

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

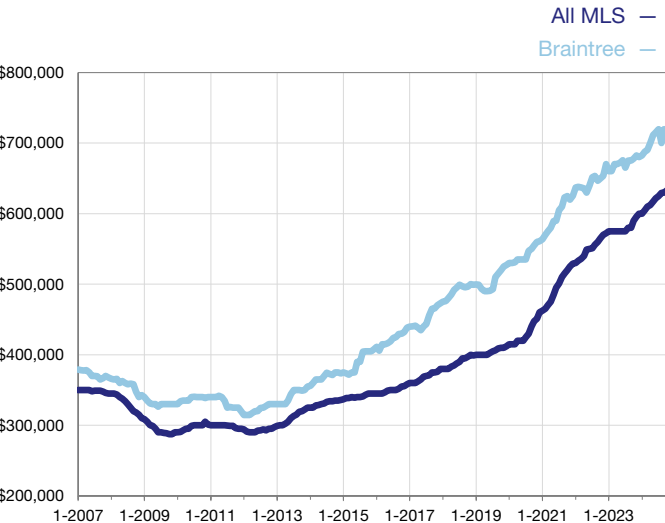
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	25	+ 127.3%	167	196	+ 17.4%
Closed Sales	21	24	+ 14.3%	163	184	+ 12.9%
Median Sales Price*	\$680,000	\$640,000	- 5.9%	\$680,000	\$715,000	+ 5.1%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	26	27	+ 3.8%
Percent of Original List Price Received*	99.2%	99.2%	0.0%	101.6%	100.3%	- 1.3%
New Listings	18	21	+ 16.7%	189	218	+ 15.3%

* 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	4	7	+ 75.0%	65	68	+ 4.6%
Closed Sales	10	9	- 10.0%	67	62	- 7.5%
Median Sales Price*	\$484,000	\$425,000	- 12.2%	\$450,000	\$442,500	- 1.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	22	24	+ 9.1%
Percent of Original List Price Received*	101.4%	96.4%	- 4.9%	102.1%	99.8%	- 2.3%
New Listings	6	8	+ 33.3%	72	79	+ 9.7%

* 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

