

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	38	47	+ 23.7%
Closed Sales	7	13	+ 85.7%	36	40	+ 11.1%
Median Sales Price*	\$681,950	\$660,000	- 3.2%	\$575,000	\$515,000	- 10.4%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	96	28	- 70.8%	53	60	+ 13.2%
Percent of Original List Price Received*	98.1%	100.0%	+ 1.9%	100.8%	91.7%	- 9.0%
New Listings	20	13	- 35.0%	59	43	- 27.1%

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

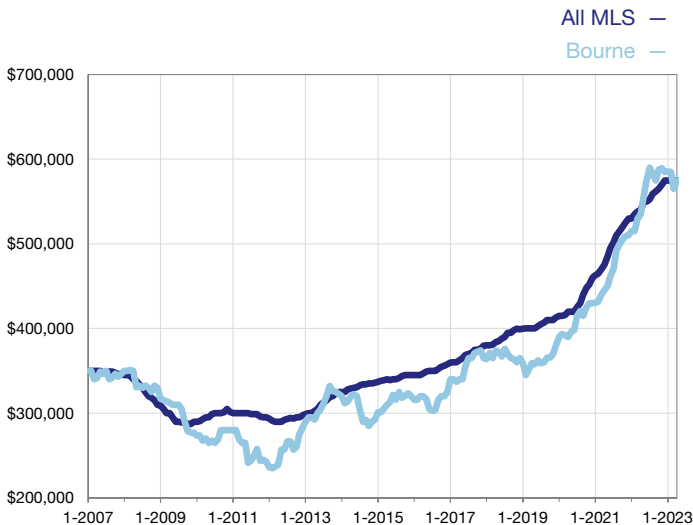
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	15	8	- 46.7%
Closed Sales	3	1	- 66.7%	17	6	- 64.7%
Median Sales Price*	\$425,000	\$549,000	+ 29.2%	\$425,000	\$447,000	+ 5.2%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	6	174	+ 2,800.0%	60	75	+ 25.0%
Percent of Original List Price Received*	109.9%	100.0%	- 9.0%	103.6%	97.8%	- 5.6%
New Listings	0	8	--	11	13	+ 18.2%

* 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

