

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

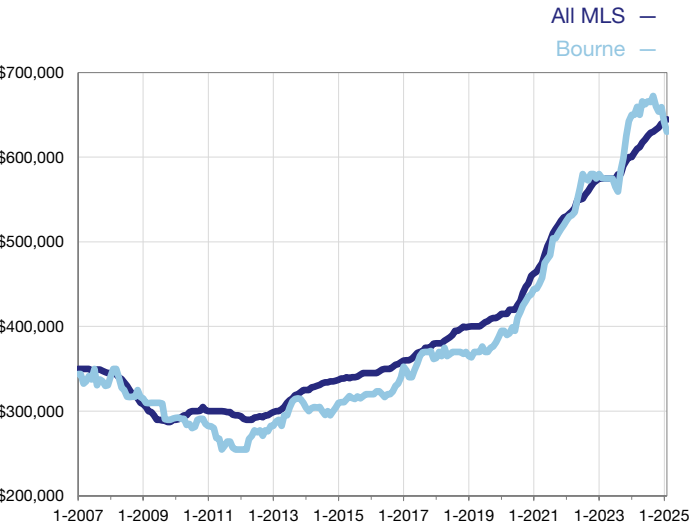
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	9	- 35.7%	27	18	- 33.3%
Closed Sales	15	12	- 20.0%	26	25	- 3.8%
Median Sales Price*	\$707,250	\$666,000	- 5.8%	\$700,000	\$595,000	- 15.0%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	46	68	+ 47.8%	45	54	+ 20.0%
Percent of Original List Price Received*	98.4%	94.6%	- 3.9%	96.6%	95.6%	- 1.0%
New Listings	17	16	- 5.9%	31	23	- 25.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	7	8	+ 14.3%
Closed Sales	4	1	- 75.0%	8	5	- 37.5%
Median Sales Price*	\$374,000	\$395,000	+ 5.6%	\$359,000	\$394,000	+ 9.7%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	42	99	+ 135.7%	40	51	+ 27.5%
Percent of Original List Price Received*	98.6%	95.2%	- 3.4%	95.3%	98.6%	+ 3.5%
New Listings	6	2	- 66.7%	9	5	- 44.4%

* 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

