

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	14	- 41.7%	73	59	- 19.2%
Closed Sales	24	10	- 58.3%	69	53	- 23.2%
Median Sales Price*	\$645,000	\$635,000	- 1.6%	\$650,000	\$660,000	+ 1.5%
Inventory of Homes for Sale	29	17	- 41.4%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	27	35	+ 29.6%
Percent of Original List Price Received*	107.1%	103.5%	- 3.4%	103.2%	99.7%	- 3.4%
New Listings	32	12	- 62.5%	92	66	- 28.3%

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

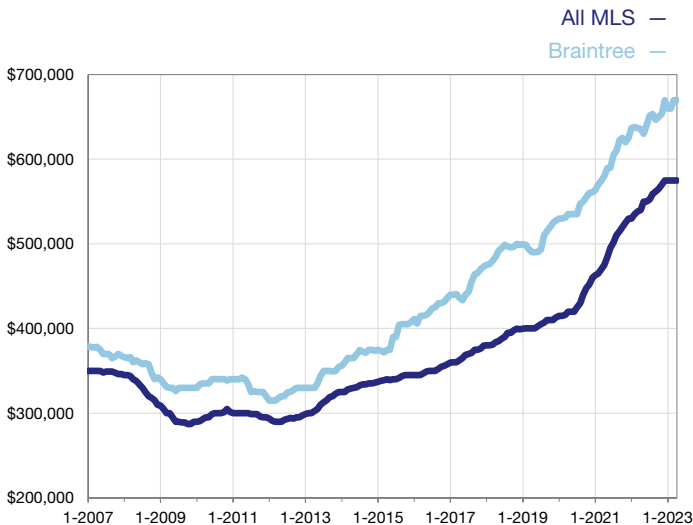
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	12	+ 71.4%	29	23	- 20.7%
Closed Sales	10	5	- 50.0%	28	15	- 46.4%
Median Sales Price*	\$499,450	\$422,000	- 15.5%	\$420,000	\$445,000	+ 6.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	17	15	- 11.8%	25	35	+ 40.0%
Percent of Original List Price Received*	104.4%	106.2%	+ 1.7%	101.4%	101.9%	+ 0.5%
New Listings	10	12	+ 20.0%	31	30	- 3.2%

* 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

