

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

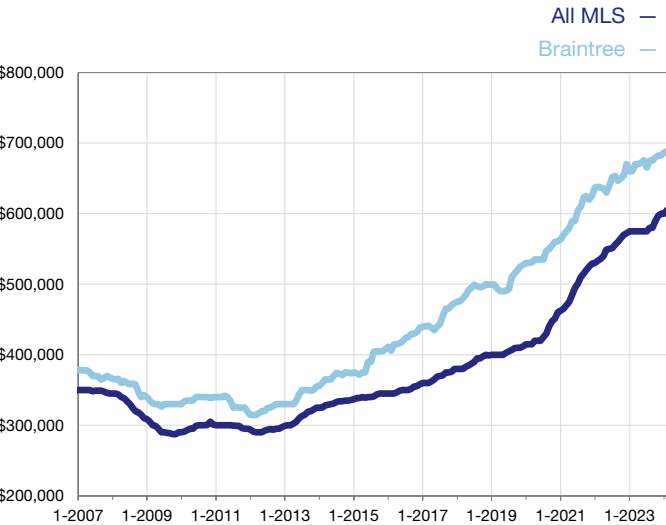
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	33	34	+ 3.0%
Closed Sales	10	13	+ 30.0%	22	25	+ 13.6%
Median Sales Price*	\$641,000	\$800,000	+ 24.8%	\$618,500	\$699,900	+ 13.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	44	45	+ 2.3%	42	38	- 9.5%
Percent of Original List Price Received*	97.8%	96.8%	- 1.0%	96.9%	97.3%	+ 0.4%
New Listings	15	14	- 6.7%	30	31	+ 3.3%

* 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	5	6	+ 20.0%	8	7	- 12.5%
Closed Sales	3	1	- 66.7%	5	3	- 40.0%
Median Sales Price*	\$519,500	\$440,000	- 15.3%	\$485,000	\$605,000	+ 24.7%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	21	- 36.4%	59	16	- 72.9%
Percent of Original List Price Received*	100.9%	101.2%	+ 0.3%	100.3%	101.6%	+ 1.3%
New Listings	6	4	- 33.3%	8	8	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

