

MONTHLY MARKET INSIGHTS REPORT

February 2024

Single-Family Homes

The 457 homes sold in February 2024 was the eighteenth highest sales volume for the month and reflects an 8.8 percent increase from the 420 homes sold in February 2023. The median sales price rose 12.1 percent from \$700,000 in February 2023 to \$785,000 in 2024, which is a ne record-high price for the month.

Condominiums

With 456 condos sold, it was the fifteenth most active February on record in Greater Boston, and a modest 2.0 percent increase in sales from the 447 units sold in February 2023. The median sales price of condos increased to \$689,950 this month, which reflects a 7.8 percent uptick from the February 2023 median sales price of \$639,900.

Multi-Family Homes

This month, there were 81 multi-family units sold in Greater Boston, which reflects a 13.8 percent decrease in sales volume from the 94 multifamily units sold in February 2023.



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Data thru 03/10/24

Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

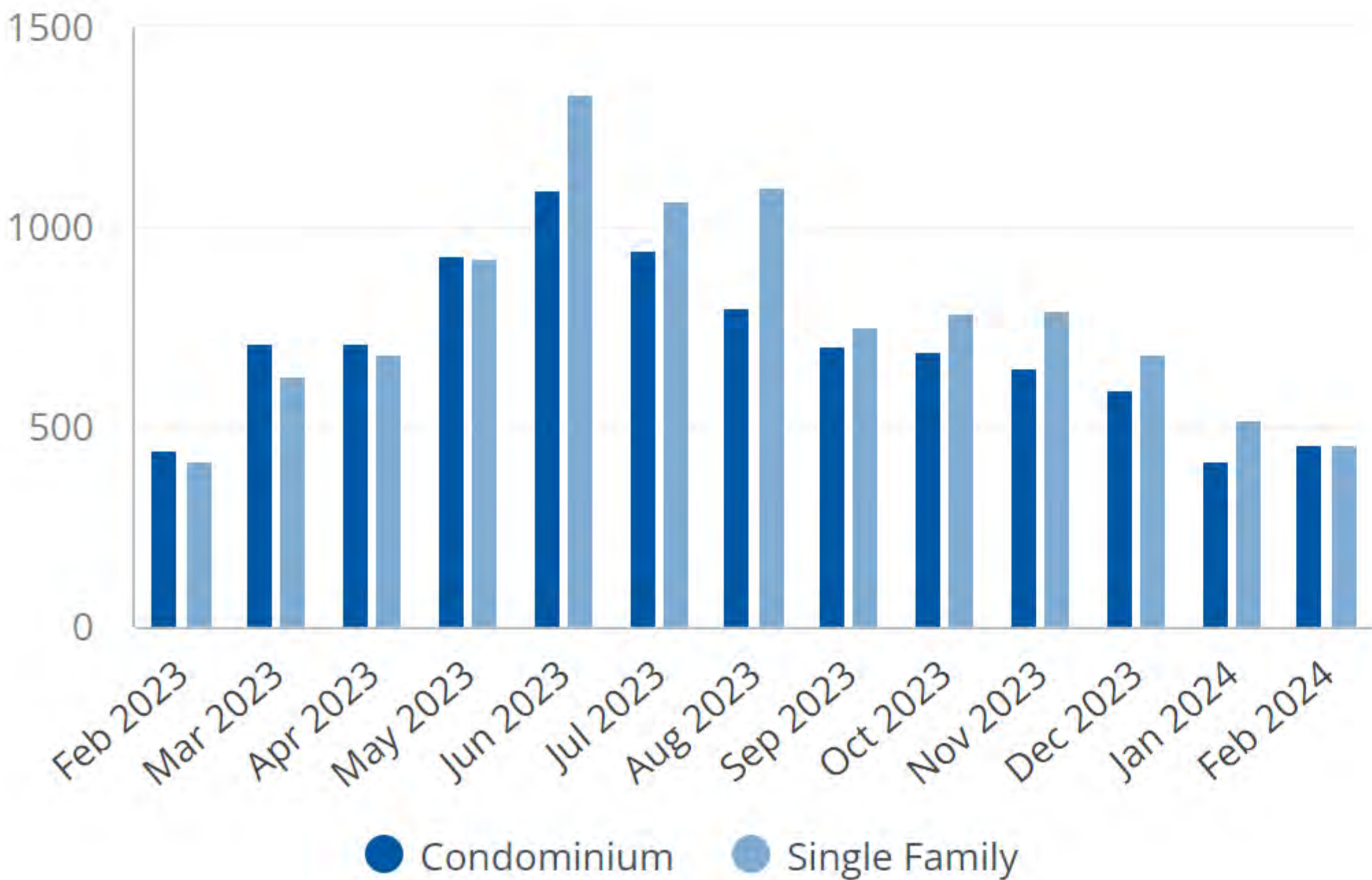
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$785,000	\$700,000	⬆ 12.1%	\$820,000	⬇ -4.3%	\$800,000	\$700,000	⬆ 14.3%
Closed Sales	457	420	⬆ 8.8%	521	⬇ -12.3%	978	932	⬆ 4.9%
New Listings	878	647	⬆ 35.7%	683	⬆ 28.6%	1,561	1,287	⬆ 21.3%
Pending Sales	681	624	⬆ 9.1%	452	⬆ 50.7%	1,133	1,081	⬆ 4.8%
Median Days on Market	17	20	⬆ -15.0%	21	⬇ -19.0%	18	21	⬇ -14.3%
Price per Square Foot	\$415	\$385	⬆ 7.9%	\$399	⬆ 4.1%	\$408	\$376	⬆ 8.5%
Sold to Original Price Ratio	100.2%	96.9%	⬆ 3.4%	98.3%	⬆ 2.0%	99.2%	96.7%	⬆ 2.6%
Active Inventory	997	838	⬆ 19.0%	823	⬆ 21.1%	—	—	—
Months Supply of Inventory	2.2	2.0	⬆ 9.3%	1.6	⬆ 38.1%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$689,950	\$639,900	⬆ 7.8%	\$685,000	⬆ 0.7%	\$687,710	\$675,000	⬆ 1.9%
Closed Sales	456	447	⬆ 2.0%	420	⬆ 8.6%	876	1,012	⬇ -13.4%
New Listings	981	866	⬆ 13.3%	928	⬆ 5.7%	1,909	1,689	⬆ 13.0%
Pending Sales	661	642	⬆ 3.0%	503	⬆ 31.4%	1,164	1,128	⬆ 3.2%
Median Days on Market	22	21	⬆ 4.8%	22	⬆ 0.0%	22	23	⬇ -4.3%
Price per Square Foot	\$547	\$525	⬆ 4.1%	\$556	⬇ -1.7%	\$553	\$526	⬆ 5.1%
Sold to Original Price Ratio	99.5%	97.6%	⬆ 1.9%	98.1%	⬆ 1.4%	98.9%	97.7%	⬆ 1.1%
Active Inventory	1,493	1,350	⬆ 10.6%	1,276	⬆ 17.0%	—	—	—
Months Supply of Inventory	3.3	3.0	⬆ 8.4%	3.0	⬆ 7.8%	—	—	—

Number of Closed Sales



Median Sales Price



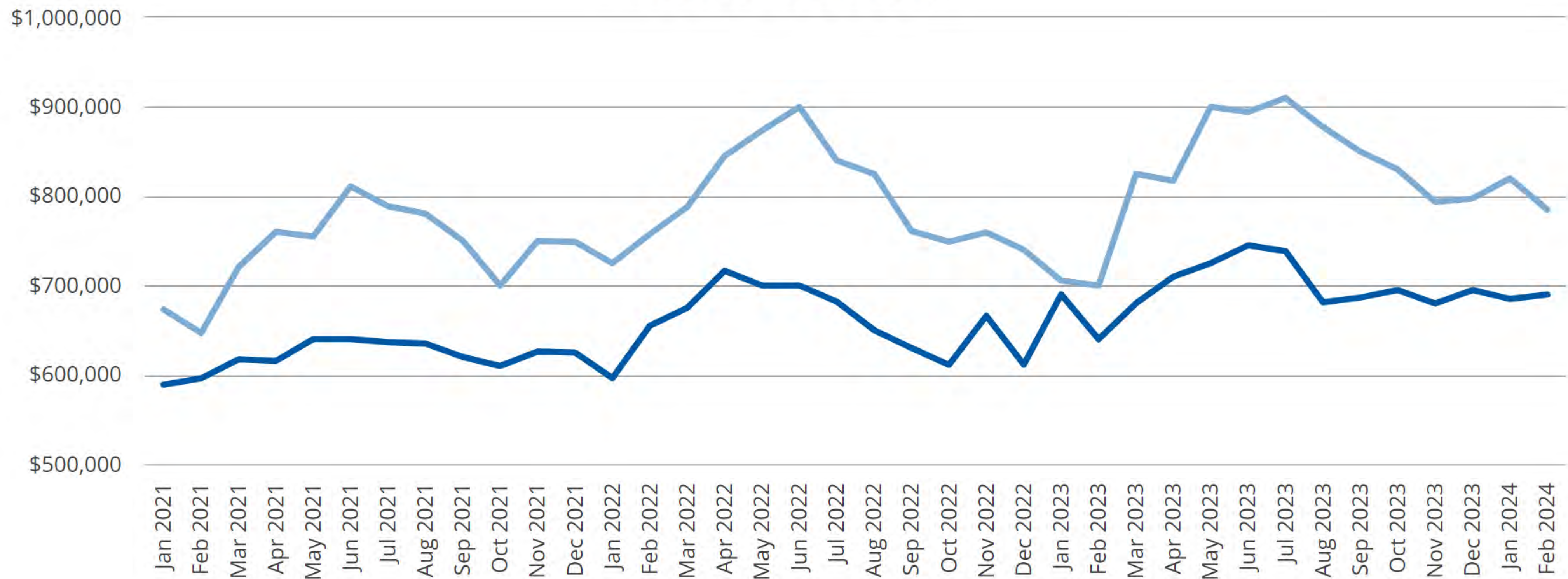
Median Sales Price



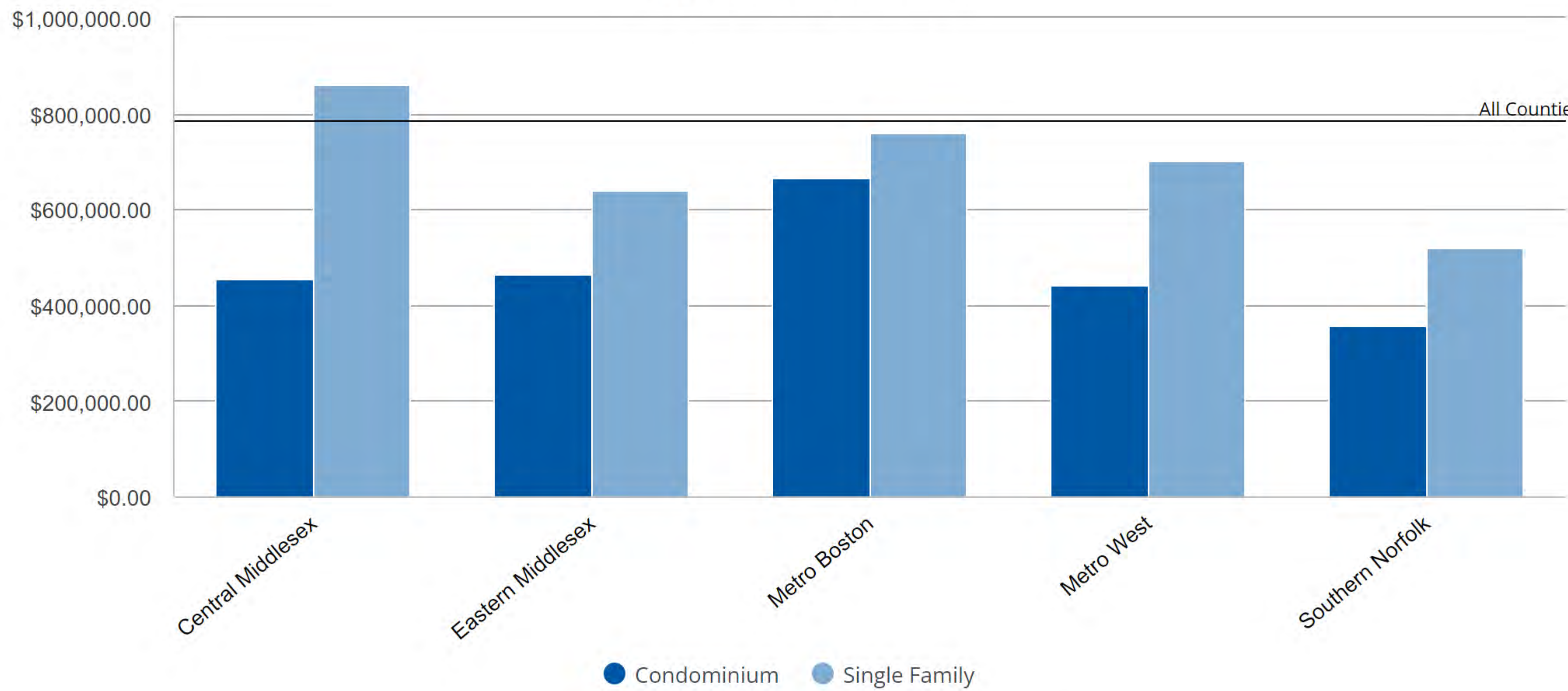
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$785,000	⬇️	-4.3%	⬆️	12.1%	⬆️	14.3%
CONDO	\$689,950	⬆️	0.7%	⬆️	7.8%	⬆️	1.9%

