

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

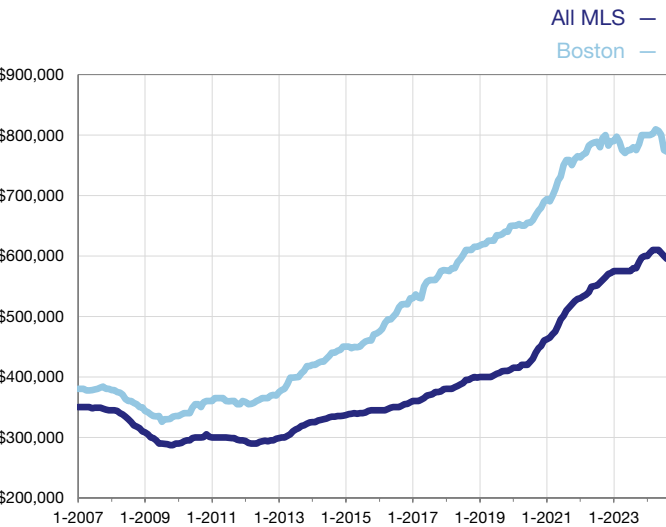
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	65	78	+ 20.0%	554	560	+ 1.1%
Closed Sales	64	75	+ 17.2%	530	521	- 1.7%
Median Sales Price*	\$816,000	\$875,000	+ 7.2%	\$800,500	\$840,000	+ 4.9%
Inventory of Homes for Sale	130	112	- 13.8%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	40	35	- 12.5%
Percent of Original List Price Received*	100.1%	101.0%	+ 0.9%	99.5%	100.3%	+ 0.8%
New Listings	61	61	0.0%	673	690	+ 2.5%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	248	286	+ 15.3%	2,568	2,570	+ 0.1%
Closed Sales	364	337	- 7.4%	2,639	2,438	- 7.6%
Median Sales Price*	\$695,000	\$741,564	+ 6.7%	\$749,450	\$755,650	+ 0.8%
Inventory of Homes for Sale	974	900	- 7.6%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--
Cumulative Days on Market Until Sale	46	46	0.0%	47	49	+ 4.3%
Percent of Original List Price Received*	98.5%	97.8%	- 0.7%	98.6%	98.5%	- 0.1%
New Listings	319	295	- 7.5%	3,742	3,928	+ 5.0%

* 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

