

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	22	- 29.0%	104	80	- 23.1%
Closed Sales	26	16	- 38.5%	95	69	- 27.4%
Median Sales Price*	\$640,000	\$667,500	+ 4.3%	\$650,000	\$660,000	+ 1.5%
Inventory of Homes for Sale	29	16	- 44.8%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	16	26	+ 62.5%	24	33	+ 37.5%
Percent of Original List Price Received*	107.9%	105.1%	- 2.6%	104.4%	101.0%	- 3.3%
New Listings	36	21	- 41.7%	127	87	- 31.5%

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

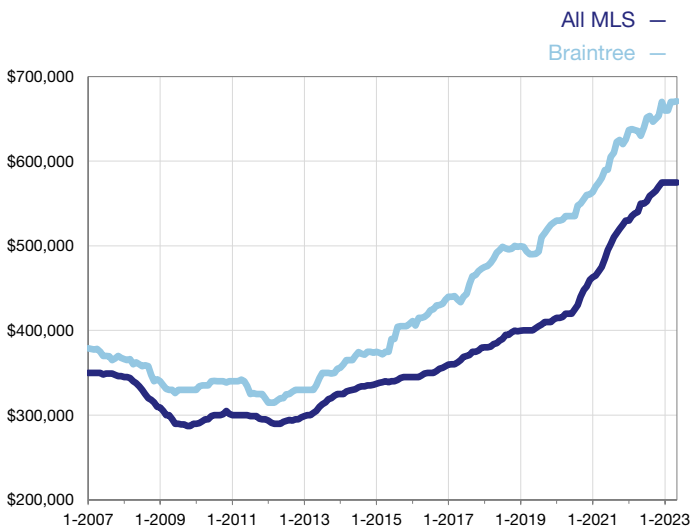
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	14	+ 55.6%	38	36	- 5.3%
Closed Sales	9	11	+ 22.2%	37	26	- 29.7%
Median Sales Price*	\$430,000	\$472,000	+ 9.8%	\$430,000	\$457,500	+ 6.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	24	32	+ 33.3%
Percent of Original List Price Received*	102.8%	100.7%	- 2.0%	101.7%	101.4%	- 0.3%
New Listings	7	9	+ 28.6%	38	38	0.0%

* 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

