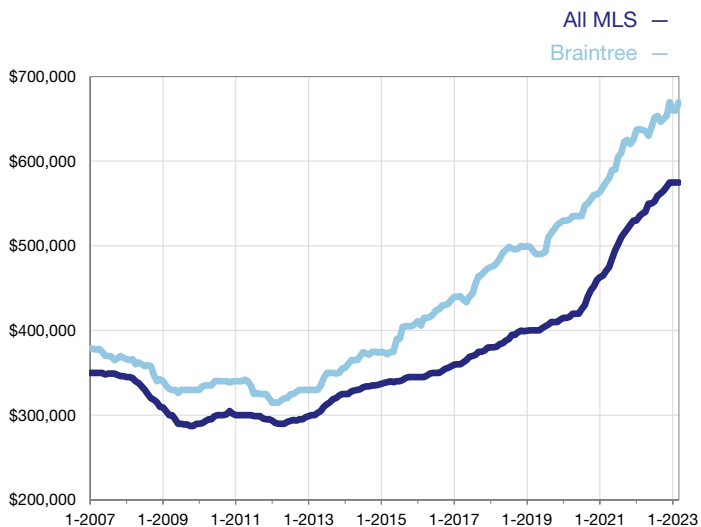
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	5	- 37.5%	22	13	- 40.9%
Closed Sales	8	5	- 37.5%	18	10	- 44.4%
Median Sales Price*	\$390,000	\$450,000	+ 15.4%	\$382,500	\$467,500	+ 22.2%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	26	32	+ 23.1%	29	46	+ 58.6%
Percent of Original List Price Received*	100.6%	99.2%	- 1.4%	99.7%	99.7%	0.0%
New Listings	5	10	+ 100.0%	21	18	- 14.3%

* 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

