

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	24	+ 33.3%	204	159	- 22.1%
Closed Sales	25	15	- 40.0%	208	142	- 31.7%
Median Sales Price*	\$600,000	\$645,000	+ 7.5%	\$665,000	\$680,000	+ 2.3%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	23	26	+ 13.0%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	103.4%	101.9%	- 1.5%
New Listings	21	14	- 33.3%	234	171	- 26.9%

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

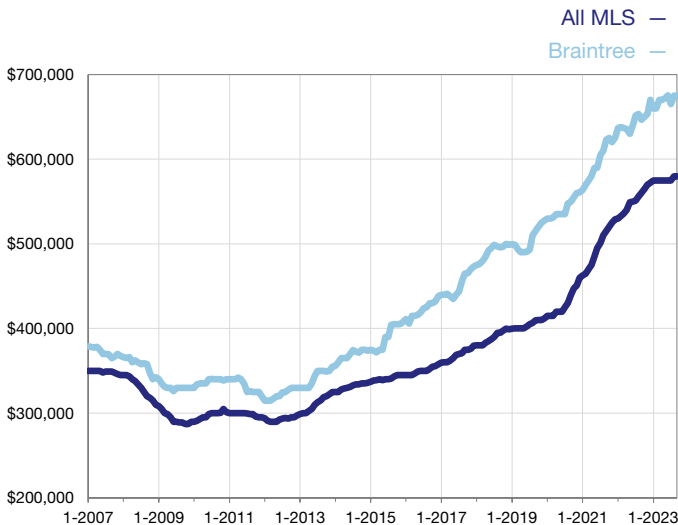
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	67	61	- 9.0%
Closed Sales	10	7	- 30.0%	68	57	- 16.2%
Median Sales Price*	\$525,500	\$440,000	- 16.3%	\$449,500	\$450,000	+ 0.1%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	20	13	- 35.0%	21	23	+ 9.5%
Percent of Original List Price Received*	102.9%	104.4%	+ 1.5%	102.4%	102.2%	- 0.2%
New Listings	13	6	- 53.8%	80	66	- 17.5%

* 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

