

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

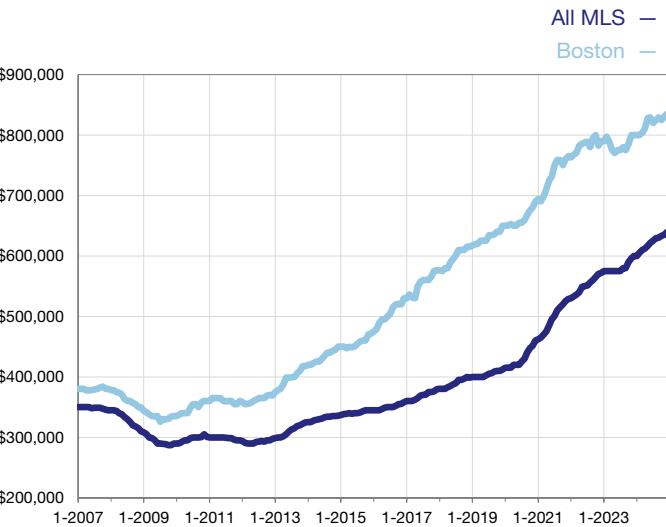
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	32	40	+ 25.0%	755	813	+ 7.7%
Closed Sales	51	62	+ 21.6%	757	797	+ 5.3%
Median Sales Price*	\$760,000	\$800,000	+ 5.3%	\$800,000	\$835,000	+ 4.4%
Inventory of Homes for Sale	101	75	- 25.7%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	38	44	+ 15.8%	39	37	- 5.1%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	99.3%	99.8%	+ 0.5%
New Listings	21	32	+ 52.4%	936	982	+ 4.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	158	210	+ 32.9%	3,440	3,558	+ 3.4%
Closed Sales	237	266	+ 12.2%	3,589	3,484	- 2.9%
Median Sales Price*	\$792,000	\$791,000	- 0.1%	\$749,950	\$760,000	+ 1.3%
Inventory of Homes for Sale	720	638	- 11.4%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	54	68	+ 25.9%	48	51	+ 6.3%
Percent of Original List Price Received*	96.5%	95.7%	- 0.8%	98.4%	98.0%	- 0.4%
New Listings	130	151	+ 16.2%	5,120	5,490	+ 7.2%

* 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