Historical Activity



Region Comparison



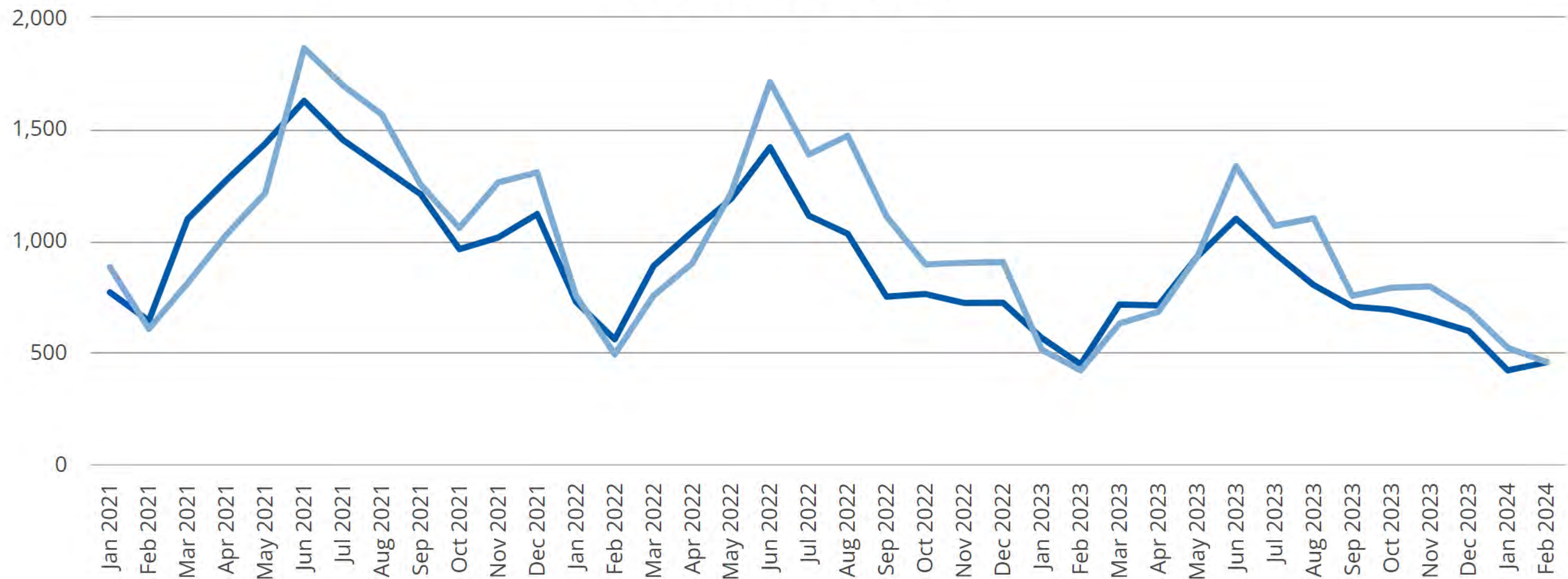
Closed Sales



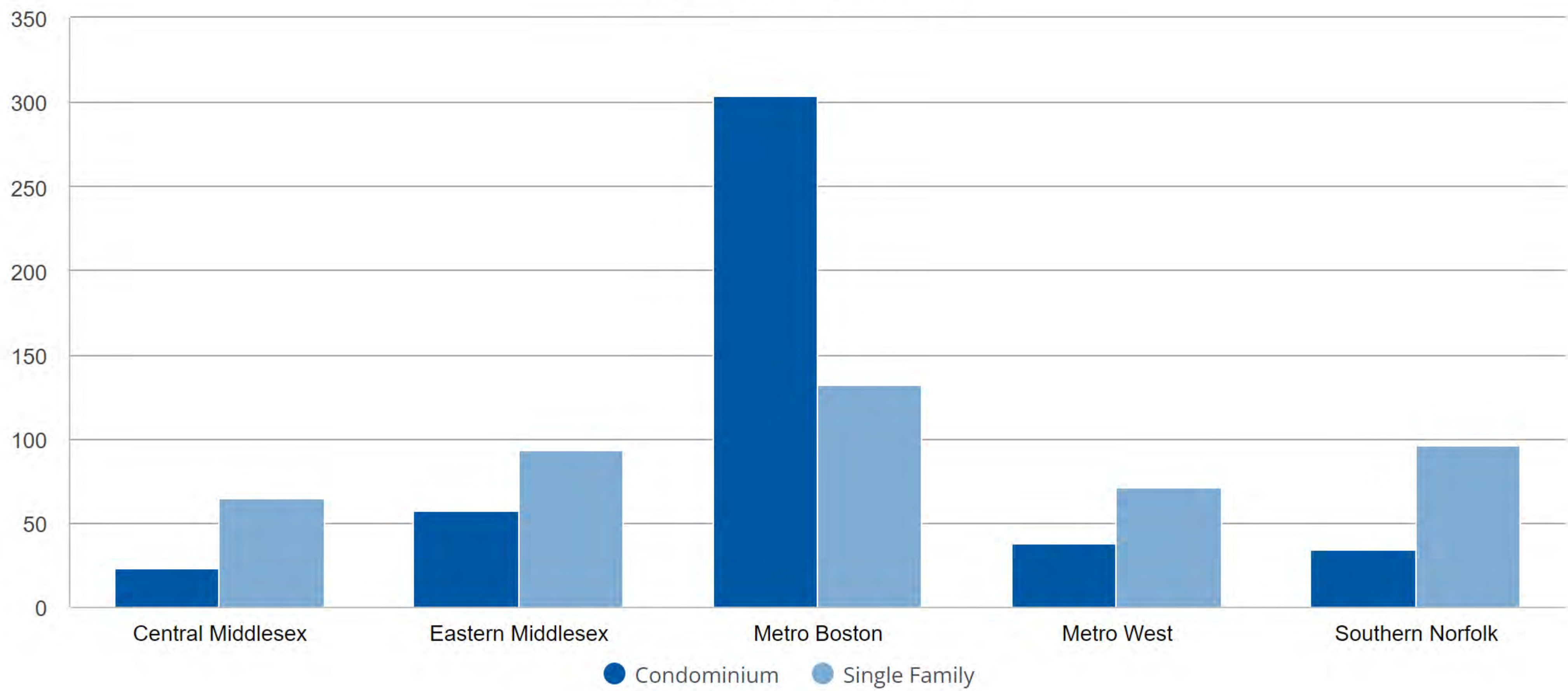
The number of properties that sold.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	457	⬇️	-12.3%	⬆️	8.8%	⬆️	4.9%
CONDO	456	⬆️	8.6%	⬆️	2.0%	⬇️	-13.4%

Historical Activity



Region Comparison



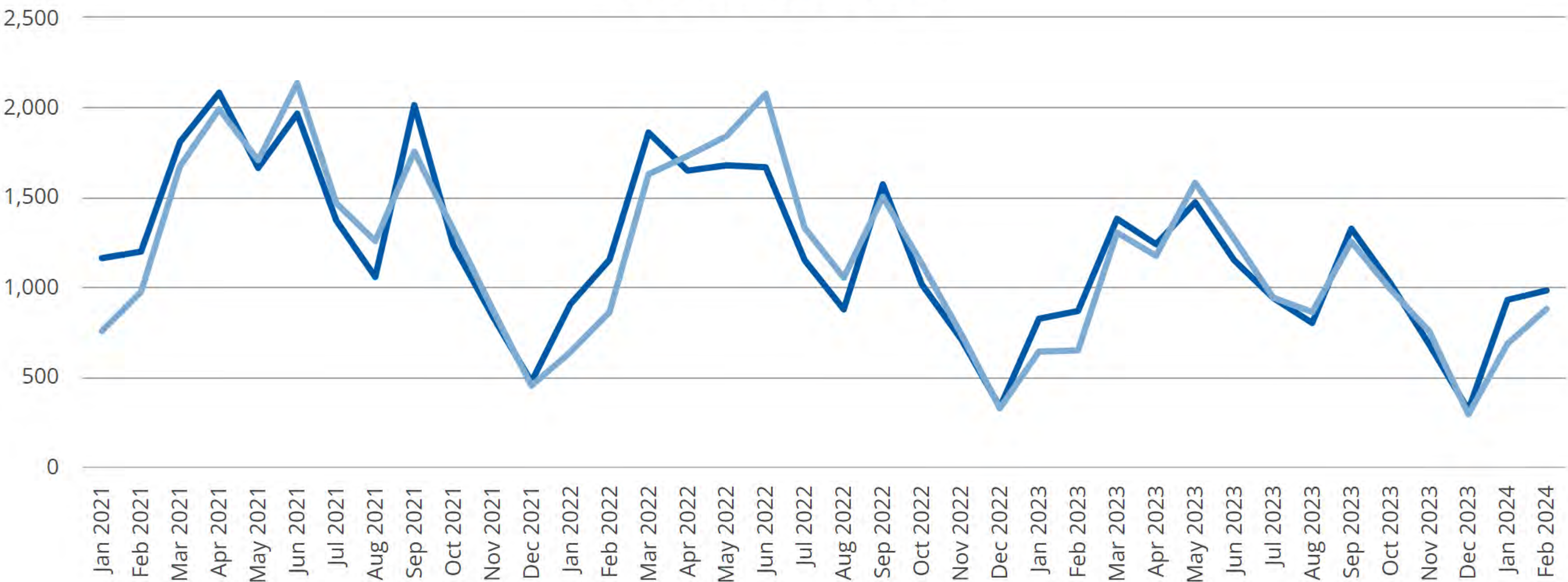
New Listings



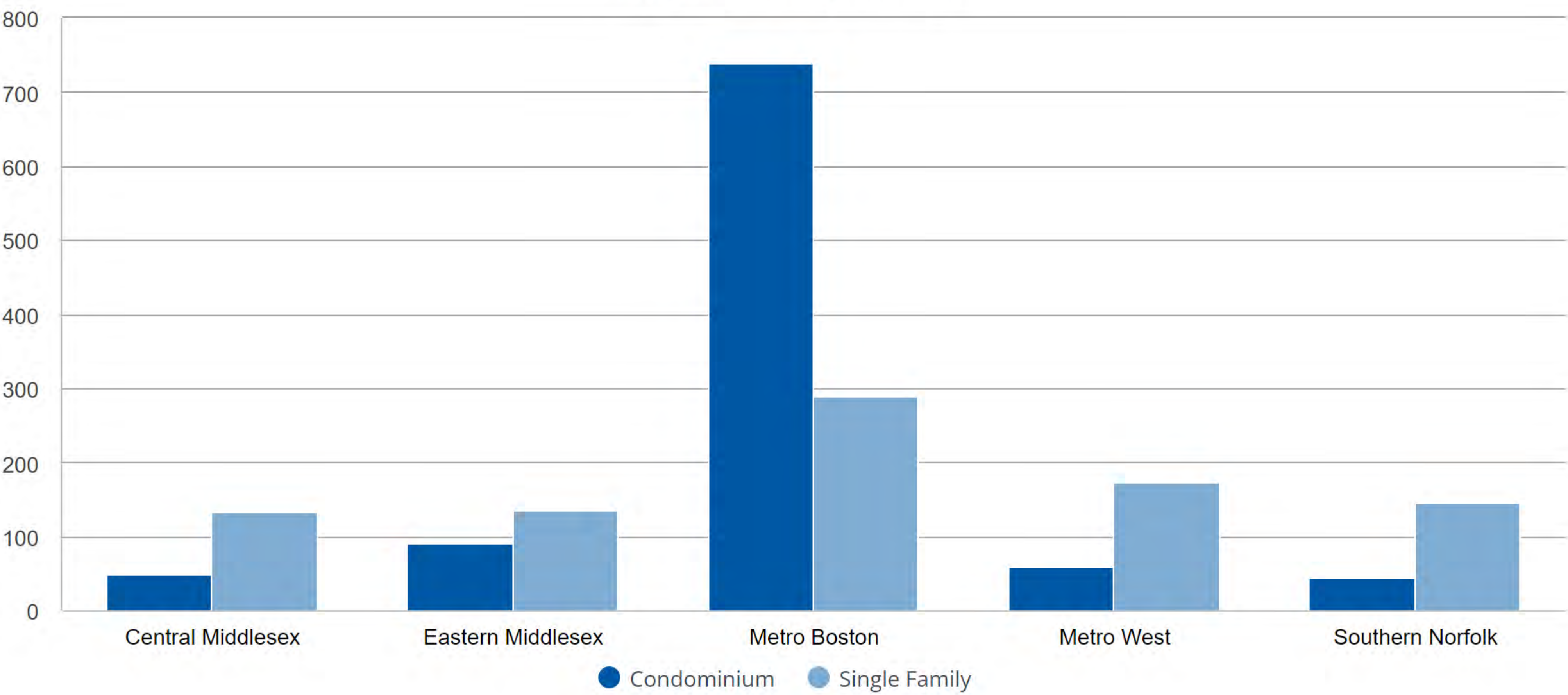
The number of properties listed regardless of current status.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	878	⬆	28.6%	⬆	35.7%	⬆	21.3%
CONDO	981	⬆	5.7%	⬆	13.3%	⬆	13.0%

