



GBAR Real Estate Rewind

Q4, 2023

Metro Boston

Single Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	47	-37.3%	\$1,040,000	3.9%	17	41	34	-17.1%	75	\$1,001,000	18	63	41
Belmont	25	-3.9%	\$1,390,000	13.2%	21	21	21	-32.3%	26	\$1,227,500	16	20	31
Boston	158	-22.2%	\$782,500	7.9%	26	156	221	-19.6%	203	\$725,000	33	182	275
Brookline	23	-17.9%	\$2,000,000	-5.1%	29	23	39	14.7%	28	\$2,107,500	21	18	34
Cambridge	19	-42.4%	\$1,910,000	3.2%	40	15	44	-24.1%	33	\$1,850,000	21	33	58
Chelsea	5	-16.7%	\$500,000	1.1%	35	2	1	-66.7%	6	\$494,500	21	4	3
Dedham	49	-14.0%	\$688,000	8.4%	20	47	41	-16.3%	57	\$635,000	23	57	49
Everett	24	-14.3%	\$605,000	6.1%	16	18	16	-27.3%	28	\$570,000	30	22	22
Milton	31	-38.0%	\$875,000	4.0%	20	27	33	-17.5%	50	\$841,500	28	40	40
Newton	93	-15.5%	\$1,565,000	6.3%	30	87	131	9.2%	110	\$1,472,500	23	78	120
Revere	41	10.8%	\$600,000	7.1%	27	34	34	9.7%	37	\$560,000	24	31	31
Somerville	18	-18.2%	\$1,185,000	30.0%	41	21	26	0.0%	22	\$911,250	36	17	26
Waltham	72	-4.0%	\$796,000	8.7%	21	61	41	-32.8%	75	\$732,500	28	68	61
Watertown	16	-20.0%	\$912,450	17.5%	40	13	15	-6.3%	20	\$776,750	17	23	16
Winthrop	13	-23.5%	\$630,000	2.9%	25	11	11	-35.3%	17	\$612,000	40	9	17

Metro Boston	634	-19.4%	\$864,000	5.4%	24	577	708	-14.1%	787	\$820,000	26	665	824
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.

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GBAR Real Estate Rewind

Q4, 2023

Central Middlesex

Single Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	41	10.8%	\$860,000	9.8%	17	39	25	13.6%	37	\$783,000	18	31	22
Bedford	19	18.8%	\$855,000	-18.0%	21	16	23	21.1%	16	\$1,042,500	33	18	19
Boxborough	5	25.0%	\$888,000	-10.2%	9	4	2	-66.7%	4	\$988,500	25	7	6
Concord	31	-32.6%	\$1,550,000	19.5%	19	27	30	-37.5%	46	\$1,297,500	28	35	48
Hudson	28	-49.1%	\$580,000	4.5%	31	20	28	-12.5%	55	\$555,000	20	43	32
Lexington	59	-14.5%	\$1,570,000	9.2%	31	53	71	-1.4%	69	\$1,438,000	22	58	72
Lincoln	13	-23.5%	\$1,355,000	12.9%	13	11	8	-57.9%	17	\$1,200,000	21	14	19
Maynard	19	0.0%	\$550,000	12.3%	22	16	16	-5.9%	19	\$489,900	31	16	17
Stow	12	-7.7%	\$886,250	38.5%	53	10	5	-66.7%	13	\$640,000	22	10	15
Sudbury	30	-21.1%	\$942,501	4.7%	29	32	40	8.1%	38	\$899,950	23	28	37
Wayland	26	-7.1%	\$997,500	3.6%	20	30	28	47.4%	28	\$962,500	30	19	19
Weston	24	-4.0%	\$2,178,375	-16.2%	37	18	35	-44.4%	25	\$2,600,000	51	29	63

Central Middlesex	307	-16.4%	\$1,085,000	11.3%	22	276	311	-15.7%	367	\$975,000	24	308	369
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

