

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Braintree

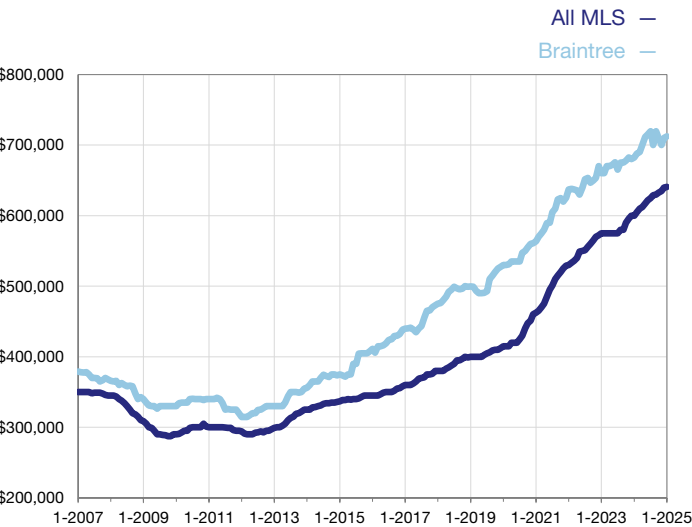
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	10	- 41.2%	17	10	- 41.2%
Closed Sales	12	7	- 41.7%	12	7	- 41.7%
Median Sales Price*	\$644,950	\$655,000	+ 1.6%	\$644,950	\$655,000	+ 1.6%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	30	45	+ 50.0%	30	45	+ 50.0%
Percent of Original List Price Received*	97.8%	93.7%	- 4.2%	97.8%	93.7%	- 4.2%
New Listings	17	9	- 47.1%	17	9	- 47.1%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$610,000	\$448,500	- 26.5%	\$610,000	\$448,500	- 26.5%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	14	23	+ 64.3%	14	23	+ 64.3%
Percent of Original List Price Received*	101.8%	98.5%	- 3.2%	101.8%	98.5%	- 3.2%
New Listings	4	9	+ 125.0%	4	9	+ 125.0%

* 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