Historical Activity



Region Comparison



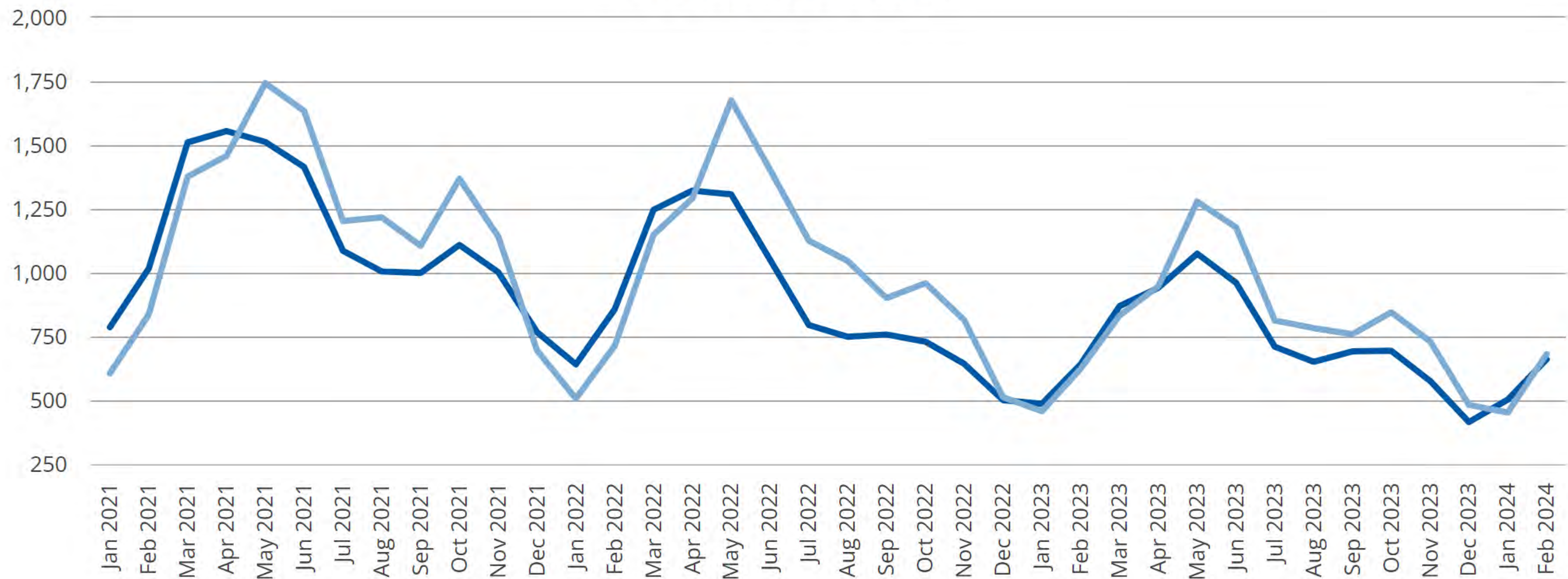
Pending Sales



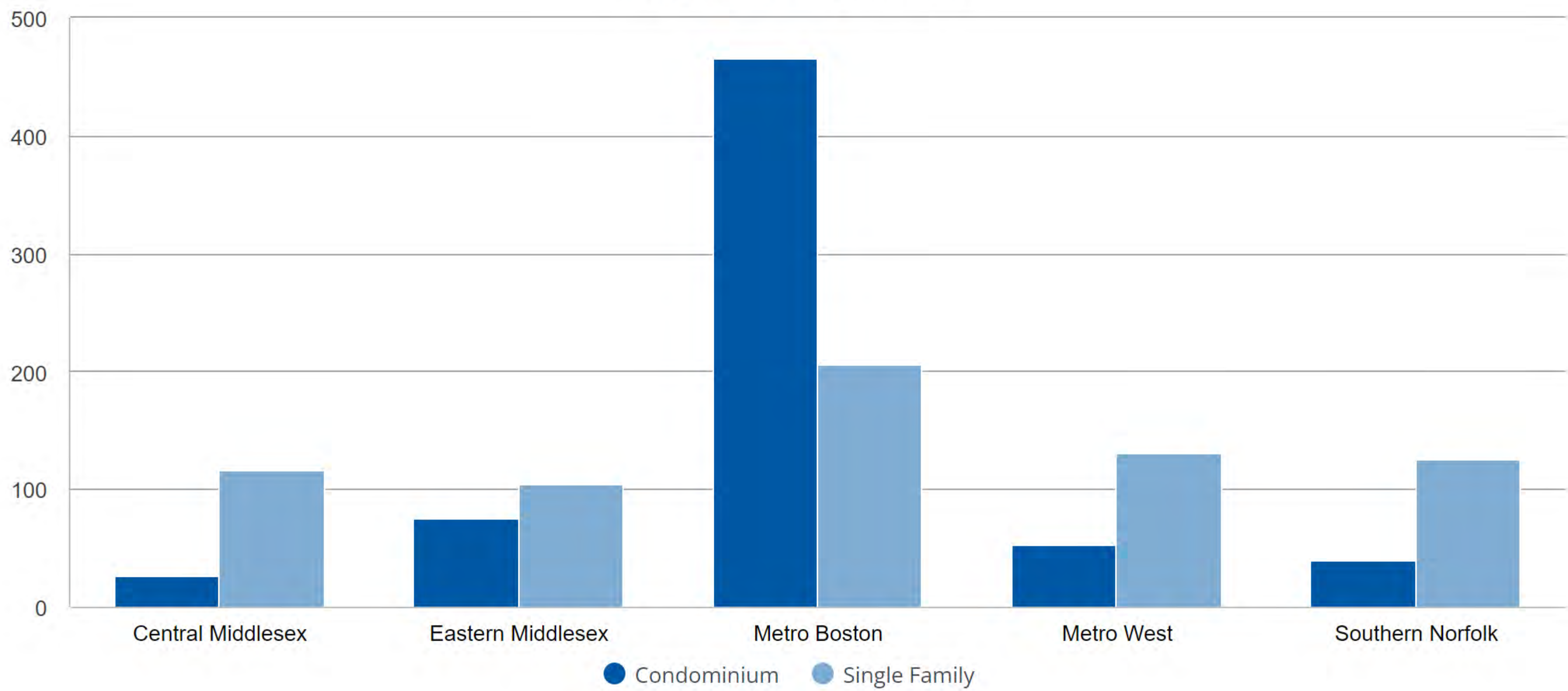
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	681	⬆	50.7%	⬆	9.1%	⬆	4.8%
CONDO	661	⬆	31.4%	⬆	3.0%	⬆	3.2%

Historical Activity



Region Comparison



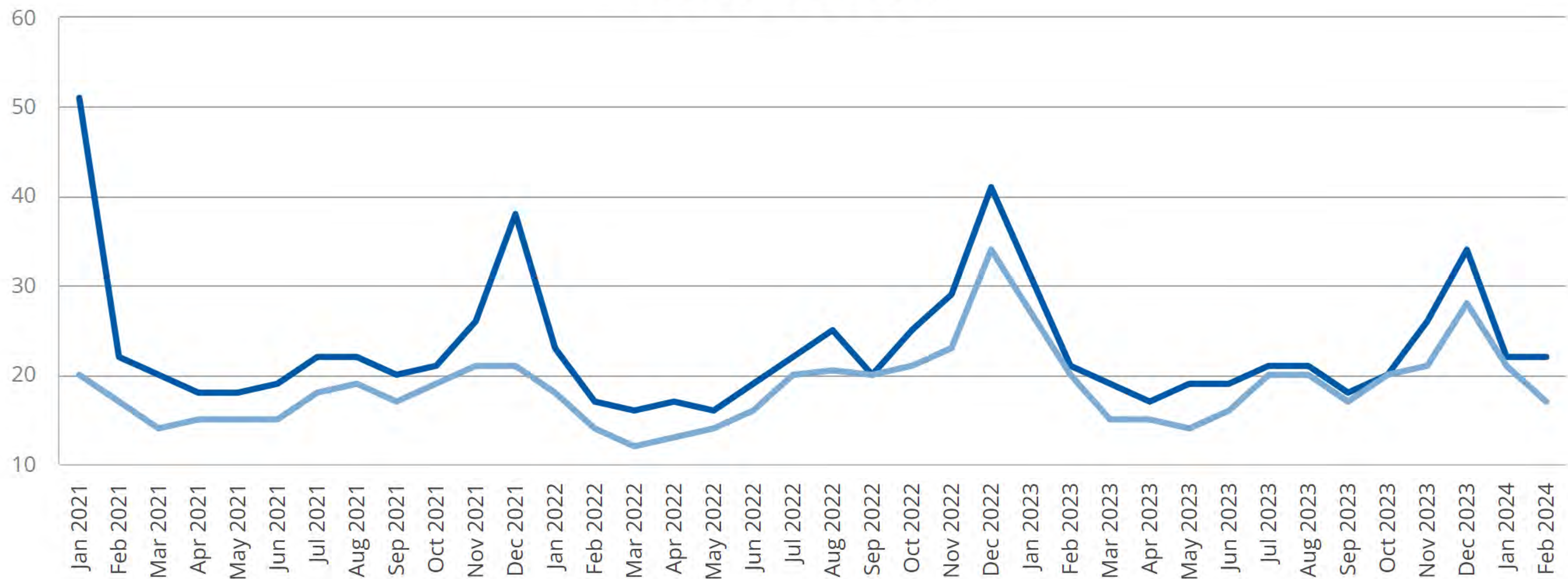
Days on Market



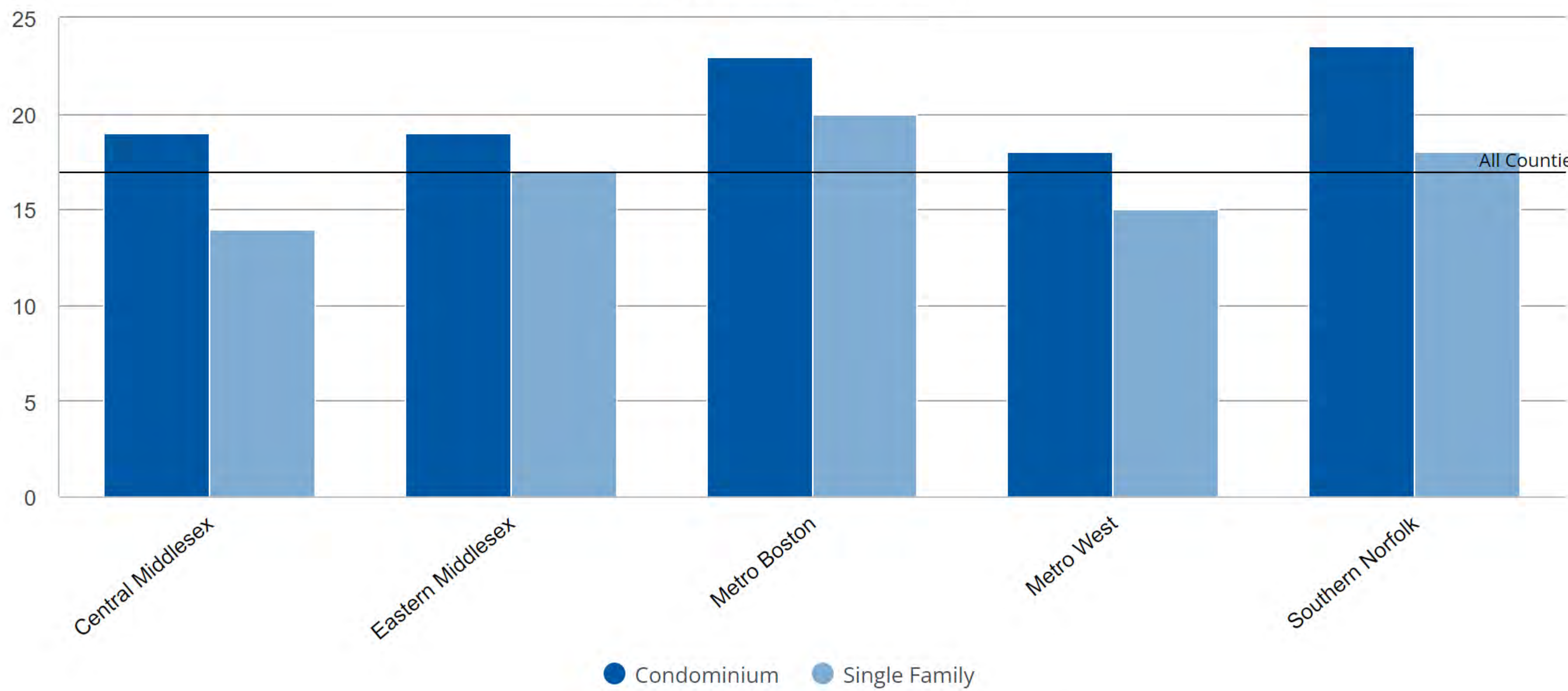
The median number of days between when a property is listed and the purchase contract date.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change
SFH	17	⚡	-19.0%	⚡	-15.0%	⚡ -14.3%
CONDO	22	⚡	0.0%	⬆	4.8%	⚡ -4.3%

Historical Activity



Region Comparison



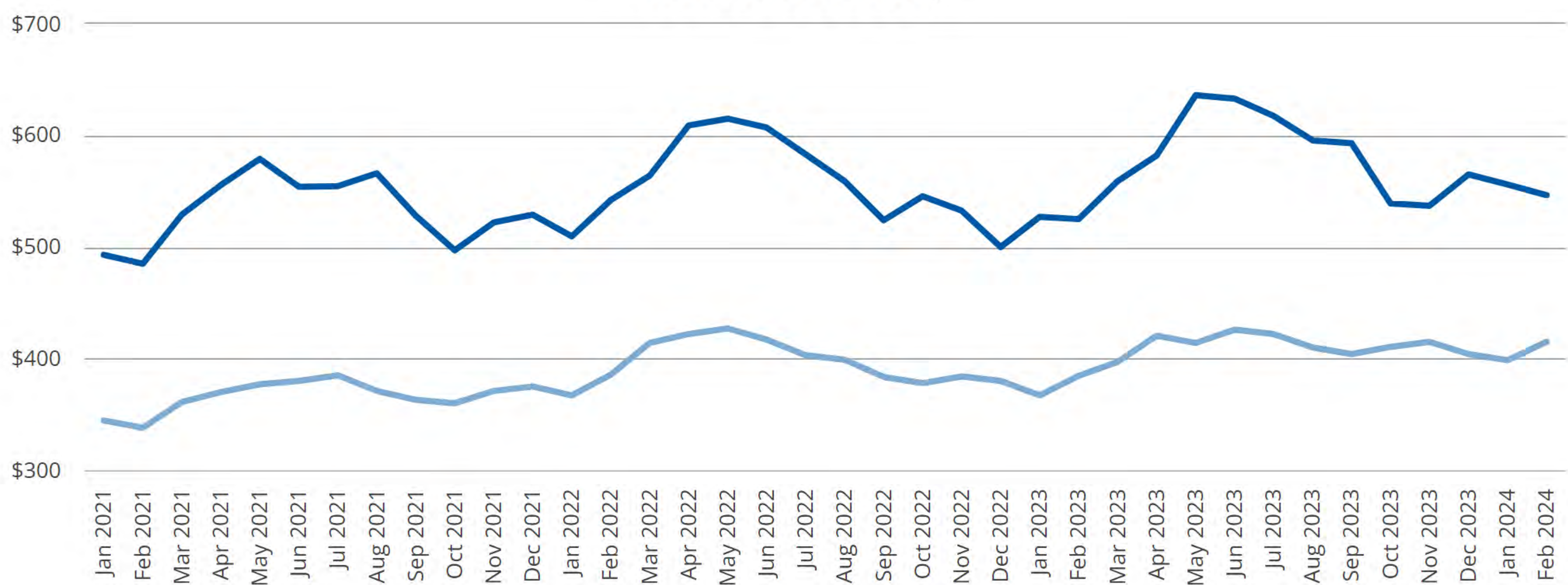
Price per Square Foot



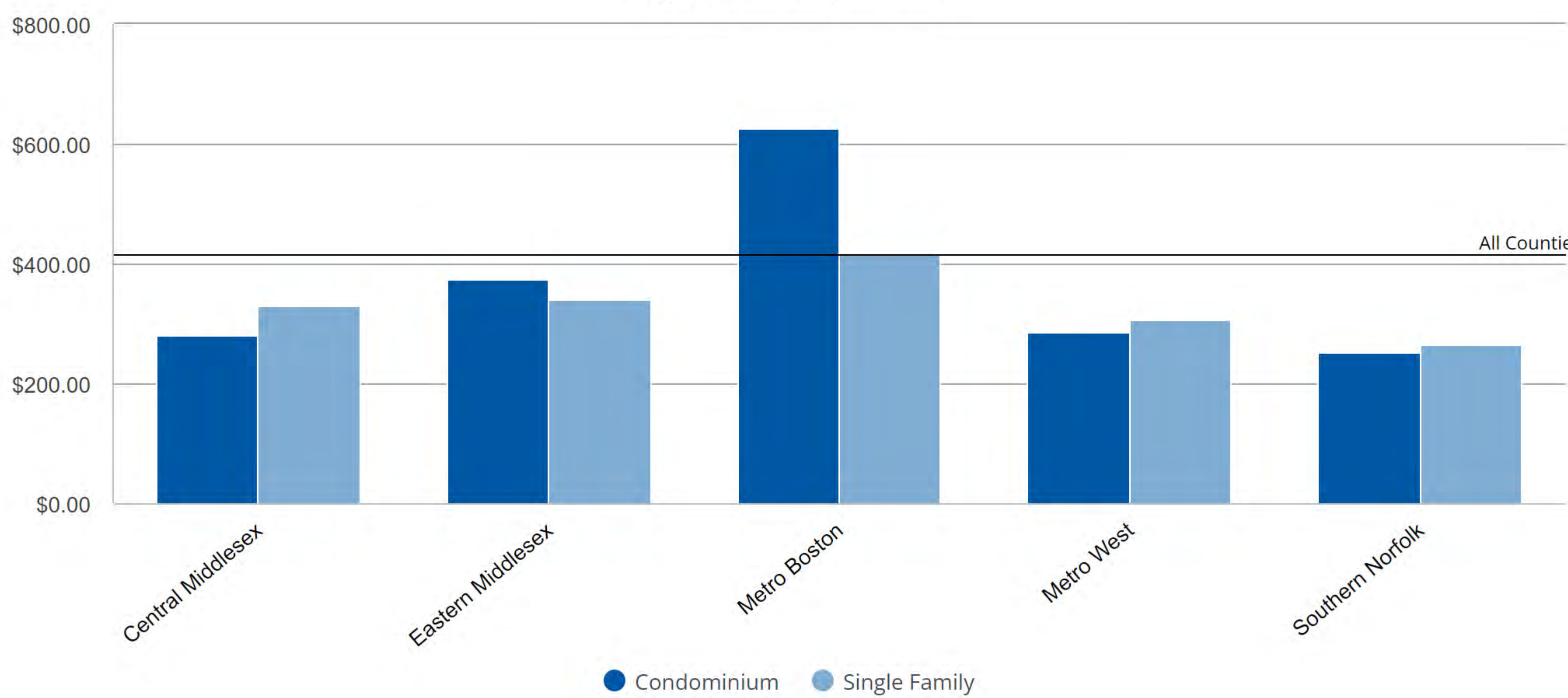
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	\$415	⬆	4.1%	⬆	7.9%	⬆	8.5%
CONDO	\$547	⬇	-1.7%	⬆	4.1%	⬆	5.1%