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GBAR Real Estate Rewind

Q4, 2023

Metro West

Single Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	29	-19.4%	\$715,000	19.7%	15	23	12	9.1%	36	\$597,500	19	22	11
Dover	14	-6.7%	\$1,575,000	-13.0%	28	16	16	14.3%	15	\$1,810,000	33	9	14
Framingham	80	-29.8%	\$616,500	6.3%	15	77	43	-32.8%	114	\$579,950	21	86	64
Holliston	37	-24.5%	\$655,000	7.4%	24	32	23	-25.8%	49	\$610,000	22	37	31
Hopkinton	37	15.6%	\$890,000	11.0%	17	48	29	-9.4%	32	\$802,000	21	24	32
Medfield	24	0.0%	\$925,000	6.8%	16	20	22	15.8%	24	\$866,000	36	16	19
Medway	24	-4.0%	\$682,500	24.3%	24	19	18	-48.6%	25	\$549,000	25	20	35
Millis	11	-35.3%	\$685,000	19.1%	22	15	13	18.2%	17	\$575,000	14	13	11
Natick	53	-24.3%	\$867,500	0.0%	26	45	46	-16.4%	70	\$867,500	21	64	55
Needham	56	19.2%	\$1,580,000	31.3%	23	50	48	-18.6%	47	\$1,203,000	31	47	59
Sherborn	12	20.0%	\$1,275,000	4.6%	25	14	13	8.3%	10	\$1,218,750	33	13	12
Wellesley	46	-14.8%	\$1,678,000	-0.1%	19	40	56	5.7%	54	\$1,680,000	22	46	53

Metro West	423	-14.2%	\$875,000	12.2%	19	399	339	-14.4%	493	\$780,000	22	397	396
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

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GBAR Real Estate Rewind

Q4, 2023

Eastern Middlesex

Single Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Melrose	45	40.6%	\$865,000	1.8%	19	45	29	-12.1%	36	\$765,000	21	35	25
North Reading	31	-13.9%	\$810,000	5.9%	22	29	23	-8.0%	52	\$830,500	22	35	38
Reading	20	-61.5%	\$869,500	4.7%	19	21	27	-29.0%	33	\$699,000	22	27	26
Stoneham	41	24.2%	\$720,500	3.1%	19	34	14	-46.2%	47	\$660,150	27	35	32
Wakefield	46	-2.1%	\$722,000	9.4%	14	36	24	-25.0%	73	\$660,000	22	55	45
Wilmington	30	-58.9%	\$653,000	-1.1%	14	29	19	-57.8%	40	\$1,275,000	29	31	39
Winchester	37	-7.5%	\$1,525,000	19.6%	28	39	48	23.1%	68	\$625,000	25	69	61
Woburn	47	-30.9%	\$751,000	20.2%	21	46	34	-44.3%	44	\$722,000	22	30	39
Burlington	32	-27.3%	\$795,000	10.1%	20	33	41	5.1%	38	\$539,000	21	36	24
Malden	53	39.5%	\$677,000	25.6%	20	36	29	20.8%	67	\$775,000	19	62	47
Medford	51	-23.9%	\$830,000	7.1%	19	50	30	-36.2%	32	\$849,950	20	41	33

Eastern Middlesex	433	-18.3%	\$780,000	7.6%	20	398	318	-22.3%	530	\$725,000	22	456	409
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

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GBAR Real Estate Rewind

Q4, 2023

Southern Norfolk

Single Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	8	-42.9%	\$487,500	-2.5%	35	7	7	-36.4%	14	\$500,000	24	15	11
Bellingham	33	-2.9%	\$490,000	-1.5%	21	32	32	-8.6%	34	\$497,500	20	36	35
Canton	36	-23.4%	\$819,950	9.3%	18	39	31	-13.9%	47	\$750,000	30	30	36
Foxboro	24	-22.6%	\$632,500	10.0%	17	22	21	-12.5%	31	\$575,000	20	26	24
Franklin	54	-3.6%	\$702,500	19.8%	20	51	28	12.0%	56	\$586,500	18	51	25
Mansfield	32	-25.6%	\$694,000	14.6%	28	26	13	-50.0%	43	\$605,501	22	43	26
Norfolk	17	-15.0%	\$680,000	-4.9%	34	23	31	0.0%	20	\$715,348	29	19	31
Norwood	40	-9.1%	\$625,000	-1.2%	20	40	26	36.8%	44	\$632,500	20	35	19
Randolph	48	-11.1%	\$500,000	-6.1%	21	42	40	-21.6%	54	\$532,500	21	46	51
Sharon	31	-24.4%	\$760,000	2.4%	25	26	23	-23.3%	41	\$742,250	21	33	30
Stoughton	44	-2.2%	\$597,450	10.6%	22	45	36	-29.4%	45	\$540,000	37	36	51
Walpole	40	-13.0%	\$650,500	-2.6%	19	40	29	-6.5%	46	\$667,500	26	41	31
Westwood	24	-11.1%	\$1,162,500	-1.1%	18	26	21	-36.4%	27	\$1,175,000	20	24	33
Wrentham	30	30.4%	\$665,000	-0.8%	22	21	30	-9.1%	23	\$670,000	29	25	33

