

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	16	+ 6.7%	184	155	- 15.8%
Closed Sales	18	16	- 11.1%	194	140	- 27.8%
Median Sales Price*	\$604,500	\$772,500	+ 27.8%	\$585,500	\$626,000	+ 6.9%
Inventory of Homes for Sale	57	24	- 57.9%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	44	32	- 27.3%	39	45	+ 15.4%
Percent of Original List Price Received*	101.6%	99.6%	- 2.0%	101.6%	96.1%	- 5.4%
New Listings	18	11	- 38.9%	248	169	- 31.9%

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

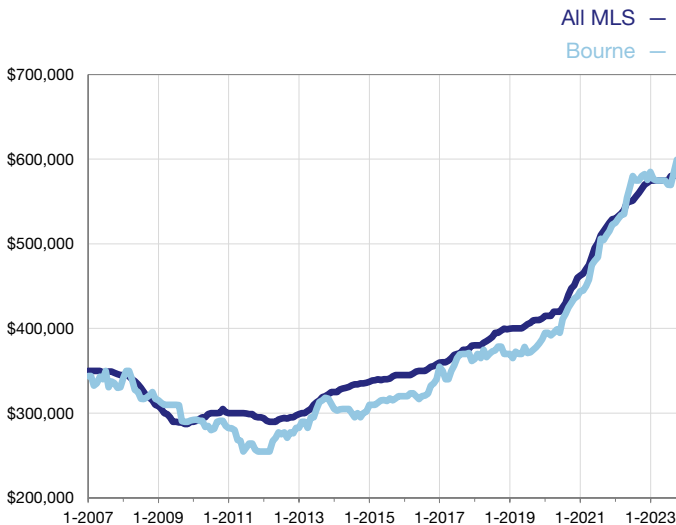
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	53	36	- 32.1%
Closed Sales	10	3	- 70.0%	56	32	- 42.9%
Median Sales Price*	\$542,450	\$345,000	- 36.4%	\$542,450	\$387,500	- 28.6%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	47	26	- 44.7%	49	32	- 34.7%
Percent of Original List Price Received*	100.3%	100.1%	- 0.2%	102.0%	99.1%	- 2.8%
New Listings	4	7	+ 75.0%	60	45	- 25.0%

* 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

