

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

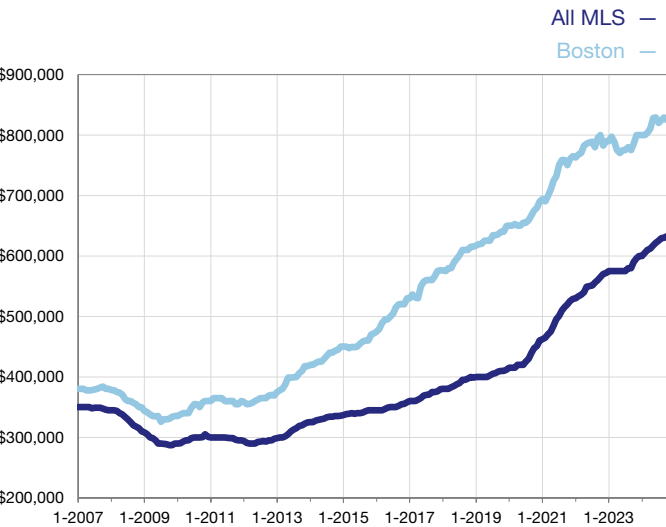
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	70	107	+ 52.9%	674	716	+ 6.2%
Closed Sales	55	73	+ 32.7%	649	657	+ 1.2%
Median Sales Price*	\$835,000	\$807,500	- 3.3%	\$805,000	\$840,000	+ 4.3%
Inventory of Homes for Sale	163	136	- 16.6%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	41	+ 20.6%	40	36	- 10.0%
Percent of Original List Price Received*	96.7%	100.6%	+ 4.0%	99.3%	100.2%	+ 0.9%
New Listings	76	93	+ 22.4%	858	907	+ 5.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	250	341	+ 36.4%	3,076	3,134	+ 1.9%
Closed Sales	233	248	+ 6.4%	3,144	2,956	- 6.0%
Median Sales Price*	\$775,000	\$778,500	+ 0.5%	\$746,500	\$754,500	+ 1.1%
Inventory of Homes for Sale	1,177	1,167	- 0.8%	--	--	--
Months Supply of Inventory	4.0	4.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.9%	47	49	+ 4.3%
Percent of Original List Price Received*	98.8%	97.6%	- 1.2%	98.6%	98.3%	- 0.3%
New Listings	433	493	+ 13.9%	4,754	5,110	+ 7.5%

* 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