Southern Norfolk	461	-12.2%	\$651,000	8.5%	20	440	368	-15.6%	525	\$600,000	22	460	436
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

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GBAR Real Estate Rewind

Q4, 2023

Metro Boston

Condominium

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	44	-10.2%	\$785,500	11.4%	20	34	36	-39.0%	49	\$705,000	26	49	59
Belmont	12	-20.0%	\$756,000	12.0%	21	15	19	18.8%	15	\$675,000	19	14	16
Boston	672	-12.2%	\$769,500	9.9%	34	649	1,353	-3.4%	765	\$700,000	34	705	1,400
Brookline	77	-16.3%	\$784,500	-20.0%	26	81	109	-16.2%	92	\$980,000	36	77	130
Cambridge	100	-23.7%	\$877,500	2.0%	26	105	149	-3.3%	131	\$860,000	31	107	154
Chelsea	21	-50.0%	\$425,000	-3.4%	30	18	37	60.9%	42	\$440,000	41	26	23
Dedham	7	-41.7%	\$415,000	0.0%	44	5	9	0.0%	12	\$415,000	27	14	9
Everett	14	7.7%	\$487,000	62.3%	23	19	16	33.3%	13	\$300,000	35	10	12
Milton	16	23.1%	\$737,000	-6.4%	30	16	24	-7.7%	13	\$787,500	35	9	26
Newton	69	-1.4%	\$1,030,000	17.7%	27	48	70	-18.6%	70	\$875,000	32	49	86
Revere	21	-38.2%	\$375,000	-14.9%	23	20	34	36.0%	34	\$440,500	24	27	25
Somerville	80	-13.0%	\$792,000	7.0%	42	54	118	-24.4%	92	\$740,000	39	81	156
Waltham	45	-8.2%	\$650,000	8.3%	19	51	38	5.6%	49	\$600,000	31	47	36
Watertown	34	-30.6%	\$670,000	-2.9%	21	32	35	-10.3%	49	\$690,000	26	37	39
Winthrop	20	-23.1%	\$517,500	20.6%	19	19	18	-21.7%	26	\$429,000	22	19	23

Metro Boston	1,232	-15.2%	\$755,000	7.1%	29	1,166	2,065	-5.9%	1,452	\$705,000	33	1,271	2,194
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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GBAR Real Estate Rewind

Q4, 2023

Central Middlesex

Condominium

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton	23	-4.2%	\$525,000	89.2%	20	17	15	36.4%	24	\$277,450	24	22	11
Bedford	7	-12.5%	\$859,900	5.6%	20	4	5	-16.7%	8	\$814,500	52	8	6
Boxborough	18	0.0%	\$352,500	-3.6%	16	11	7	-36.4%	18	\$365,750	21	12	11
Concord	14	366.7%	\$632,750	31.4%	22	15	13	62.5%	3	\$481,500	47	4	8
Hudson	24	20.0%	\$620,000	60.0%	20	23	25	-10.7%	20	\$387,500	21	24	28
Lexington	11	10.0%	\$910,000	17.4%	19	11	11	-8.3%	10	\$775,000	27	13	12
Lincoln	2	0.0%	\$625,500	-24.2%	85	3	2	-50.0%	2	\$825,000	24	2	4
Maynard	6	-50.0%	\$494,500	28.4%	20	8	6	50.0%	12	\$385,000	24	10	4
Stow	1	-80.0%	\$691,000	25.6%	18	3	3	-25.0%	5	\$550,000	17	5	4
Sudbury	9	-18.2%	\$742,495	3.8%	19	8	13	-62.9%	11	\$715,090	37	9	35
Wayland	7	-12.5%	\$1,050,000	45.8%	18	6	9	125.0%	8	\$720,000	22	9	4
Weston	2	-71.4%	\$616,000	-65.7%	33	3	4	0.0%	7	\$1,795,000	58	4	4

Central Middlesex	124	-3.1%	\$622,250	27.6%	20	112	113	-13.7%	128	\$487,500	24	122	131
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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GBAR Real Estate Rewind

