

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	20	+ 5.3%	94	79	- 16.0%
Closed Sales	7	17	+ 142.9%	83	78	- 6.0%
Median Sales Price*	\$622,000	\$605,000	- 2.7%	\$667,500	\$605,000	- 9.4%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--
Cumulative Days on Market Until Sale	21	65	+ 209.5%	47	52	+ 10.6%
Percent of Original List Price Received*	100.3%	96.9%	- 3.4%	97.9%	96.7%	- 1.2%
New Listings	25	32	+ 28.0%	121	124	+ 2.5%

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

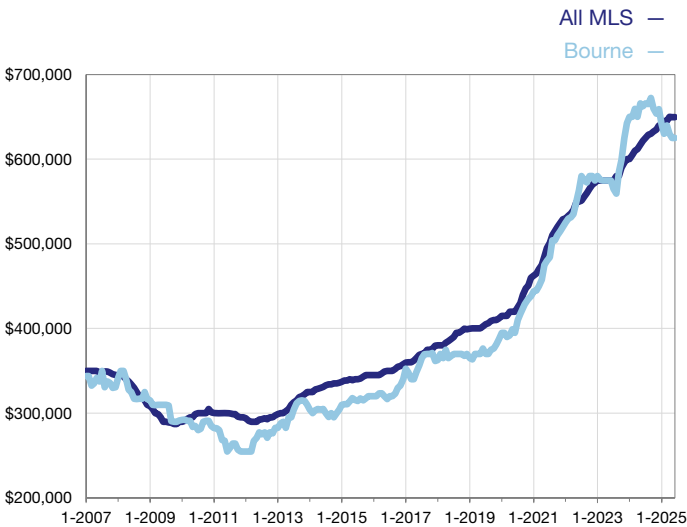
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	3	0.0%	23	26	+ 13.0%
Closed Sales	6	5	- 16.7%	26	28	+ 7.7%
Median Sales Price*	\$572,000	\$425,000	- 25.7%	\$396,000	\$447,450	+ 13.0%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	3.9	3.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	25	57	+ 128.0%	26	88	+ 238.5%
Percent of Original List Price Received*	98.3%	89.2%	- 9.3%	99.3%	95.5%	- 3.8%
New Listings	7	5	- 28.6%	36	32	- 11.1%

* 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

