

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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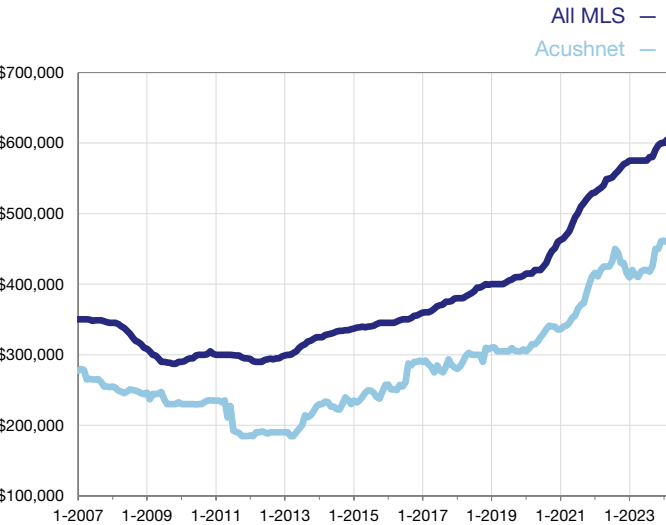
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	6	+ 200.0%	5	10	+ 100.0%
Closed Sales				2	5	+ 150.0%	7	6	- 14.3%
Median Sales Price*				\$510,000	\$439,900	- 13.7%	\$475,000	\$409,950	- 13.7%
Inventory of Homes for Sale				12	5	- 58.3%	--	--	--
Months Supply of Inventory				2.2	0.9	- 59.1%	--	--	--
Cumulative Days on Market Until Sale				60	29	- 51.7%	49	30	- 38.8%
Percent of Original List Price Received*				92.9%	100.2%	+ 7.9%	98.5%	99.4%	+ 0.9%
New Listings				5	3	- 40.0%	7	7	0.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				0	0	--	--	--	--
Months Supply of Inventory				0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				0	0	--	0	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

