

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

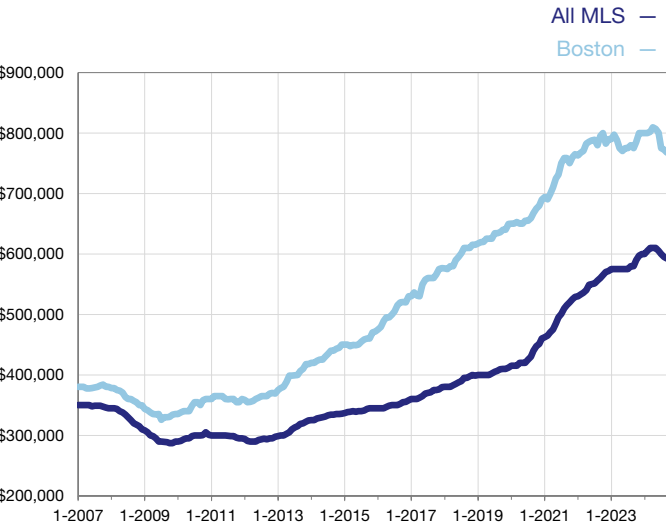
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	51	82	+ 60.8%	605	627	+ 3.6%
Closed Sales	64	58	- 9.4%	594	582	- 2.0%
Median Sales Price*	\$796,250	\$889,500	+ 11.7%	\$800,500	\$847,000	+ 5.8%
Inventory of Homes for Sale	171	154	- 9.9%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	45	42	- 6.7%	40	36	- 10.0%
Percent of Original List Price Received*	99.7%	98.3%	- 1.4%	99.5%	100.1%	+ 0.6%
New Listings	109	130	+ 19.3%	782	816	+ 4.3%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	259	286	+ 10.4%	2,826	2,831	+ 0.2%
Closed Sales	272	252	- 7.4%	2,911	2,700	- 7.2%
Median Sales Price*	\$702,500	\$676,000	- 3.8%	\$744,000	\$750,000	+ 0.8%
Inventory of Homes for Sale	1,146	1,180	+ 3.0%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--
Cumulative Days on Market Until Sale	47	48	+ 2.1%	47	49	+ 4.3%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	98.6%	98.4%	- 0.2%
New Listings	580	704	+ 21.4%	4,321	4,623	+ 7.0%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

