

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Braintree

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	21	- 30.0%	134	100	- 25.4%
Closed Sales	32	17	- 46.9%	127	86	- 32.3%
Median Sales Price*	\$649,500	<b>\$708,000</b>	+ 9.0%	\$650,000	<b>\$673,500</b>	+ 3.6%
Inventory of Homes for Sale	36	20	- 44.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	12	21	+ 75.0%	21	30	+ 42.9%
Percent of Original List Price Received*	107.3%	<b>102.4%</b>	- 4.6%	105.2%	<b>101.2%</b>	- 3.8%
New Listings	42	26	- 38.1%	169	113	- 33.1%

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

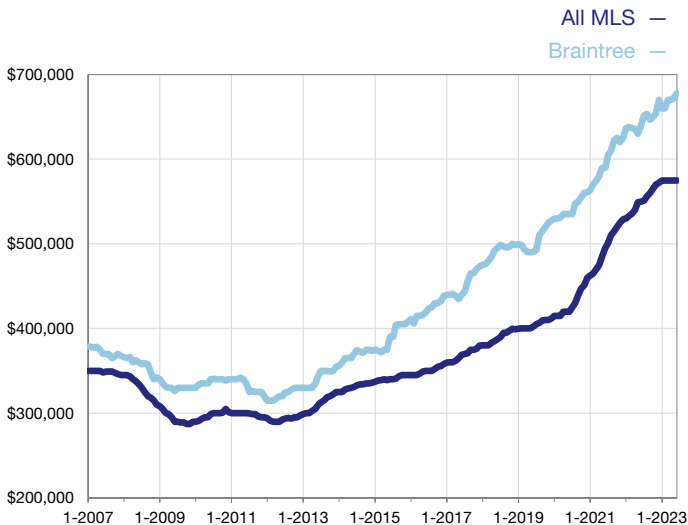
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	44	44	0.0%
Closed Sales	10	12	+ 20.0%	47	38	- 19.1%
Median Sales Price*	\$440,000	<b>\$460,000</b>	+ 4.5%	\$430,000	<b>\$457,500</b>	+ 6.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	17	14	- 17.6%	23	26	+ 13.0%
Percent of Original List Price Received*	105.2%	<b>101.8%</b>	- 3.2%	102.5%	<b>101.5%</b>	- 1.0%
New Listings	9	8	- 11.1%	47	46	- 2.1%

\* 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

