

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	25	+ 38.9%	151	126	- 16.6%
Closed Sales	20	16	- 20.0%	152	113	- 25.7%
Median Sales Price*	\$554,950	\$541,250	- 2.5%	\$590,000	\$590,000	0.0%
Inventory of Homes for Sale	56	31	- 44.6%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	38	57	+ 50.0%	40	49	+ 22.5%
Percent of Original List Price Received*	97.3%	96.4%	- 0.9%	102.1%	95.2%	- 6.8%
New Listings	24	31	+ 29.2%	206	139	- 32.5%

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

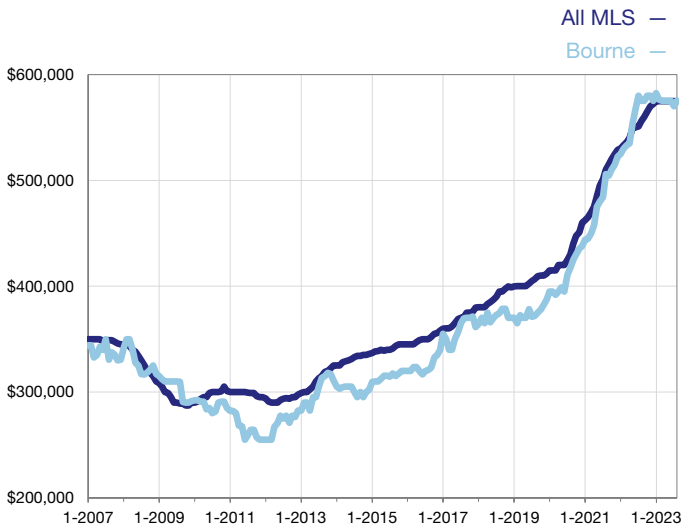
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	1	- 87.5%	40	27	- 32.5%
Closed Sales	7	3	- 57.1%	38	26	- 31.6%
Median Sales Price*	\$629,900	\$345,000	- 45.2%	\$520,000	\$407,500	- 21.6%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	3.4	0.8	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	52	31	- 40.4%
Percent of Original List Price Received*	101.9%	104.0%	+ 2.1%	103.4%	98.9%	- 4.4%
New Listings	15	1	- 93.3%	51	31	- 39.2%

* 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