Historical Activity



Region Comparison



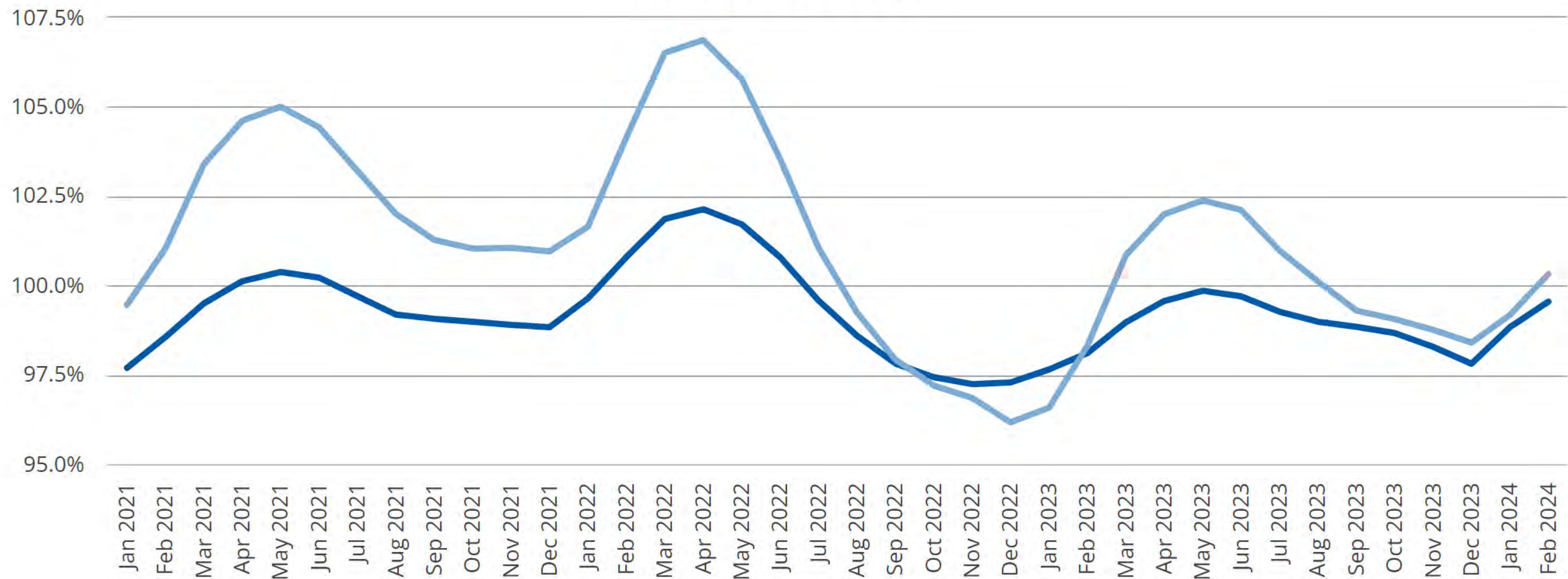
Sold to Original Price Ratio



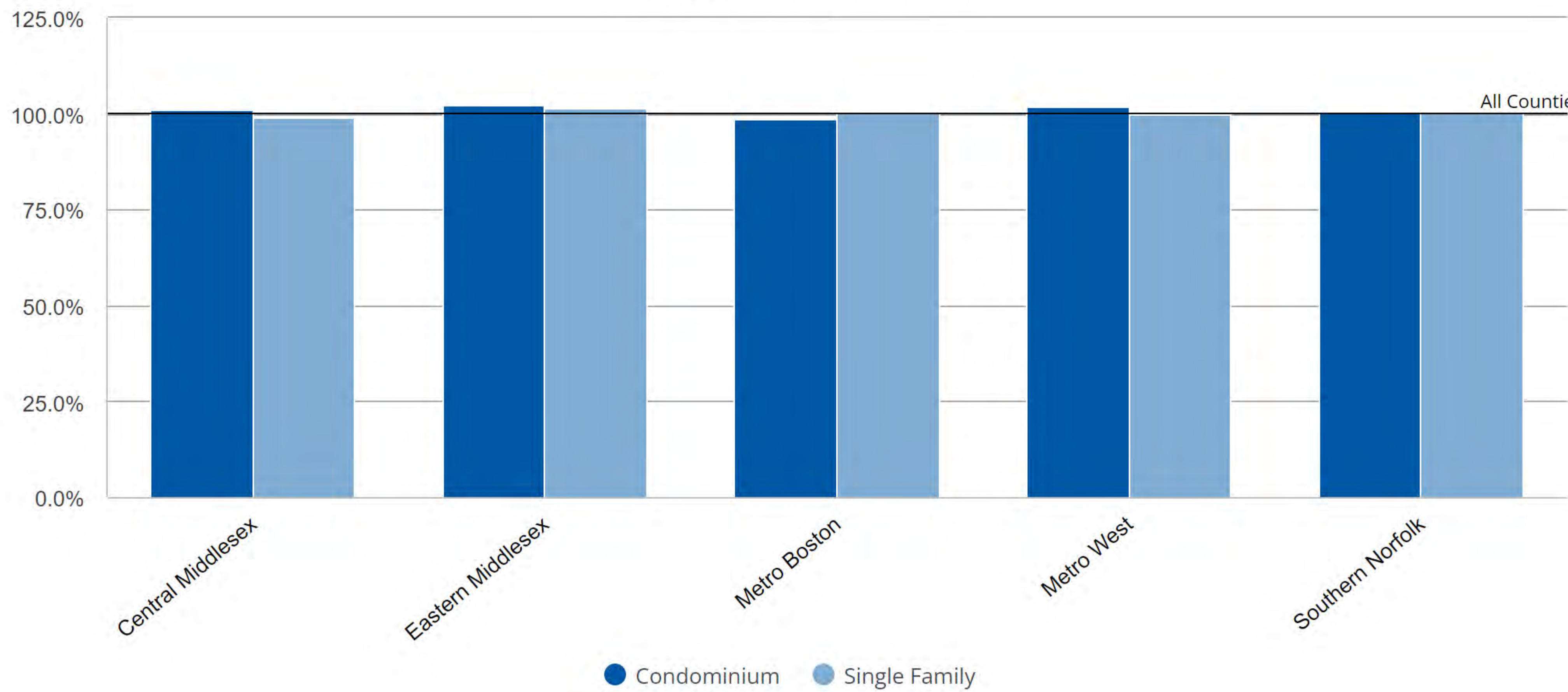
The average of the sales price divided by the original list price expressed as a percentage.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	100.3%	⬆	1.2%	⬆	2.0%	⬆	2.2%
CONDO	99.5%	⬆	0.7%	⬆	1.5%	⬆	1.3%

Historical Activity



Region Comparison



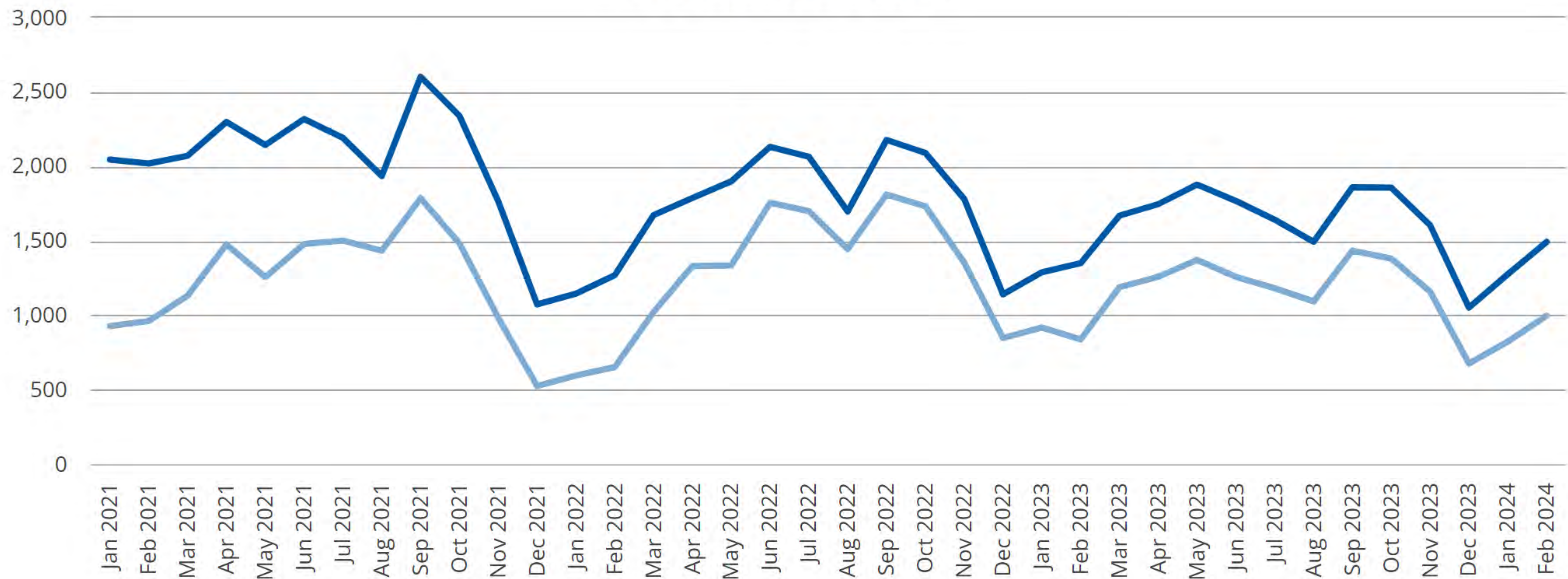
Active Inventory



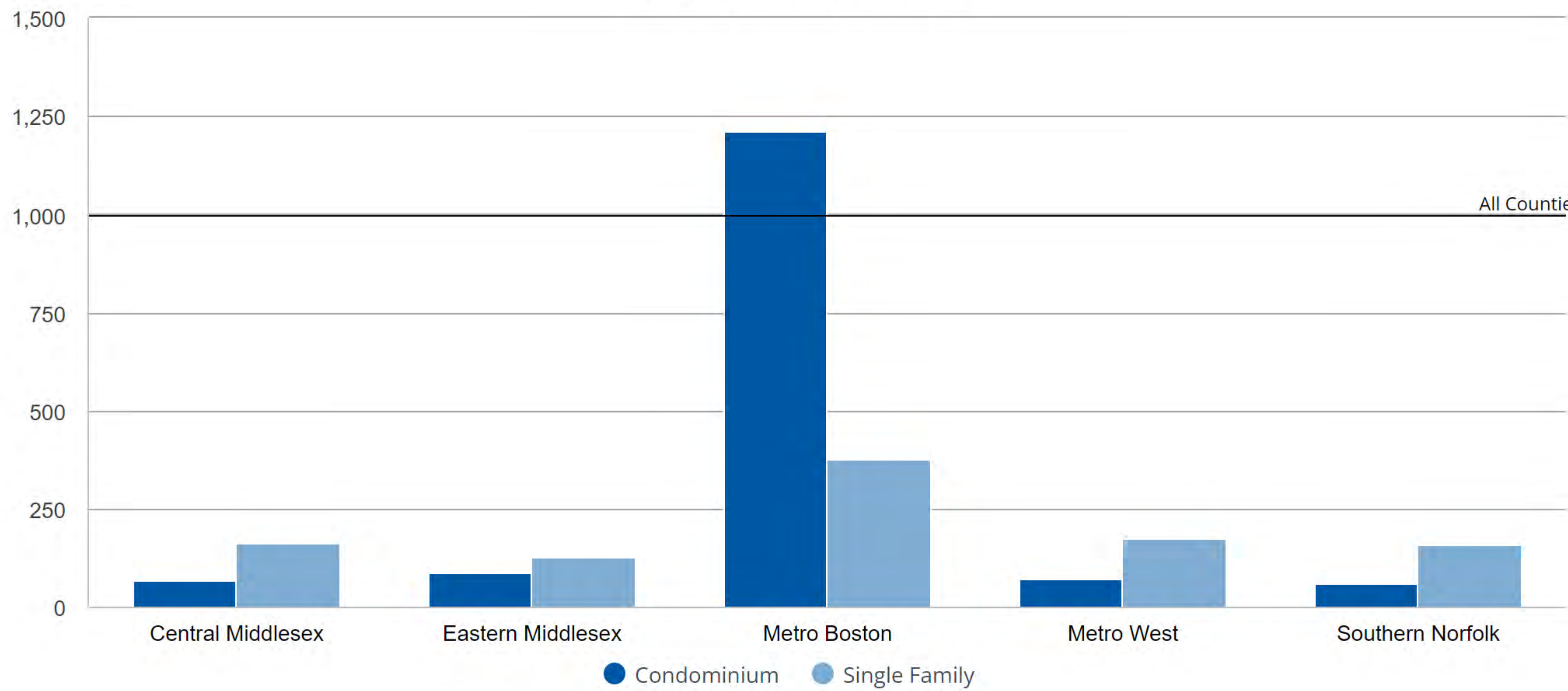
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change
SFH	997	⬆	21.1%	⬆	19.0%	—
CONDO	1,493	⬆	17.0%	⬆	10.6%	—

