

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Bourne

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	14	- 6.7%	201	175	- 12.9%
Closed Sales	12	17	+ 41.7%	195	176	- 9.7%
Median Sales Price*	\$774,125	\$685,000	- 11.5%	\$659,000	\$630,000	- 4.4%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--
Cumulative Days on Market Until Sale	45	63	+ 40.0%	40	55	+ 37.5%
Percent of Original List Price Received*	98.5%	97.1%	- 1.4%	97.3%	96.8%	- 0.5%
New Listings	6	5	- 16.7%	232	227	- 2.2%

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

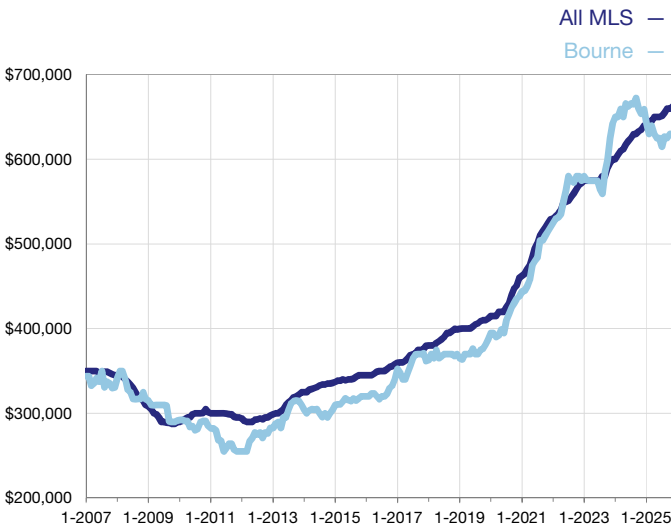
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	49	47	- 4.1%
Closed Sales	4	1	- 75.0%	50	48	- 4.0%
Median Sales Price*	\$575,500	\$330,000	- 42.7%	\$420,000	\$447,450	+ 6.5%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	3.9	2.8	- 28.2%	--	--	--
Cumulative Days on Market Until Sale	88	172	+ 95.5%	41	80	+ 95.1%
Percent of Original List Price Received*	94.9%	93.0%	- 2.0%	96.9%	95.3%	- 1.7%
New Listings	4	1	- 75.0%	72	57	- 20.8%

* 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

