

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Rockport

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	5	5	0.0%
Closed Sales	6	1	- 83.3%	6	4	- 33.3%
Median Sales Price*	\$692,500	\$790,000	+ 14.1%	\$692,500	\$822,500	+ 18.8%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	57	74	+ 29.8%	57	33	- 42.1%
Percent of Original List Price Received*	95.2%	85.9%	- 9.8%	95.2%	96.0%	+ 0.8%
New Listings	0	3	--	5	5	0.0%

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

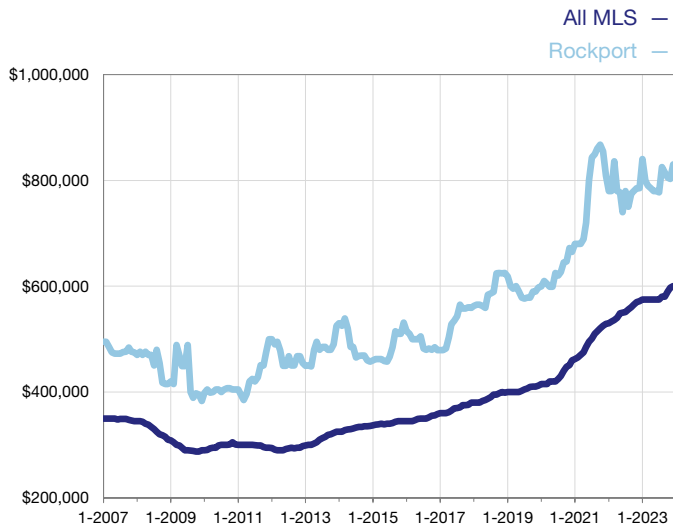
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$472,500	\$1,195,000	+ 152.9%	\$415,000	\$750,000	+ 80.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	99	49	- 50.5%	82	126	+ 53.7%
Percent of Original List Price Received*	95.3%	99.6%	+ 4.5%	93.3%	92.7%	- 0.6%
New Listings	2	2	0.0%	2	2	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

