

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

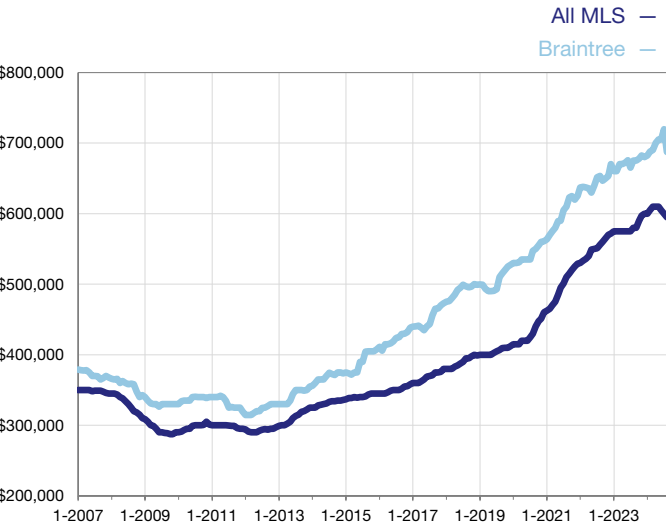
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	21	23	+ 9.5%	134	154	+ 14.9%
Closed Sales	21	21	0.0%	127	142	+ 11.8%
Median Sales Price*	\$850,000	\$665,000	- 21.8%	\$688,000	\$721,750	+ 4.9%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	27	26	- 3.7%
Percent of Original List Price Received*	104.4%	100.0%	- 4.2%	102.1%	100.5%	- 1.6%
New Listings	23	18	- 21.7%	157	171	+ 8.9%

* 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	2	10	+ 400.0%	52	54	+ 3.8%
Closed Sales	6	6	0.0%	50	45	- 10.0%
Median Sales Price*	\$547,500	\$452,500	- 17.4%	\$457,500	\$450,000	- 1.6%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 40.9%	24	21	- 12.5%
Percent of Original List Price Received*	101.9%	100.8%	- 1.1%	101.9%	100.6%	- 1.3%
New Listings	6	11	+ 83.3%	60	65	+ 8.3%

* 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

