

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	197	165	- 16.2%
Closed Sales	19	17	- 10.5%	214	158	- 26.2%
Median Sales Price*	\$555,000	\$725,000	+ 30.6%	\$585,000	\$634,950	+ 8.5%
Inventory of Homes for Sale	58	24	- 58.6%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	38	43	+ 13.2%
Percent of Original List Price Received*	98.8%	99.1%	+ 0.3%	101.4%	96.4%	- 4.9%
New Listings	17	14	- 17.6%	266	183	- 31.2%

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

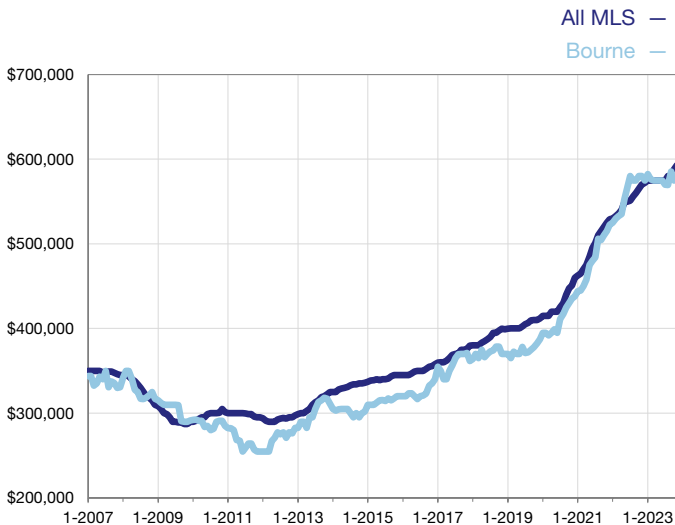
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	7	+ 75.0%	57	43	- 24.6%
Closed Sales	2	7	+ 250.0%	58	39	- 32.8%
Median Sales Price*	\$414,500	\$421,000	+ 1.6%	\$542,450	\$395,000	- 27.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	48	31	- 35.4%
Percent of Original List Price Received*	96.9%	100.7%	+ 3.9%	101.9%	99.4%	- 2.5%
New Listings	1	6	+ 500.0%	61	51	- 16.4%

* 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

