

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	11	0.0%	208	175	- 15.9%
Closed Sales	13	16	+ 23.1%	227	174	- 23.3%
Median Sales Price*	\$480,000	\$692,000	+ 44.2%	\$575,000	\$642,450	+ 11.7%
Inventory of Homes for Sale	45	20	- 55.6%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	67	51	- 23.9%	40	44	+ 10.0%
Percent of Original List Price Received*	93.1%	96.2%	+ 3.3%	100.9%	96.4%	- 4.5%
New Listings	7	7	0.0%	273	191	- 30.0%

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

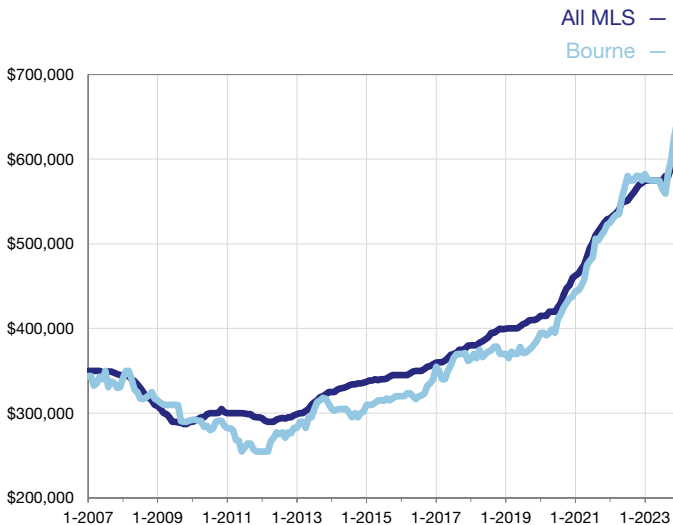
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	59	45	- 23.7%
Closed Sales	6	4	- 33.3%	64	43	- 32.8%
Median Sales Price*	\$338,000	\$517,500	+ 53.1%	\$520,000	\$410,000	- 21.2%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	54	75	+ 38.9%	49	35	- 28.6%
Percent of Original List Price Received*	97.1%	93.8%	- 3.4%	101.4%	98.8%	- 2.6%
New Listings	1	3	+ 200.0%	62	53	- 14.5%

* 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