Historical Activity



Region Comparison



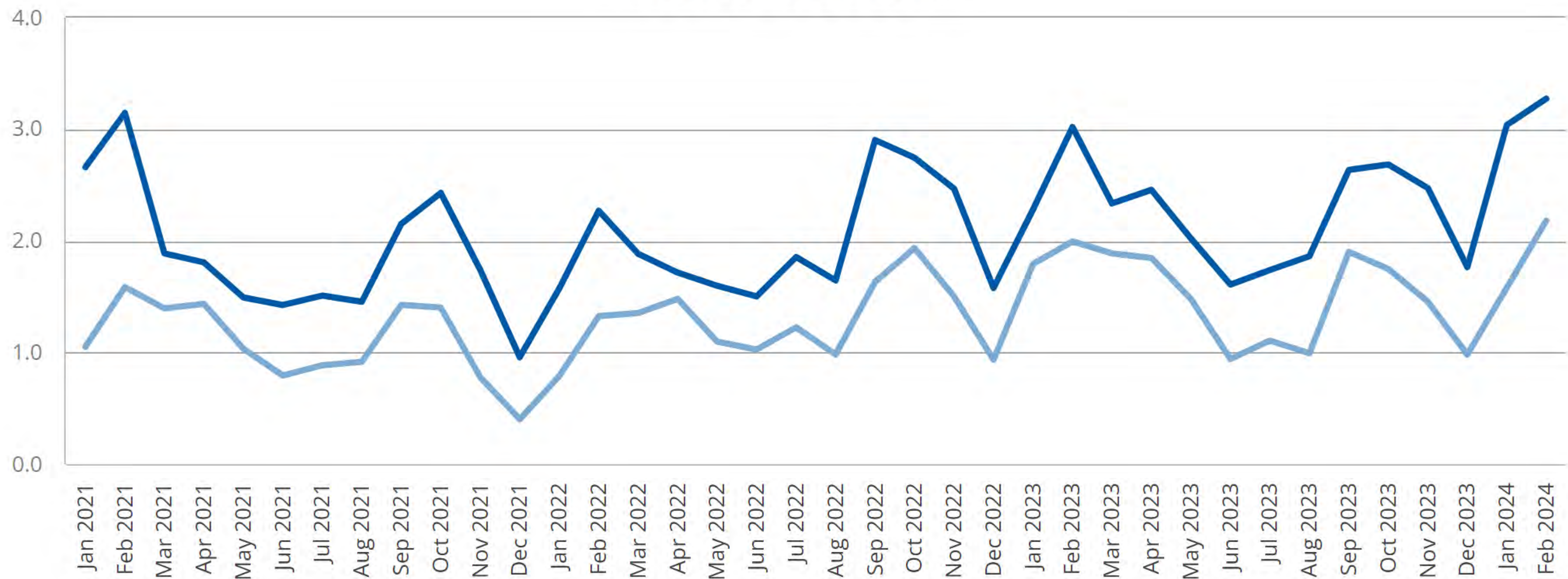
Months Supply of Inventory



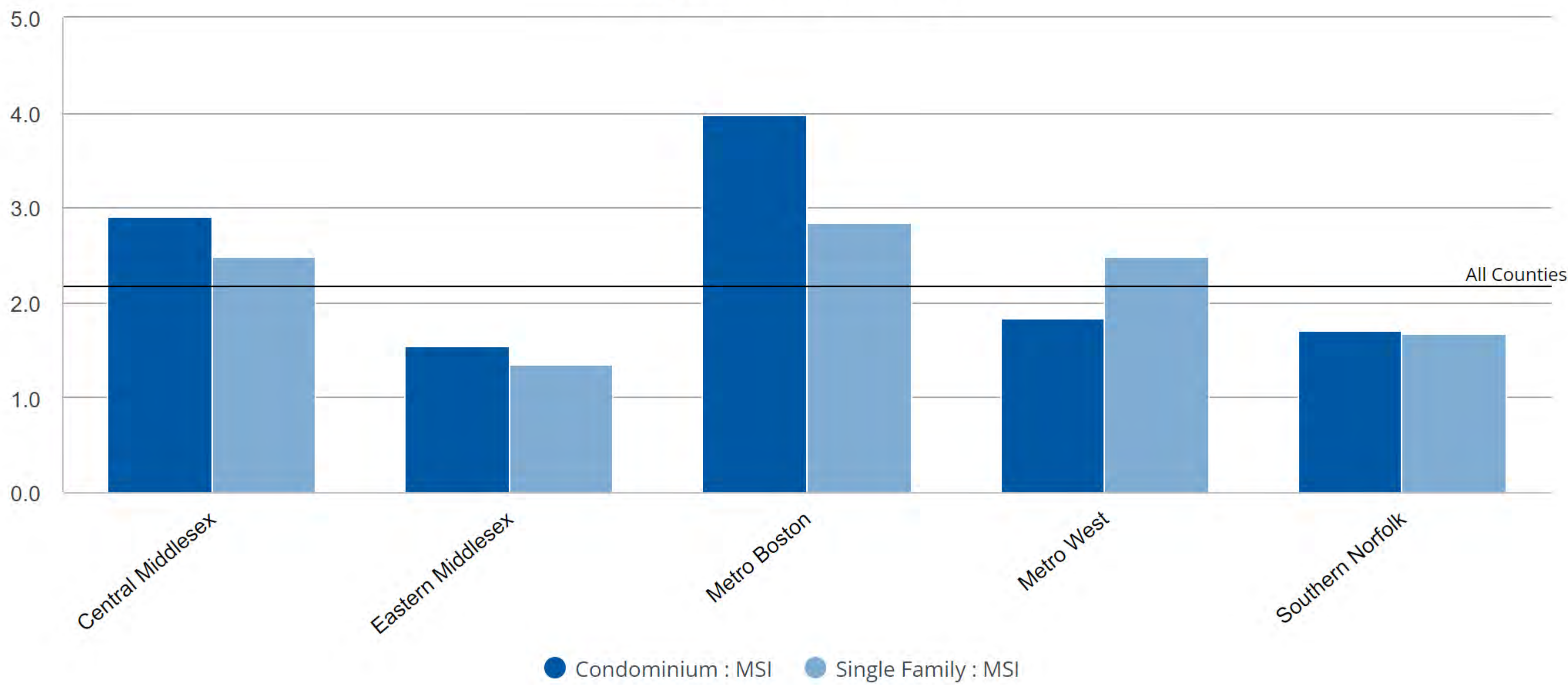
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	February 2024	Month over Month Change		Year over Year Change		Year to Date Change
SFH	2.2	⬆	38.1%	⬆	9.3%	—
CONDO	3.3	⬆	7.8%	⬆	8.4%	—

Historical Activity



Region Comparison



Central Middlesex Region



Acton, Bedford, Boxborough, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

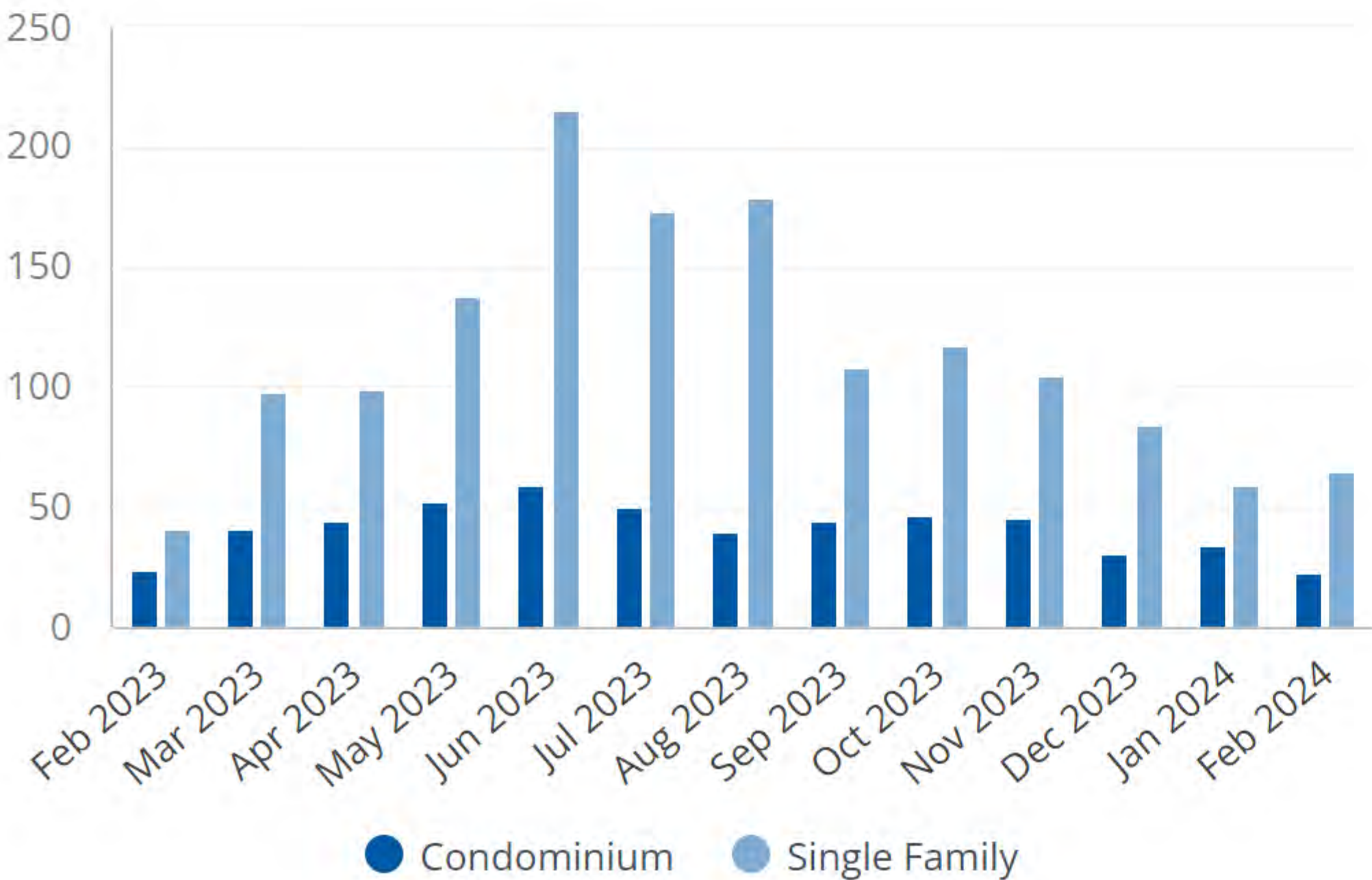
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,231,000	\$685,000	⬆ 79.7%	\$1,175,000	⬆ 4.8%	\$1,200,500	\$907,500	⬆ 32.3%
Closed Sales	65	41	⬆ 58.5%	59	⬆ 10.2%	124	108	⬆ 14.8%
New Listings	134	104	⬆ 28.8%	98	⬆ 36.7%	232	191	⬆ 21.5%
Pending Sales	116	91	⬆ 27.5%	51	⬆ 127.5%	167	138	⬆ 21.0%
Median Days on Market	14	19	⬆ -26.3%	20	⬆ -30.0%	15	20	⬆ -25.0%
Price per Square Foot	\$431	\$390	⬆ 10.5%	\$408	⬆ 5.6%	\$416	\$388	⬆ 7.4%
Sold to Original Price Ratio	99.1%	96.1%	⬆ 3.1%	95.4%	⬆ 3.9%	97.3%	96.2%	⬆ 1.2%
Active Inventory	161	151	⬆ 6.6%	144	⬆ 11.8%	—	—	—
Months Supply of Inventory	2.5	3.7	⬆ -32.7%	2.4	⬆ 1.5%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$608,000	\$497,500	⬆ 22.2%	\$549,500	⬆ 10.6%	\$555,000	\$507,606	⬆ 9.3%
Closed Sales	23	24	⬆ -4.2%	34	⬆ -32.4%	57	62	⬆ -8.1%
New Listings	49	52	⬆ -5.8%	36	⬆ 36.1%	85	97	⬆ -12.4%
Pending Sales	27	47	⬆ -42.6%	25	⬆ 8.0%	52	72	⬆ -27.8%
Median Days on Market	19	16	⬆ 18.8%	15	⬆ 26.7%	18	16	⬆ 12.9%
Price per Square Foot	\$368	\$331	⬆ 11.2%	\$383	⬆ -3.9%	\$377	\$334	⬆ 12.9%
Sold to Original Price Ratio	101.2%	99.9%	⬆ 1.3%	102.6%	⬆ -1.4%	102.0%	99.0%	⬆ 3.0%
Active Inventory	67	62	⬆ 8.1%	44	⬆ 52.3%	—	—	—
Months Supply of Inventory	2.9	2.6	⬆ 12.8%	1.3	⬆ 125.1%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

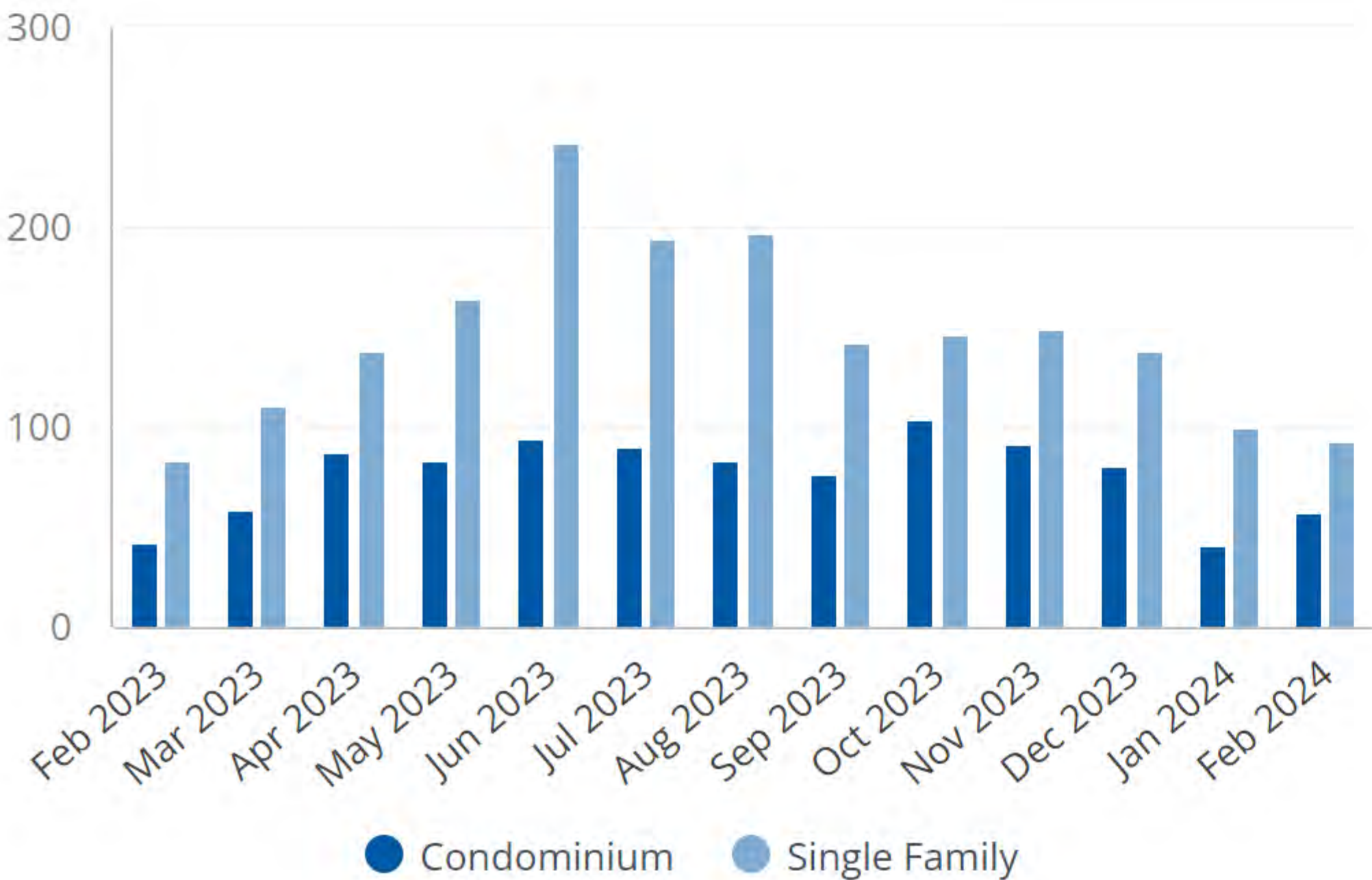
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$760,000	\$695,000	⬆ 9.4%	\$790,000	⬇ -3.8%	\$770,000	\$660,000	⬆ 16.7%
Closed Sales	93	83	⬆ 12.0%	100	⬇ -7.0%	193	199	⬇ -3.0%
New Listings	135	109	⬆ 23.9%	101	⬆ 33.7%	236	227	⬆ 4.0%
Pending Sales	104	109	⬆ -4.6%	90	⬆ 15.6%	194	219	⬆ -11.4%
Median Days on Market	17	17	➡ 0.0%	20	⬇ -15.0%	18	20	⬇ -10.0%
Price per Square Foot	\$422	\$379	⬆ 11.3%	\$408	⬆ 3.6%	\$412	\$367	⬆ 12.3%
Sold to Original Price Ratio	101.6%	99.1%	⬆ 2.5%	100.2%	⬆ 1.4%	100.9%	97.7%	⬆ 3.2%
Active Inventory	125	111	⬆ 12.6%	94	⬆ 33.0%	—	—	—
Months Supply of Inventory	1.3	1.3	⬆ 0.5%	0.9	⬆ 43.0%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$592,000	\$480,000	⬆ 23.3%	\$710,000	⬇ -16.6%	\$645,000	\$517,500	⬆ 24.6%
Closed Sales	57	42	⬆ 35.7%	41	⬆ 39.0%	98	97	⬆ 1.0%
New Listings	90	73	⬆ 23.3%	85	⬆ 5.9%	175	146	⬆ 19.9%
Pending Sales	75	67	⬆ 11.9%	56	⬆ 33.9%	131	125	⬆ 4.8%
Median Days on Market	19	20	⬆ -5.0%	20	⬇ -5.0%	19	20	⬆ -5.0%
Price per Square Foot	\$477	\$412	⬆ 15.8%	\$455	⬆ 4.8%	\$464	\$420	⬆ 10.4%
Sold to Original Price Ratio	102.0%	100.1%	⬆ 1.9%	99.1%	⬆ 3.0%	100.8%	99.1%	⬆ 1.7%
Active Inventory	88	76	⬆ 15.8%	75	⬆ 17.3%	—	—	—
Months Supply of Inventory	1.5	1.8	⬆ -14.7%	1.8	⬇ -15.6%	—	—	—

