

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	22	16	- 27.3%	49	33	- 32.7%
Closed Sales	11	6	- 45.5%	37	31	- 16.2%
Median Sales Price*	\$595,000	\$687,500	+ 15.5%	\$647,500	\$604,000	- 6.7%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	54	91	+ 68.5%	48	61	+ 27.1%
Percent of Original List Price Received*	96.0%	93.7%	- 2.4%	96.4%	95.3%	- 1.1%
New Listings	22	15	- 31.8%	53	38	- 28.3%

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

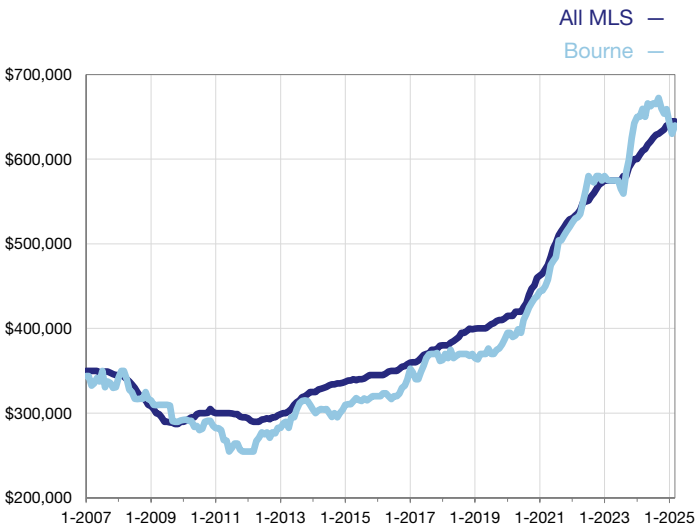
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	10	12	+ 20.0%
Closed Sales	3	8	+ 166.7%	11	13	+ 18.2%
Median Sales Price*	\$400,000	\$470,000	+ 17.5%	\$359,000	\$395,000	+ 10.0%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	20	61	+ 205.0%	35	57	+ 62.9%
Percent of Original List Price Received*	103.5%	96.8%	- 6.5%	97.6%	97.5%	- 0.1%
New Listings	5	9	+ 80.0%	14	14	0.0%

* 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

