

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	237	192	- 19.0%
Closed Sales	14	15	+ 7.1%	255	189	- 25.9%
Median Sales Price*	\$701,000	\$670,000	- 4.4%	\$670,000	\$680,000	+ 1.5%
Inventory of Homes for Sale	22	20	- 9.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	20	27	+ 35.0%	24	27	+ 12.5%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	102.8%	101.3%	- 1.5%
New Listings	5	13	+ 160.0%	281	216	- 23.1%

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

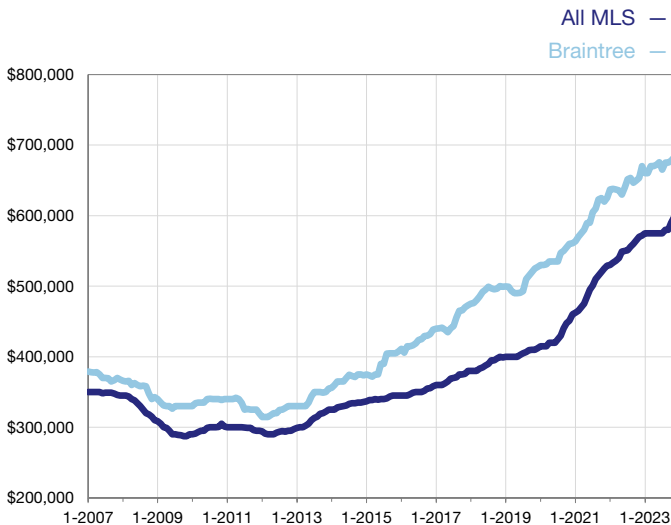
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	6	+ 500.0%	82	76	- 7.3%
Closed Sales	5	7	+ 40.0%	86	75	- 12.8%
Median Sales Price*	\$450,000	\$440,000	- 2.2%	\$447,000	\$450,000	+ 0.7%
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	48	26	- 45.8%	25	23	- 8.0%
Percent of Original List Price Received*	93.7%	99.8%	+ 6.5%	101.4%	101.8%	+ 0.4%
New Listings	2	4	+ 100.0%	90	80	- 11.1%

* 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

