

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

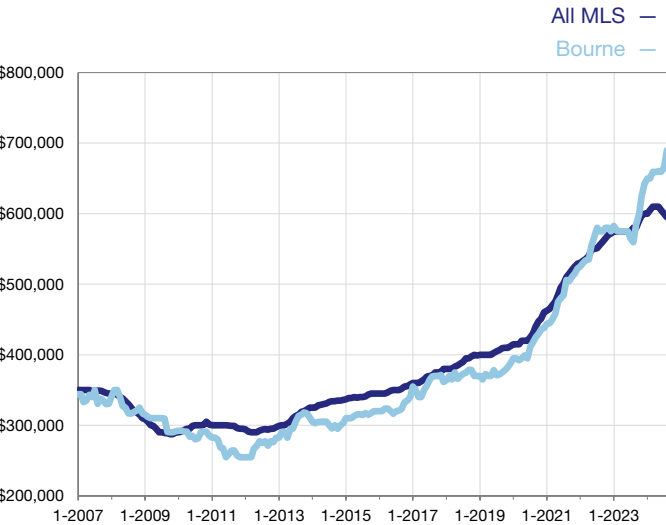
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	24	+ 20.0%	120	139	+ 15.8%
Closed Sales	17	18	+ 5.9%	114	124	+ 8.8%
Median Sales Price*	\$532,500	\$587,500	+ 10.3%	\$589,500	\$645,000	+ 9.4%
Inventory of Homes for Sale	41	40	- 2.4%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--
Cumulative Days on Market Until Sale	55	26	- 52.7%	49	40	- 18.4%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	95.2%	97.5%	+ 2.4%
New Listings	31	28	- 9.7%	139	168	+ 20.9%

* 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	1	6	+ 500.0%	27	33	+ 22.2%
Closed Sales	3	4	+ 33.3%	26	32	+ 23.1%
Median Sales Price*	\$345,000	\$371,750	+ 7.8%	\$407,500	\$396,000	- 2.8%
Inventory of Homes for Sale	5	17	+ 240.0%	--	--	--
Months Supply of Inventory	1.3	4.1	+ 215.4%	--	--	--
Cumulative Days on Market Until Sale	13	35	+ 169.2%	31	29	- 6.5%
Percent of Original List Price Received*	104.0%	94.9%	- 8.8%	98.9%	98.7%	- 0.2%
New Listings	1	3	+ 200.0%	31	49	+ 58.1%

* 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

