

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	19	- 17.4%	157	119	- 24.2%
Closed Sales	30	19	- 36.7%	157	105	- 33.1%
Median Sales Price*	\$730,000	\$650,000	- 11.0%	\$660,000	\$660,000	0.0%
Inventory of Homes for Sale	36	19	- 47.2%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	24	22	- 8.3%	22	29	+ 31.8%
Percent of Original List Price Received*	103.0%	103.6%	+ 0.6%	104.8%	101.6%	- 3.1%
New Listings	24	21	- 12.5%	193	134	- 30.6%

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

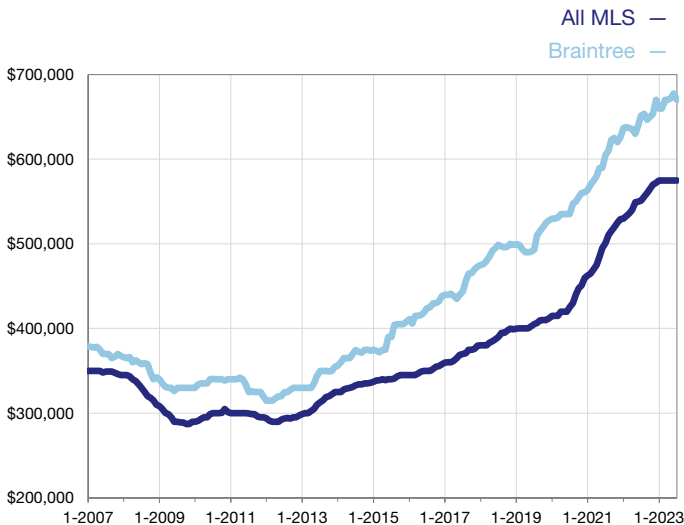
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	52	50	- 3.8%
Closed Sales	7	6	- 14.3%	54	44	- 18.5%
Median Sales Price*	\$510,000	\$447,500	- 12.3%	\$432,500	\$450,000	+ 4.0%
Inventory of Homes for Sale	14	4	- 71.4%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	22	24	+ 9.1%
Percent of Original List Price Received*	102.5%	103.9%	+ 1.4%	102.5%	101.9%	- 0.6%
New Listings	14	7	- 50.0%	61	53	- 13.1%

* 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

