

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Bourne

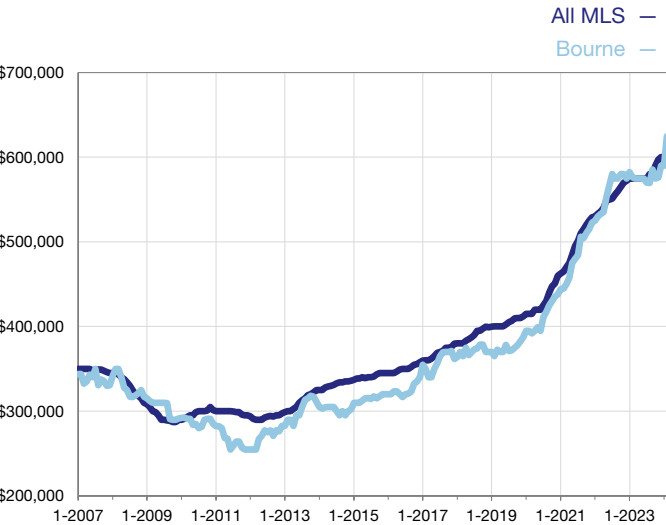
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	14	+ 16.7%	28	27	- 3.6%
Closed Sales	18	15	- 16.7%	26	26	0.0%
Median Sales Price*	\$443,000	\$707,250	+ 59.7%	\$463,500	\$700,000	+ 51.0%
Inventory of Homes for Sale	30	23	- 23.3%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	78	46	- 41.0%	80	45	- 43.8%
Percent of Original List Price Received*	84.7%	98.4%	+ 16.2%	85.8%	96.6%	+ 12.6%
New Listings	11	17	+ 54.5%	19	31	+ 63.2%

\* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	4	8	+ 100.0%
Closed Sales	2	4	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$561,500	\$374,000	- 33.4%	\$368,225	\$359,000	- 2.5%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.4	1.8	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	16	42	+ 162.5%	52	40	- 23.1%
Percent of Original List Price Received*	100.1%	98.6%	- 1.5%	98.0%	95.3%	- 2.8%
New Listings	2	6	+ 200.0%	3	10	+ 233.3%

\* 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

