

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	17	+ 54.5%	227	185	- 18.5%
Closed Sales	13	11	- 15.4%	241	174	- 27.8%
Median Sales Price*	\$671,000	\$705,000	+ 5.1%	\$670,000	\$682,500	+ 1.9%
Inventory of Homes for Sale	33	16	- 51.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	27	37	+ 37.0%	24	27	+ 12.5%
Percent of Original List Price Received*	99.1%	97.4%	- 1.7%	103.0%	101.3%	- 1.7%
New Listings	22	15	- 31.8%	276	204	- 26.1%

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

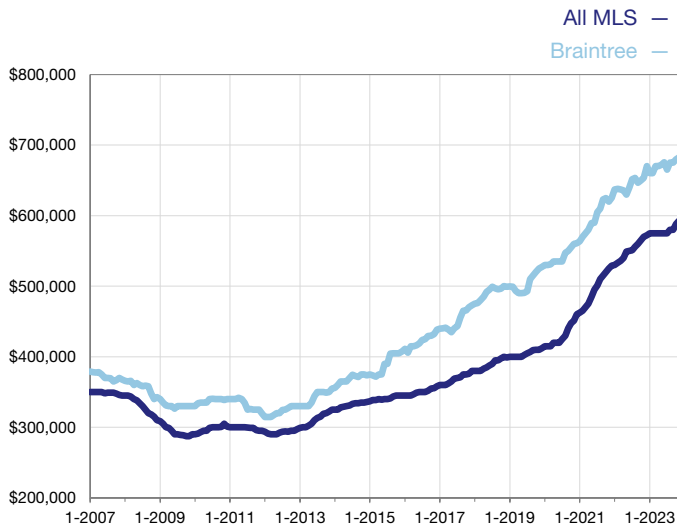
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	81	72	- 11.1%
Closed Sales	6	1	- 83.3%	81	67	- 17.3%
Median Sales Price*	\$407,500	\$483,000	+ 18.5%	\$445,000	\$450,000	+ 1.1%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.0	0.3	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	33	9	- 72.7%	24	22	- 8.3%
Percent of Original List Price Received*	99.9%	101.7%	+ 1.8%	101.9%	102.0%	+ 0.1%
New Listings	4	4	0.0%	88	76	- 13.6%

* 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

