

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

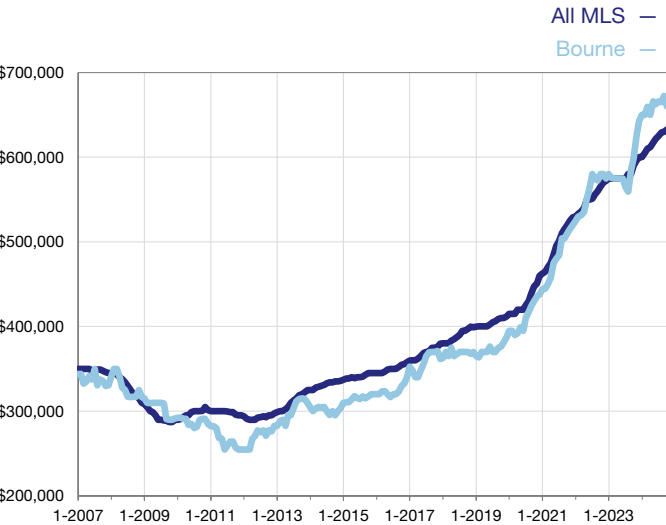
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	23	+ 64.3%	153	178	+ 16.3%
Closed Sales	16	18	+ 12.5%	141	160	+ 13.5%
Median Sales Price*	\$772,500	\$633,700	- 18.0%	\$625,000	\$650,000	+ 4.0%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	31	- 3.1%	45	40	- 11.1%
Percent of Original List Price Received*	99.6%	99.8%	+ 0.2%	96.1%	97.3%	+ 1.2%
New Listings	11	26	+ 136.4%	169	216	+ 27.8%

* 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	7	5	- 28.6%	36	42	+ 16.7%
Closed Sales	3	5	+ 66.7%	32	43	+ 34.4%
Median Sales Price*	\$345,000	\$620,000	+ 79.7%	\$387,500	\$415,000	+ 7.1%
Inventory of Homes for Sale	8	23	+ 187.5%	--	--	--
Months Supply of Inventory	2.3	5.5	+ 139.1%	--	--	--
Cumulative Days on Market Until Sale	26	55	+ 111.5%	32	36	+ 12.5%
Percent of Original List Price Received*	100.1%	89.7%	- 10.4%	99.1%	97.4%	- 1.7%
New Listings	7	10	+ 42.9%	45	68	+ 51.1%

* 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

