

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	16	- 38.5%	133	102	- 23.3%
Closed Sales	25	11	- 56.0%	132	97	- 26.5%
Median Sales Price*	\$635,000	\$659,000	+ 3.8%	\$590,000	\$605,000	+ 2.5%
Inventory of Homes for Sale	56	26	- 53.6%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	40	48	+ 20.0%
Percent of Original List Price Received*	102.4%	102.2%	- 0.2%	102.8%	95.0%	- 7.6%
New Listings	27	13	- 51.9%	182	108	- 40.7%

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

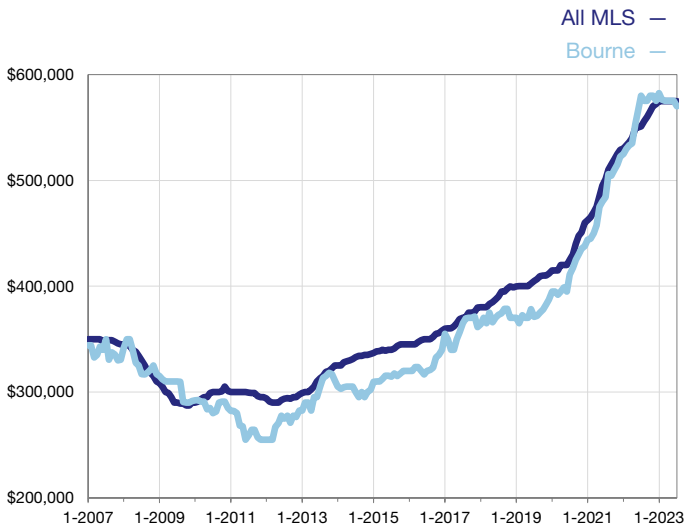
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	32	28	- 12.5%
Closed Sales	4	7	+ 75.0%	31	23	- 25.8%
Median Sales Price*	\$415,000	\$385,000	- 7.2%	\$425,000	\$425,000	0.0%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	16	9	- 43.8%	59	33	- 44.1%
Percent of Original List Price Received*	102.0%	100.4%	- 1.6%	103.7%	98.3%	- 5.2%
New Listings	9	5	- 44.4%	36	30	- 16.7%

* 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