Number of Closed Sales



Median Sales Price



Metro Boston Region



Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

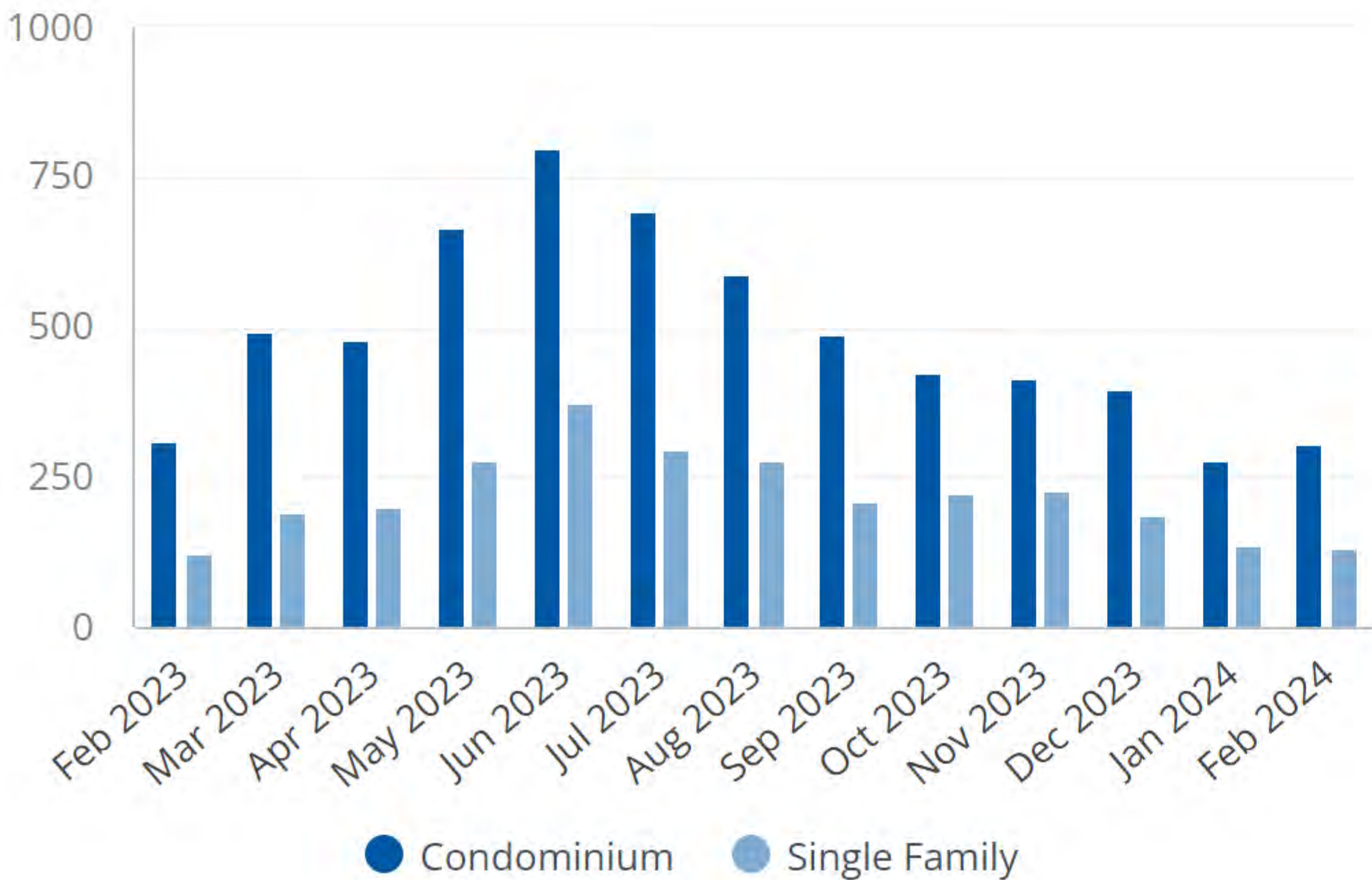
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$860,000	\$805,000	⬆ 6.8%	\$815,000	⬆ 5.5%	\$835,000	\$800,000	⬆ 4.4%
Closed Sales	132	124	⬆ 6.5%	135	⬆ -2.2%	267	261	⬆ 2.3%
New Listings	290	194	⬆ 49.5%	236	⬆ 22.9%	526	393	⬆ 33.8%
Pending Sales	206	179	⬆ 15.1%	130	⬆ 58.5%	336	305	⬆ 10.2%
Median Days on Market	20	20	⬆ 0.0%	20	⬆ 0.0%	20	22	⬆ -9.1%
Price per Square Foot	\$513	\$448	⬆ 14.5%	\$467	⬆ 9.9%	\$493	\$450	⬆ 9.4%
Sold to Original Price Ratio	99.5%	95.5%	⬆ 4.2%	97.5%	⬆ 2.1%	98.5%	95.7%	⬆ 3.0%
Active Inventory	375	295	⬆ 27.1%	312	⬆ 20.2%	—	—	—
Months Supply of Inventory	2.8	2.4	⬆ 19.4%	2.3	⬆ 22.9%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$770,084	\$720,000	⬆ 7.0%	\$745,000	⬆ 3.4%	\$760,000	\$750,000	⬆ 1.3%
Closed Sales	304	309	⬆ -1.6%	278	⬆ 9.4%	582	679	⬆ -14.3%
New Listings	739	624	⬆ 18.4%	694	⬆ 6.5%	1,433	1,220	⬆ 17.5%
Pending Sales	466	435	⬆ 7.1%	346	⬆ 34.7%	812	768	⬆ 5.7%
Median Days on Market	23	23	⬆ 0.0%	26	⬆ -11.5%	24	29	⬆ -19.0%
Price per Square Foot	\$631	\$641	⬆ -1.6%	\$684	⬆ -7.7%	\$650	\$663	⬆ -2.0%
Sold to Original Price Ratio	98.4%	96.5%	⬆ 2.0%	96.5%	⬆ 1.9%	97.5%	96.6%	⬆ 1.0%
Active Inventory	1,210	1,058	⬆ 14.4%	1,038	⬆ 16.6%	—	—	—
Months Supply of Inventory	4.0	3.4	⬆ 16.2%	3.7	⬆ 6.6%	—	—	—

Number of Closed Sales



Median Sales Price



Metro West Region



Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield, Medway, Millis, Natick, Needham, Sherborn, Wellesley

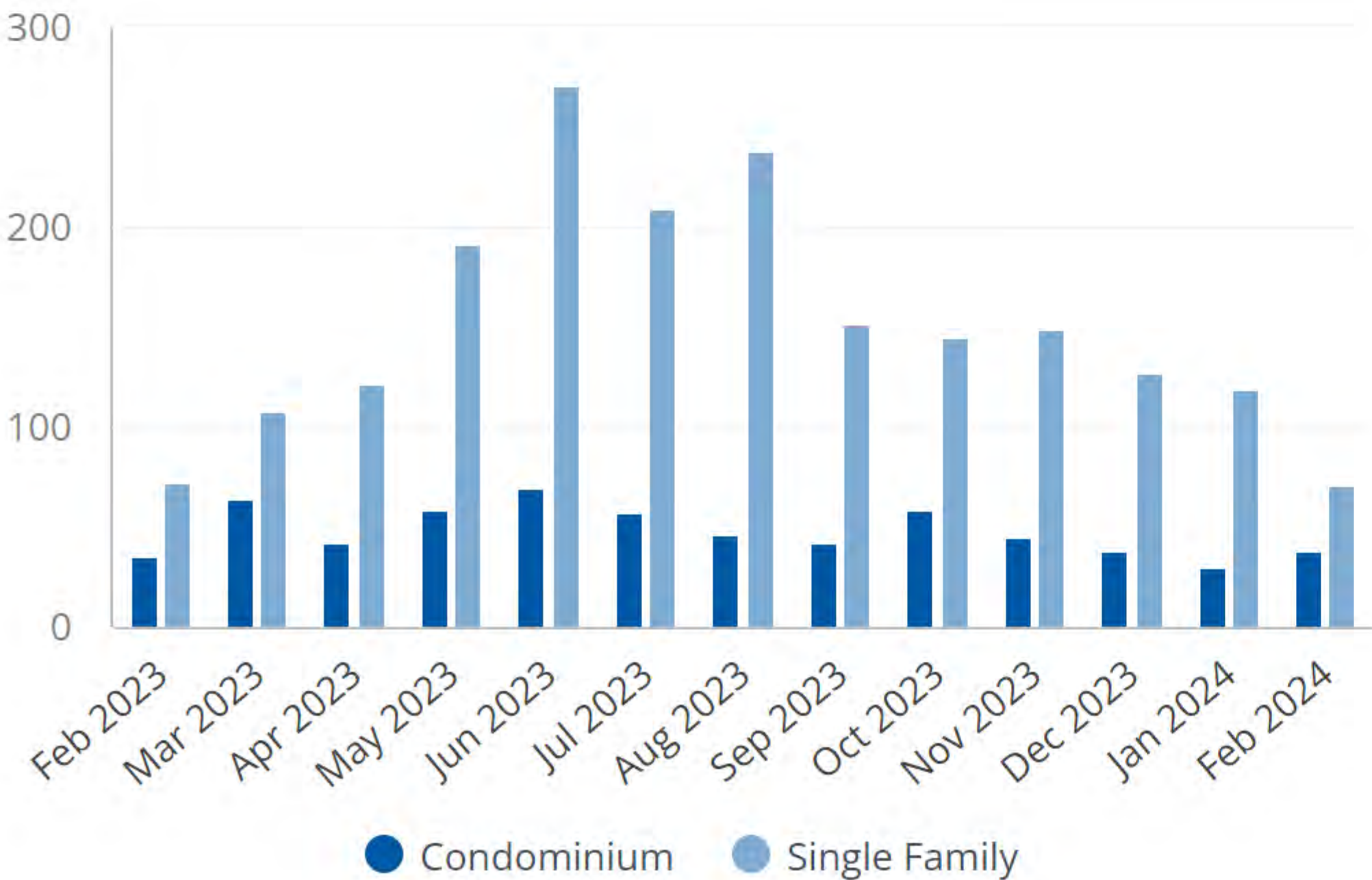
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$765,000	\$894,500	▼ -14.5%	\$940,000	▼ -18.6%	\$865,000	\$925,000	▼ -6.5%
Closed Sales	71	72	▼ -1.4%	119	▼ -40.3%	190	153	▲ 24.2%
New Listings	174	125	▲ 39.2%	130	▲ 33.8%	304	233	▲ 30.5%
Pending Sales	130	122	▲ 6.6%	90	▲ 44.4%	220	193	▲ 14.0%
Median Days on Market	15	18	▼ -16.7%	17.5	▼ -14.3%	15	21	▼ -28.6%
Price per Square Foot	\$386	\$406	▼ -4.9%	\$393	▼ -1.8%	\$389	\$380	▲ 2.2%
Sold to Original Price Ratio	100.4%	95.7%	▲ 4.8%	97.7%	▲ 2.8%	98.7%	96.0%	▲ 2.8%
Active Inventory	176	144	▲ 22.2%	131	▲ 34.4%	—	—	—
Months Supply of Inventory	2.5	2.0	▲ 23.9%	1.1	▲ 125.2%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$679,450	\$459,000	▲ 48.0%	\$612,000	▲ 11.0%	\$665,500	\$700,000	▼ -4.9%
Closed Sales	38	35	▲ 8.6%	30	▲ 26.7%	68	83	▼ -18.1%
New Listings	59	58	▲ 1.7%	62	▼ -4.8%	121	108	▲ 12.0%
Pending Sales	53	48	▲ 10.4%	38	▲ 39.5%	91	85	▲ 7.1%
Median Days on Market	18	15.5	▲ 16.1%	18	▶ 0.0%	18	20	▼ -10.0%
Price per Square Foot	\$387	\$349	▲ 10.9%	\$348	▲ 11.2%	\$376	\$349	▲ 7.7%
Sold to Original Price Ratio	102.1%	98.9%	▲ 3.3%	99.8%	▲ 2.3%	101.1%	100.5%	▲ 0.6%
Active Inventory	70	78	▼ -10.3%	68	▲ 2.9%	—	—	—
Months Supply of Inventory	1.8	2.2	▼ -17.3%	2.3	▼ -18.7%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

