

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	29	0.0%	186	144	- 22.6%
Closed Sales	26	21	- 19.2%	183	127	- 30.6%
Median Sales Price*	\$732,500	\$857,500	+ 17.1%	\$680,000	\$688,000	+ 1.2%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	22	27	+ 22.7%
Percent of Original List Price Received*	99.6%	104.1%	+ 4.5%	104.0%	102.0%	- 1.9%
New Listings	20	24	+ 20.0%	213	158	- 25.8%

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

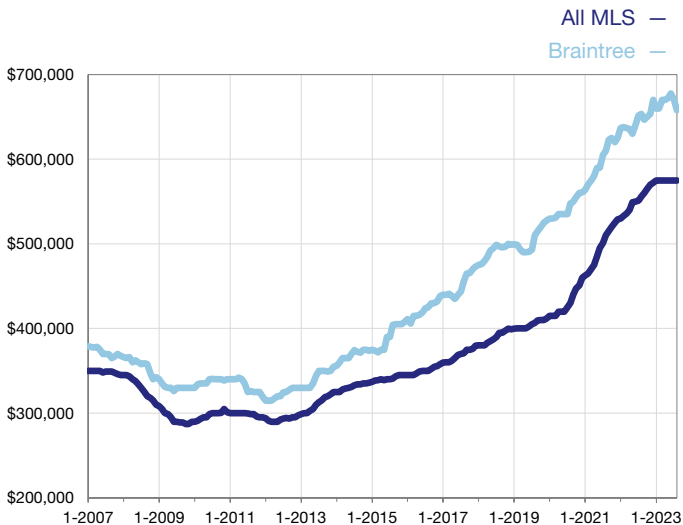
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	3	- 70.0%	62	53	- 14.5%
Closed Sales	4	6	+ 50.0%	58	50	- 13.8%
Median Sales Price*	\$446,750	\$547,500	+ 22.6%	\$433,000	\$457,500	+ 5.7%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	22	24	+ 9.1%
Percent of Original List Price Received*	100.5%	101.9%	+ 1.4%	102.3%	101.9%	- 0.4%
New Listings	6	6	0.0%	67	60	- 10.4%

* 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

