

Braintree

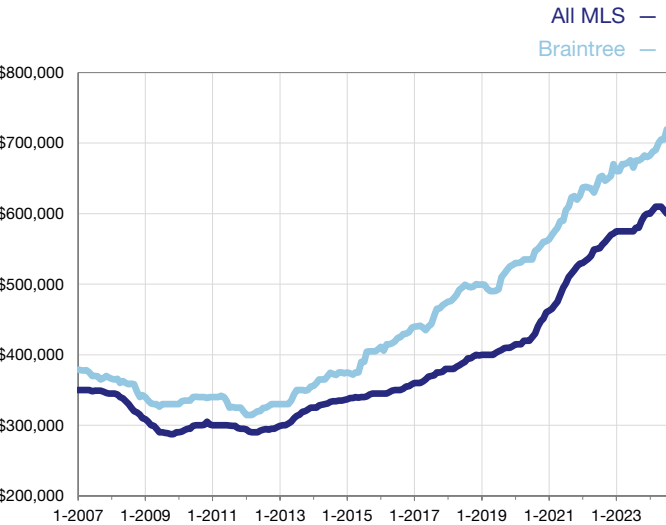
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	24	+ 60.0%	113	134	+ 18.6%
Closed Sales	19	31	+ 63.2%	106	121	+ 14.2%
Median Sales Price*	\$650,000	\$720,000	+ 10.8%	\$660,000	\$725,000	+ 9.8%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	29	26	- 10.3%
Percent of Original List Price Received*	103.6%	100.8%	- 2.7%	101.6%	100.6%	- 1.0%
New Listings	21	23	+ 9.5%	134	156	+ 16.4%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	14	+ 133.3%	50	48	- 4.0%
Closed Sales	6	9	+ 50.0%	44	39	- 11.4%
Median Sales Price*	\$447,500	\$479,000	+ 7.0%	\$450,000	\$450,000	0.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	24	22	- 8.3%
Percent of Original List Price Received*	103.9%	101.1%	- 2.7%	101.9%	100.6%	- 1.3%
New Listings	7	8	+ 14.3%	54	54	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

