

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

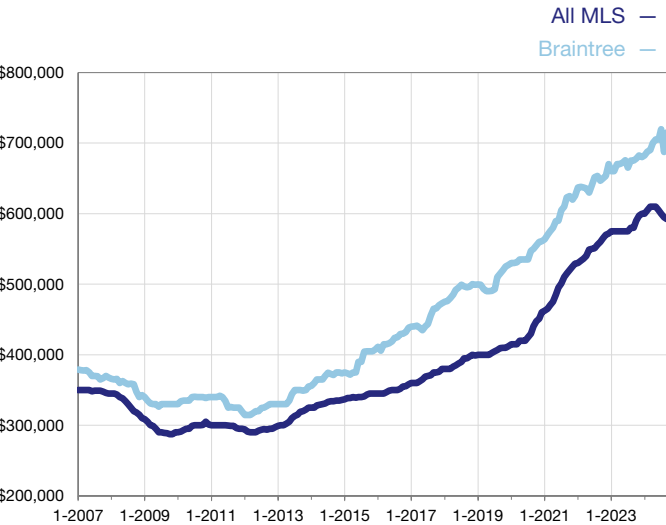
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	23	+ 4.5%	156	173	+ 10.9%
Closed Sales	15	18	+ 20.0%	142	160	+ 12.7%
Median Sales Price*	\$645,000	\$721,500	+ 11.9%	\$680,000	\$721,750	+ 6.1%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	17	30	+ 76.5%	26	27	+ 3.8%
Percent of Original List Price Received*	100.6%	99.8%	- 0.8%	101.9%	100.5%	- 1.4%
New Listings	14	28	+ 100.0%	171	197	+ 15.2%

* 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	9	9	0.0%	61	61	0.0%
Closed Sales	7	8	+ 14.3%	57	53	- 7.0%
Median Sales Price*	\$440,000	\$437,000	- 0.7%	\$450,000	\$450,000	0.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	13	24	+ 84.6%	23	22	- 4.3%
Percent of Original List Price Received*	104.4%	98.7%	- 5.5%	102.2%	100.3%	- 1.9%
New Listings	6	6	0.0%	66	71	+ 7.6%

* 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

