

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

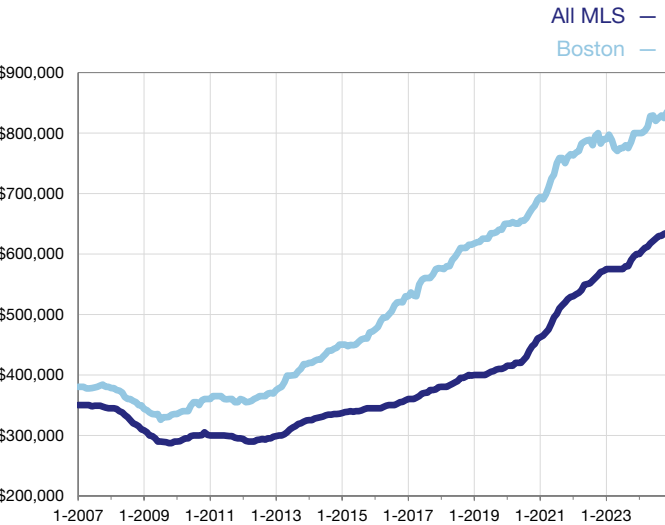
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	49	78	+ 59.2%	723	782	+ 8.2%
Closed Sales	57	75	+ 31.6%	706	732	+ 3.7%
Median Sales Price*	\$765,000	\$835,000	+ 9.2%	\$800,000	\$837,500	+ 4.7%
Inventory of Homes for Sale	150	97	- 35.3%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	34	39	+ 14.7%	39	37	- 5.1%
Percent of Original List Price Received*	100.1%	98.2%	- 1.9%	99.3%	99.9%	+ 0.6%
New Listings	57	50	- 12.3%	915	954	+ 4.3%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	214	280	+ 30.8%	3,289	3,374	+ 2.6%
Closed Sales	208	239	+ 14.9%	3,352	3,205	- 4.4%
Median Sales Price*	\$750,000	\$800,000	+ 6.7%	\$749,000	\$759,000	+ 1.3%
Inventory of Homes for Sale	1,033	923	- 10.6%	--	--	--
Months Supply of Inventory	3.6	3.1	- 13.9%	--	--	--
Cumulative Days on Market Until Sale	55	51	- 7.3%	47	50	+ 6.4%
Percent of Original List Price Received*	97.1%	96.9%	- 0.2%	98.5%	98.2%	- 0.3%
New Listings	235	225	- 4.3%	4,990	5,325	+ 6.7%

\* 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

