

Braintree

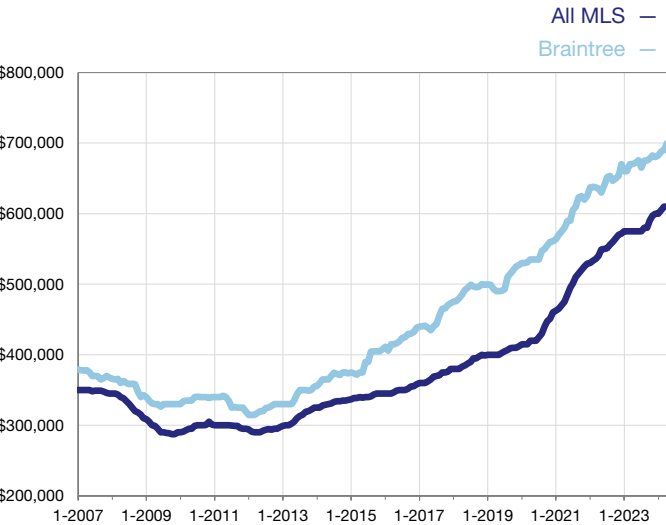
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	24	+ 100.0%	57	69	+ 21.1%
Closed Sales	10	19	+ 90.0%	54	60	+ 11.1%
Median Sales Price*	\$635,000	\$750,000	+ 18.1%	\$650,000	\$731,000	+ 12.5%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	29	21	- 27.6%	36	31	- 13.9%
Percent of Original List Price Received*	103.5%	102.8%	- 0.7%	99.5%	100.1%	+ 0.6%
New Listings	12	22	+ 83.3%	65	68	+ 4.6%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	10	- 9.1%	22	21	- 4.5%
Closed Sales	5	4	- 20.0%	15	14	- 6.7%
Median Sales Price*	\$422,000	\$442,500	+ 4.9%	\$445,000	\$437,500	- 1.7%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	35	21	- 40.0%
Percent of Original List Price Received*	106.2%	101.0%	- 4.9%	101.9%	99.0%	- 2.8%
New Listings	12	8	- 33.3%	30	22	- 26.7%

* 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

