

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	216	172	- 20.4%
Closed Sales	20	20	0.0%	228	162	- 28.9%
Median Sales Price*	\$638,500	\$710,000	+ 11.2%	\$660,000	\$680,000	+ 3.0%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	24	26	+ 8.3%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	103.2%	101.6%	- 1.6%
New Listings	20	20	0.0%	254	191	- 24.8%

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

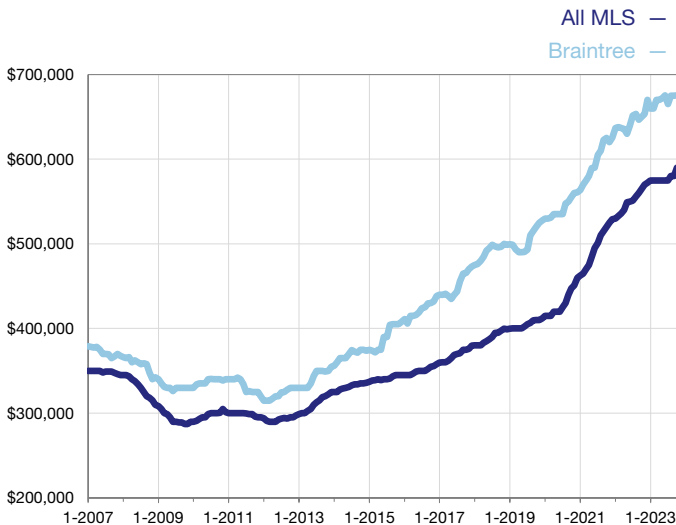
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	72	66	- 8.3%
Closed Sales	7	8	+ 14.3%	75	65	- 13.3%
Median Sales Price*	\$435,000	\$459,500	+ 5.6%	\$449,000	\$450,000	+ 0.2%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	40	24	- 40.0%	23	23	0.0%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.1%	102.0%	102.0%	0.0%
New Listings	4	6	+ 50.0%	84	72	- 14.3%

* 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