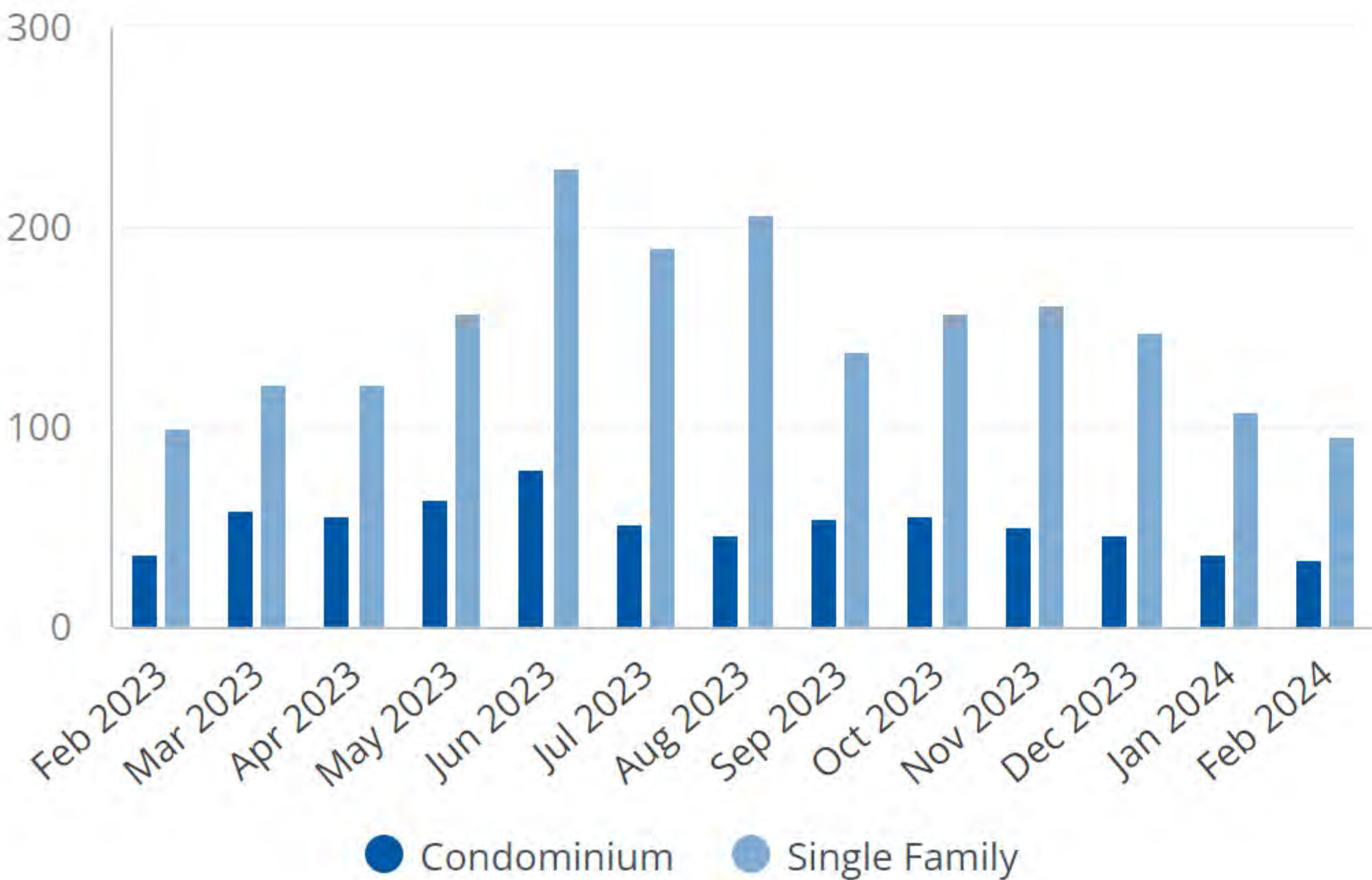
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$617,500	\$542,500	⬆ 13.8%	\$632,500	⬇ -2.4%	\$627,500	\$580,000	⬆ 8.2%
Closed Sales	96	100	⬇ -4.0%	108	⬇ -11.1%	204	211	⬇ -3.3%
New Listings	145	115	⬆ 26.1%	118	⬆ 22.9%	263	243	⬆ 8.2%
Pending Sales	125	123	⬆ 1.6%	91	⬆ 37.4%	216	226	⬇ -4.4%
Median Days on Market	18	21	⬆ -14.3%	23	⬇ -21.7%	19	23	⬇ -17.4%
Price per Square Foot	\$342	\$319	⬆ 7.4%	\$341	⬆ 0.3%	\$342	\$314	⬆ 8.8%
Sold to Original Price Ratio	100.4%	98.1%	⬆ 2.3%	99.8%	⬆ 0.6%	100.1%	97.8%	⬆ 2.3%
Active Inventory	160	137	⬆ 16.8%	142	⬆ 12.7%	—	—	—
Months Supply of Inventory	1.7	1.4	⬆ 21.7%	1.3	⬆ 26.8%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$462,500	\$510,000	⬇ -9.3%	\$440,000	⬆ 5.1%	\$455,000	\$450,000	⬆ 1.1%
Closed Sales	34	37	⬇ -8.1%	37	⬇ -8.1%	71	91	⬇ -22.0%
New Listings	44	59	⬇ -25.4%	51	⬇ -13.7%	95	118	⬇ -19.5%
Pending Sales	40	45	⬇ -11.1%	38	⬆ 5.3%	78	78	⬆ 0.0%
Median Days on Market	23.5	19	⬆ 23.7%	18.5	⬆ 27.0%	22	21	⬆ 2.4%
Price per Square Foot	\$318	\$363	⬇ -12.4%	\$311	⬆ 2.3%	\$311	\$342	⬇ -9.1%
Sold to Original Price Ratio	100.9%	102.0%	⬇ -1.1%	103.7%	⬇ -2.6%	102.3%	101.6%	⬆ 0.8%
Active Inventory	58	76	⬇ -23.7%	51	⬆ 13.7%	—	—	—
Months Supply of Inventory	1.7	2.1	⬇ -17.0%	1.4	⬆ 23.8%	—	—	—

Number of Closed Sales



Median Sales Price



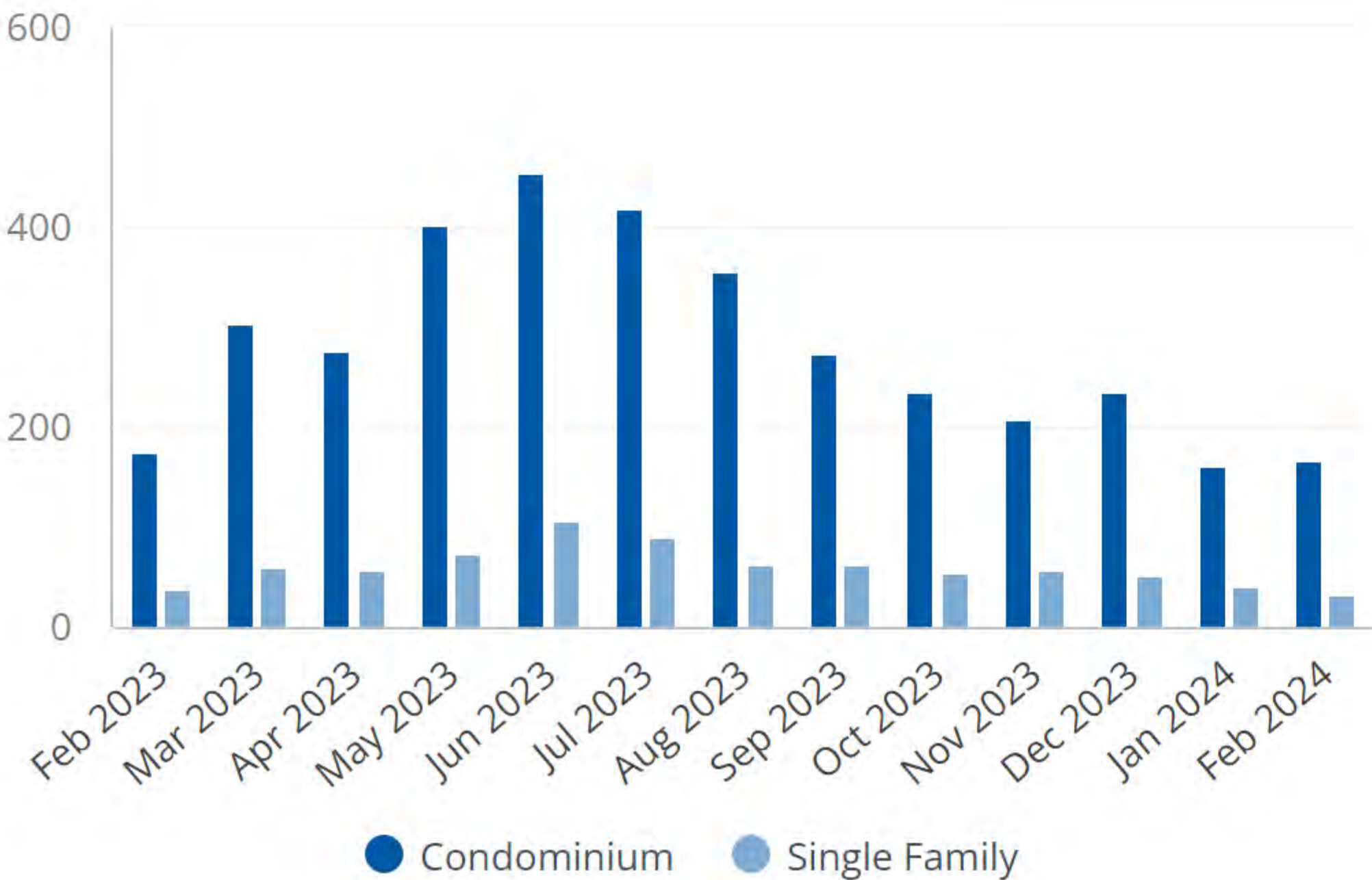
Single Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$634,000	\$665,000	▼ -4.7%	\$707,500	▼ -10.4%	\$673,500	\$675,000	▼ -0.2%
Closed Sales	32	37	▼ -13.5%	40	▼ -20.0%	72	83	▼ -13.3%
New Listings	63	59	▲ 6.8%	67	▼ -6.0%	130	121	▲ 7.4%
Pending Sales	52	57	▼ -8.8%	42	▲ 23.8%	94	98	▼ -4.1%
Median Days on Market	29.5	22	▲ 34.1%	21	▲ 40.5%	27	25	▲ 8.2%
Price per Square Foot	\$445	\$408	▲ 9.1%	\$435	▲ 2.3%	\$444	\$447	▼ -0.7%
Sold to Original Price Ratio	97.6%	94.6%	▲ 3.2%	97.1%	▲ 0.6%	97.3%	93.9%	▲ 3.7%
Active Inventory	105	95	▲ 10.5%	97	▲ 8.2%	—	—	—
Months Supply of Inventory	3.3	2.6	▲ 27.8%	2.4	▲ 35.3%	—	—	—

Condominiums

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$700,000	\$662,500	▲ 5.7%	\$740,000	▼ -5.4%	\$720,000	\$700,000	▲ 2.9%
Closed Sales	167	176	▼ -5.1%	163	▲ 2.5%	330	419	▼ -21.2%
New Listings	469	394	▲ 19.0%	424	▲ 10.6%	893	751	▲ 18.9%
Pending Sales	258	260	▼ -0.8%	198	▲ 30.3%	456	450	▲ 1.3%
Median Days on Market	26	25.5	▲ 2.0%	28	▼ -7.1%	27	32	▼ -17.2%
Price per Square Foot	\$711	\$700	▲ 1.6%	\$774	▼ -8.1%	\$737	\$803	▼ -8.2%
Sold to Original Price Ratio	98.0%	96.3%	▲ 1.7%	96.5%	▲ 1.6%	97.2%	97.0%	▲ 0.2%
Active Inventory	826	726	▲ 13.8%	702	▲ 17.7%	—	—	—
Months Supply of Inventory	4.9	4.1	▲ 19.9%	4.3	▲ 14.8%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

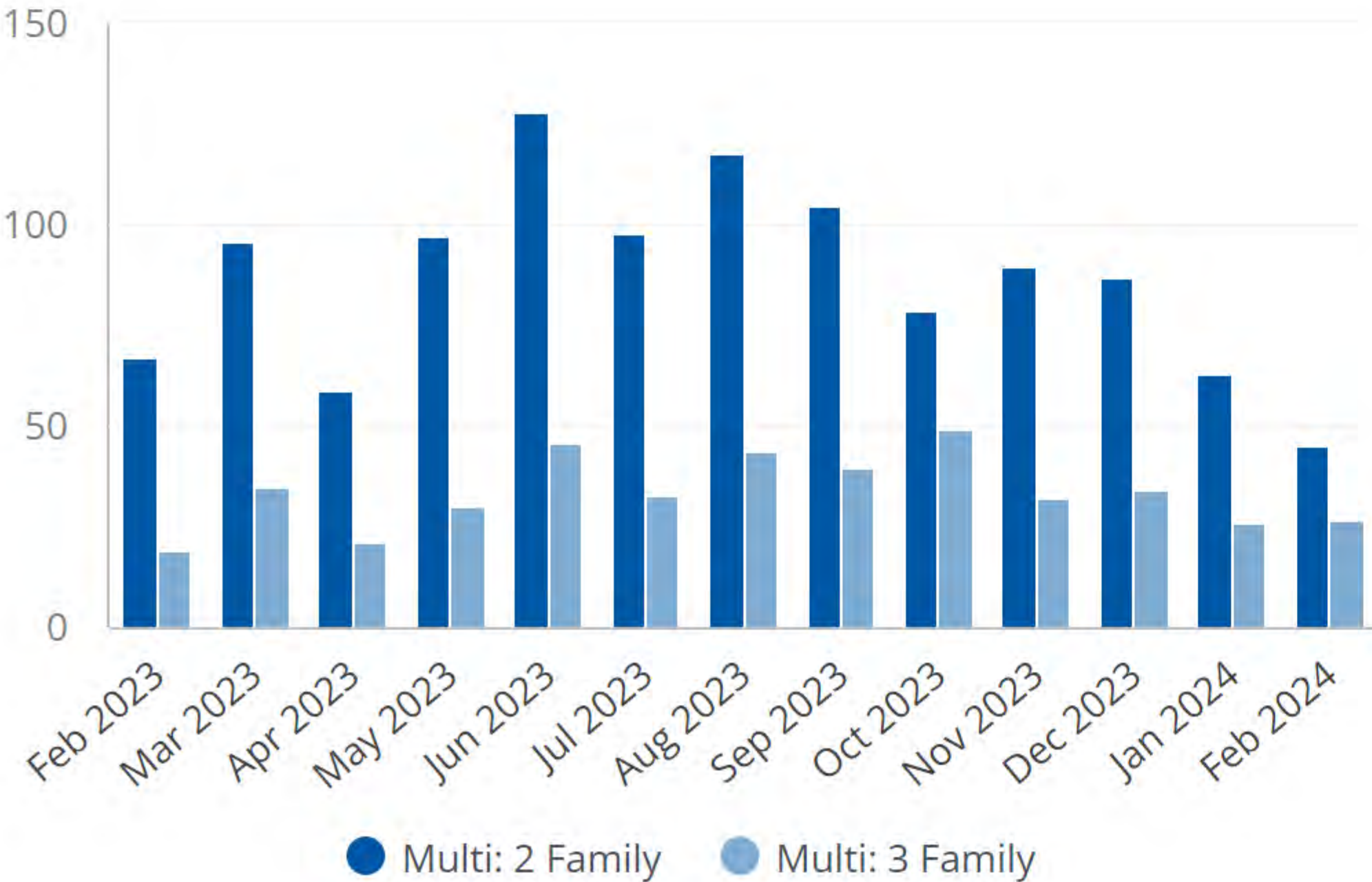
2 Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$900,000	\$900,000	↗ 0.0%	\$860,000	↗ 4.7%	\$890,000	\$860,000	↗ 3.5%
Closed Sales	45	67	↘ -32.8%	63	↘ -28.6%	108	133	↘ -18.8%
New Listings	114	83	↗ 37.3%	94	↗ 21.3%	208	180	↗ 15.6%
Pending Sales	85	84	↗ 1.2%	44	↗ 93.2%	129	140	↘ -7.9%
Median Days on Market	17	21	↘ -19.0%	19	↘ -10.5%	18	22	↘ -16.3%
Price per Square Foot	\$361	\$348	↗ 3.7%	\$357	↗ 1.1%	\$358	\$341	↗ 4.8%
Sold to Original Price Ratio	96.4%	96.2%	↗ 0.2%	99.8%	↘ -3.3%	98.4%	95.8%	↗ 2.6%
Active Inventory	131	122	↗ 7.4%	112	↗ 17.0%	—	—	—
Months Supply of Inventory	2.9	1.8	↗ 59.9%	1.8	↗ 63.7%	—	—	—

