

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

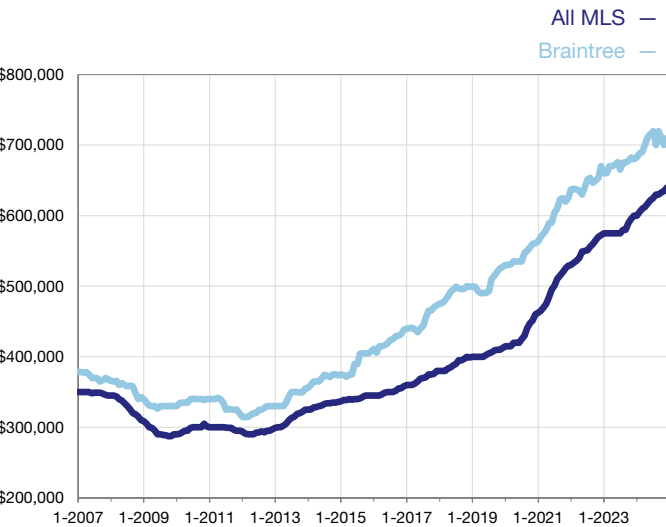
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	190	217	+ 14.2%
Closed Sales	16	16	0.0%	190	219	+ 15.3%
Median Sales Price*	\$665,000	\$700,000	+ 5.3%	\$680,000	\$710,000	+ 4.4%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 13.9%	28	26	- 7.1%
Percent of Original List Price Received*	99.8%	102.3%	+ 2.5%	101.2%	100.5%	- 0.7%
New Listings	13	7	- 46.2%	216	238	+ 10.2%

* 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	5	5	0.0%	75	77	+ 2.7%
Closed Sales	7	7	0.0%	75	77	+ 2.7%
Median Sales Price*	\$440,000	\$385,000	- 12.5%	\$450,000	\$440,000	- 2.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	26	33	+ 26.9%	23	24	+ 4.3%
Percent of Original List Price Received*	99.8%	97.1%	- 2.7%	101.8%	99.4%	- 2.4%
New Listings	3	2	- 33.3%	79	86	+ 8.9%

* 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

