

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Braintree

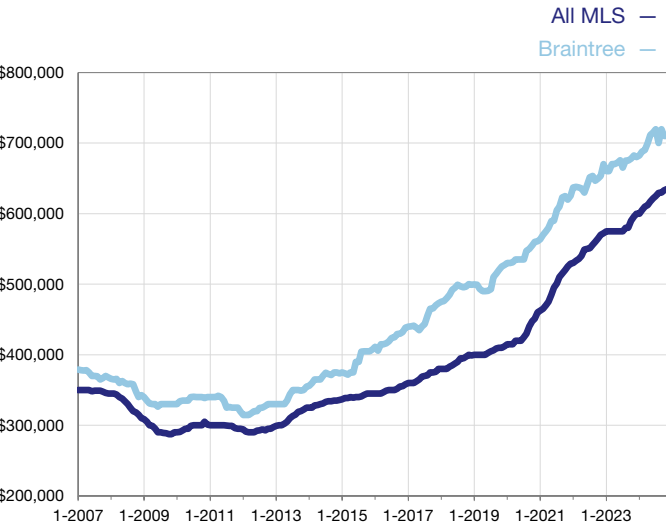
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	17	+ 6.3%	183	210	+ 14.8%
Closed Sales	11	19	+ 72.7%	174	203	+ 16.7%
Median Sales Price*	\$705,000	\$650,000	- 7.8%	\$682,500	\$710,000	+ 4.0%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	37	20	- 45.9%	27	26	- 3.7%
Percent of Original List Price Received*	97.4%	101.2%	+ 3.9%	101.3%	100.4%	- 0.9%
New Listings	14	14	0.0%	203	232	+ 14.3%

\* 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	5	8	+ 60.0%	70	74	+ 5.7%
Closed Sales	1	7	+ 600.0%	68	70	+ 2.9%
Median Sales Price*	\$483,000	\$455,000	- 5.8%	\$457,500	\$447,500	- 2.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	9	20	+ 122.2%	22	24	+ 9.1%
Percent of Original List Price Received*	101.7%	99.6%	- 2.1%	102.1%	99.7%	- 2.4%
New Listings	4	6	+ 50.0%	76	84	+ 10.5%

\* 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

