

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Braintree

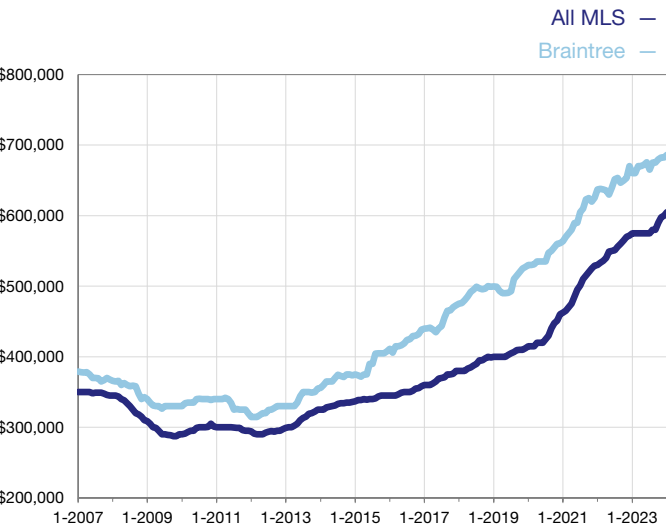
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	20	+ 25.0%	16	20	+ 25.0%
Closed Sales	12	12	0.0%	12	12	0.0%
Median Sales Price*	\$595,000	\$644,950	+ 8.4%	\$595,000	\$644,950	+ 8.4%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	39	30	- 23.1%	39	30	- 23.1%
Percent of Original List Price Received*	96.1%	97.8%	+ 1.8%	96.1%	97.8%	+ 1.8%
New Listings	15	17	+ 13.3%	15	17	+ 13.3%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$397,500	\$610,000	+ 53.5%	\$397,500	\$610,000	+ 53.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	97	14	- 85.6%	97	14	- 85.6%
Percent of Original List Price Received*	99.3%	101.8%	+ 2.5%	99.3%	101.8%	+ 2.5%
New Listings	2	4	+ 100.0%	2	4	+ 100.0%

\* 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