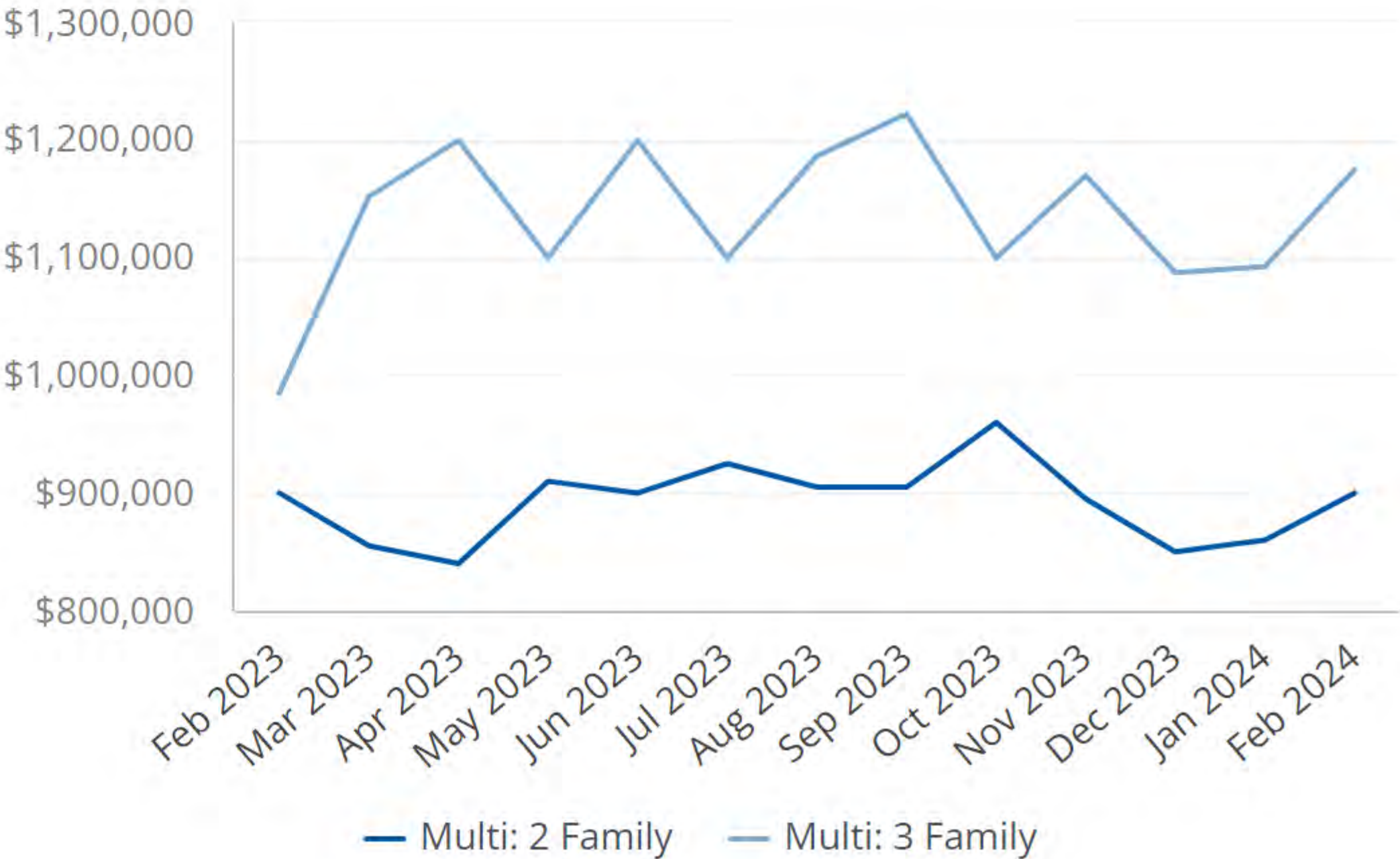
3 Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,175,000	\$985,000	↗ 19.3%	\$1,092,500	↗ 7.6%	\$1,120,000	\$970,000	↗ 15.5%
Closed Sales	27	19	↗ 42.1%	26	↗ 3.8%	53	41	↗ 29.3%
New Listings	42	38	↗ 10.5%	54	↘ -22.2%	96	81	↗ 18.5%
Pending Sales	38	34	↗ 11.8%	32	↗ 18.8%	70	55	↗ 27.3%
Median Days on Market	27.5	28	↘ -1.8%	21	↗ 31.0%	24	34	↘ -29.4%
Price per Square Foot	\$404	\$262	↗ 54.2%	\$324	↗ 24.9%	\$363	\$266	↗ 36.5%
Sold to Original Price Ratio	94.4%	95.9%	↘ -1.6%	92.5%	↗ 2.0%	93.5%	94.0%	↘ -0.5%
Active Inventory	66	71	↘ -7.0%	74	↘ -10.8%	—	—	—
Months Supply of Inventory	2.4	3.7	↘ -34.6%	2.8	↘ -14.1%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

4 Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$2,780,000	\$1,000,000	⬆️ 178.0%	\$1,380,500	⬆️ 101.4%	\$1,400,000	\$1,075,000	⬆️ 30.2%
Closed Sales	3	5	⬆️ -40.0%	4	⬆️ -25.0%	7	6	⬆️ 16.7%
New Listings	6	13	⬆️ -53.8%	16	⬆️ -62.5%	22	20	⬆️ 10.0%
Pending Sales	7	4	⬆️ 75.0%	3	⬆️ 133.3%	10	8	⬆️ 25.0%
Median Days on Market	21	23	⬆️ -8.7%	63	⬆️ -66.7%	22	23	⬆️ -4.3%
Price per Square Foot	\$878	\$225	⬆️ 290.2%	\$358	⬆️ 145.3%	\$421	\$232	⬆️ 81.5%
Sold to Original Price Ratio	100.2%	98.1%	⬆️ 2.2%	99.5%	⬆️ 0.8%	99.8%	98.0%	⬆️ 1.9%
Active Inventory	23	22	⬆️ 4.5%	29	⬆️ -20.7%	—	—	—
Months Supply of Inventory	7.6	4.4	⬆️ 74.0%	7.2	⬆️ 5.7%	—	—	—

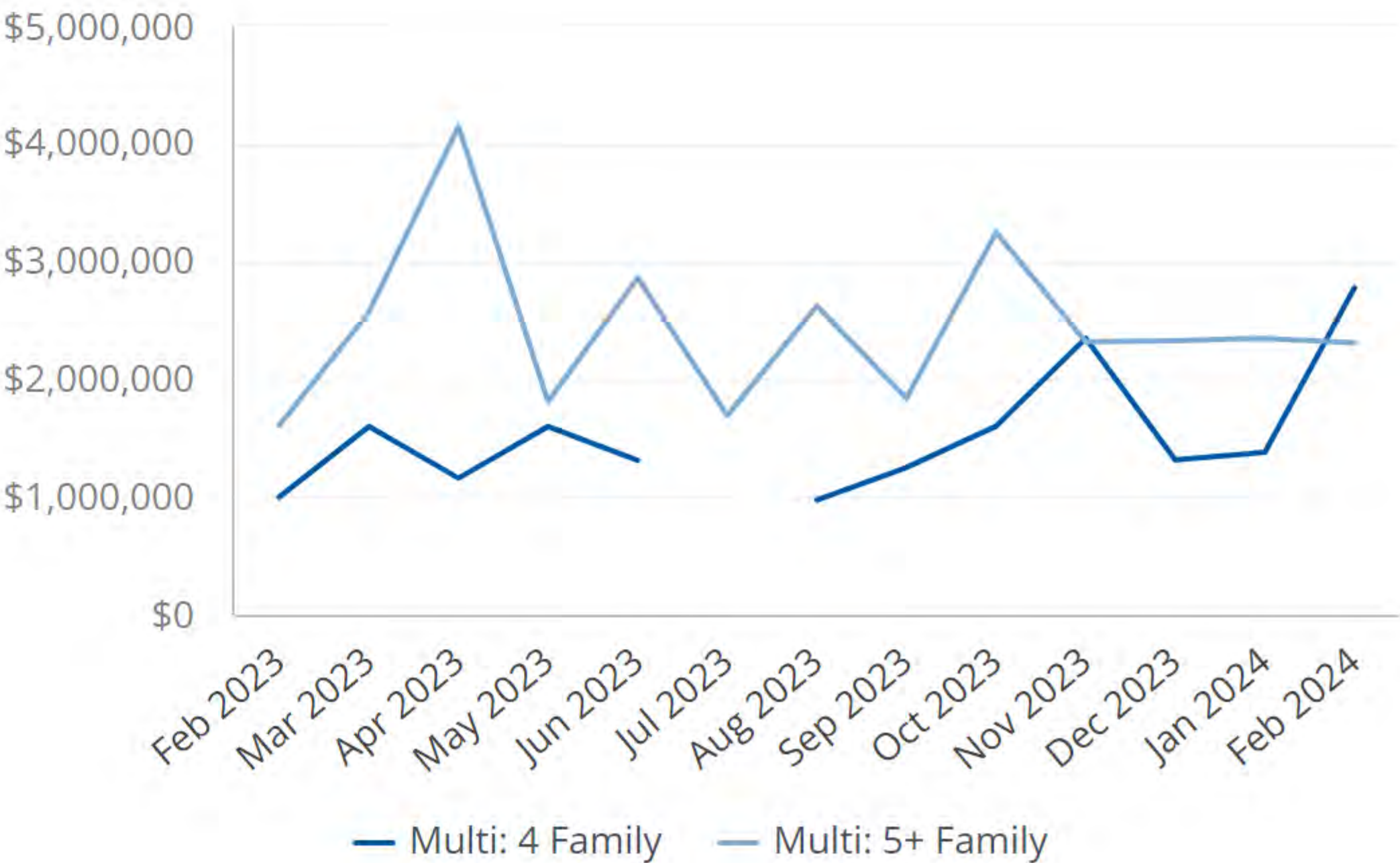
5+ Family Homes

	Feb 2024	Feb 2023	YoY	Jan 2024	MoM	2024	2023	YTD
Median Sales Price	\$2,310,500	\$1,610,000	⬆️ 43.5%	\$2,350,000	⬆️ -1.7%	\$2,350,000	\$2,225,000	⬆️ 5.6%
Closed Sales	6	3	⬆️ 100.0%	3	⬆️ 100.0%	9	6	⬆️ 50.0%
New Listings	15	19	⬆️ -21.1%	18	⬆️ -16.7%	33	32	⬆️ 3.1%
Pending Sales	11	3	⬆️ 266.7%	3	⬆️ 266.7%	14	5	⬆️ 180.0%
Median Days on Market	21	55	⬆️ -61.8%	99	⬆️ -78.8%	46	55	⬆️ -17.3%
Price per Square Foot	\$542	\$305	⬆️ 77.5%	\$429	⬆️ 26.2%	\$531	\$409	⬆️ 30.0%
Sold to Original Price Ratio	100.0%	94.6%	⬆️ 5.7%	106.0%	⬆️ -5.7%	102.0%	96.0%	⬆️ 6.3%
Active Inventory	43	48	⬆️ -10.4%	47	⬆️ -8.5%	—	—	—
Months Supply of Inventory	7.2	15.9	⬆️ -55.1%	15.6	⬆️ -54.2%	—	—	—

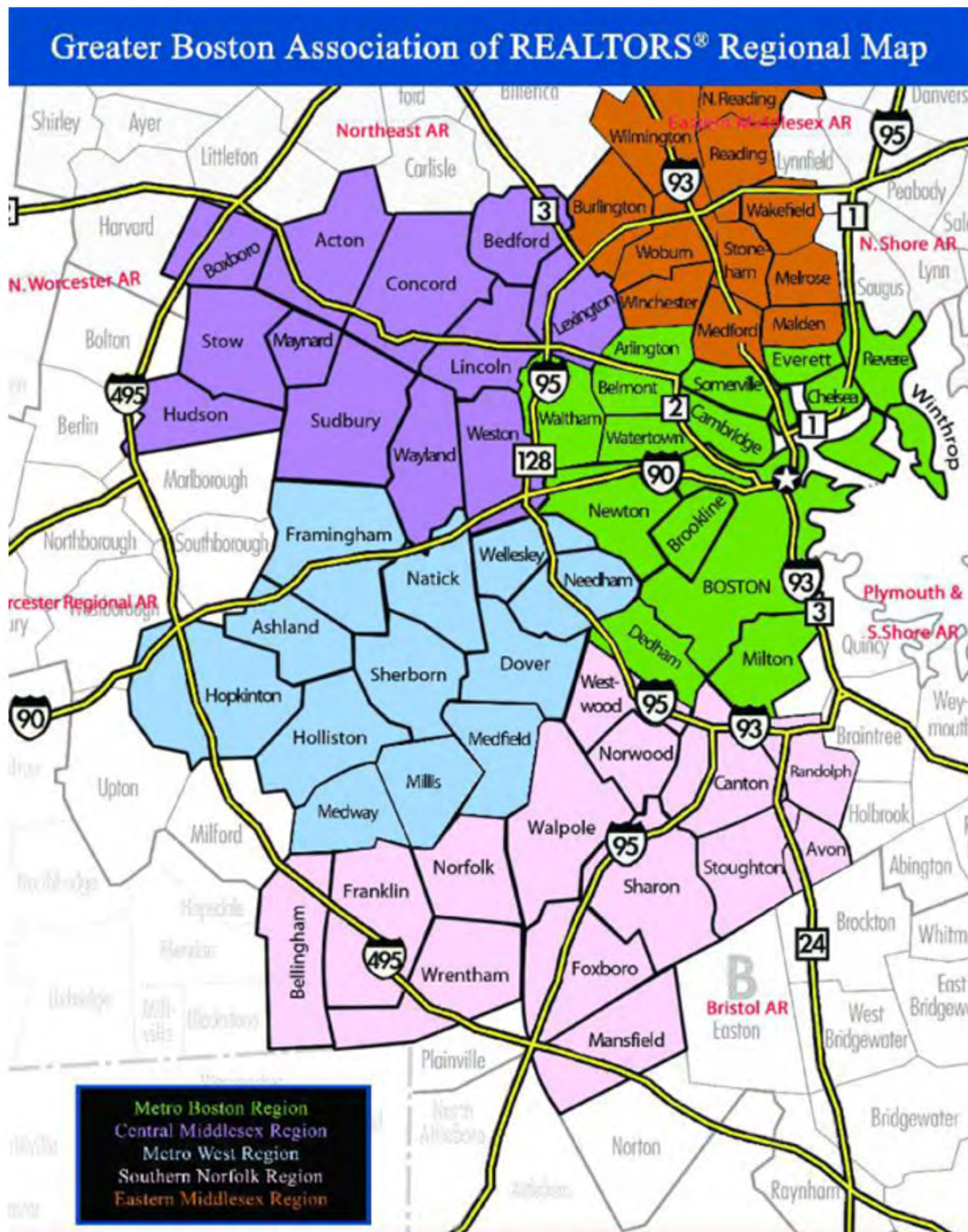
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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