Q4, 2023

Metro West

Condominium

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	20	-33.3%	\$509,750	18.6%	17	20	14	-12.5%	30	\$430,000	23	21	16
Dover	1		\$662,500		84	1			1	\$785,000	18	1	1
Framingham	33	-10.8%	\$331,000	10.3%	19	25	19	-34.5%	37	\$300,000	19	38	29
Holliston	4	0.0%	\$490,000	-31.9%	9	5	3	200.0%	4	\$720,000			
Hopkinton	8	-57.9%	\$740,000	8.2%	20	7	7	-41.7%	19	\$684,000	20	10	12
Medfield	9	80.0%	\$450,000	16.3%	19	6	7	16.7%	5	\$387,000	21	7	6
Medway	7	-46.2%	\$510,000	-6.2%	20	5	3	-72.7%	13	\$543,847	8	7	11
Millis	19	26.7%	\$758,128	13.5%	15	13	17	-29.2%	15	\$667,995	48	12	24
Natick	19	-36.7%	\$480,000	37.3%	24	15	18	0.0%	30	\$349,500	25	24	18
Needham	13	-40.9%	\$970,000	78.0%	42	8	9	-59.1%	22	\$545,000	52	20	22
Sherborn	1	-66.7%	\$995,000	14.4%					3	\$870,000	26	5	5
Wellesley	7	-41.7%	\$980,000	-6.0%	22	6	20	0.0%	12	\$1,042,500	20	9	20

Metro West	141	-26.2%	\$530,000	14.0%	20	112	118	-28.5%	191	\$465,000	25	154	165
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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Q4, 2023

Eastern Middlesex

Condominium

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Burlington	9	12.5%	\$810,000	3.7%	20	8	3	200.0%	8	\$780,950	24	6	1
Malden	28	12.0%	\$405,076	-0.6%	18	21	16	-20.0%	25	\$407,500	19	21	20
Medford	46	-34.3%	\$687,500	12.7%	20	59	56	-18.8%	70	\$609,950	24	53	69
Melrose	21	31.3%	\$550,000	-0.5%	13	15	9	-30.8%	16	\$552,500	28	12	13
North Reading	50	25.0%	\$564,665	3.8%	13	23	19	-29.6%	40	\$544,050	17	17	27
Reading	26	23.8%	\$598,800	-6.4%	20	22	21	5.0%	21	\$640,000	32	14	20
Stoneham	19	72.7%	\$430,000	11.7%	17	19	10	-9.1%	11	\$385,000	25	8	11
Wakefield	15	-34.8%	\$556,900	28.0%	17	8	7	0.0%	23	\$435,000	22	18	7
Wilmington	7	16.7%	\$694,900	21.4%	48	2	2	-75.0%	6	\$572,400	141	3	8
Winchester	11	37.5%	\$925,000	-20.3%	22	10	13	116.7%	8	\$1,160,000	24	5	6
Woburn	43	30.3%	\$730,000	73.8%	17	37	28	-15.2%	33	\$420,000	28	31	33

Eastern Middlesex	275	5.4%	\$606,000	10.2%	18	224	184	-14.4%	261	\$550,000	24	188	215
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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GBAR Real Estate Rewind

Q4, 2023

Southern Norfolk

Condominium

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Avon	1		\$610,000						1	\$630,000			
Bellingham	14	55.6%	\$595,500	75.1%	25	8	15	200.0%	9	\$340,000	25	9	5
Canton	45	66.7%	\$533,050	-1.1%	21	17	16	-15.8%	27	\$539,000	20	25	19
Foxboro	4	-71.4%	\$457,500	7.3%					14	\$426,500	20	3	4
Franklin	19	-13.6%	\$310,000	-3.9%	20	15	9	-40.0%	22	\$322,450	21	16	15
Mansfield	6	-60.0%	\$312,500	-1.4%	18	3	2	-66.7%	15	\$317,000	21	8	6
Norfolk	5	25.0%	\$685,000	-4.0%					4	\$713,682	9	1	9
Norwood	6	-64.7%	\$408,000	-11.3%	28	5	10	11.1%	17	\$460,000	26	12	9
Randolph	8	-42.9%	\$291,250	-29.7%	24	7	6	-68.4%	14	\$414,000	39	16	19
Sharon	6	50.0%	\$512,500	-22.1%	21	5	6	20.0%	4	\$657,500	20	4	5
Stoughton	15	-34.8%	\$339,000	-14.2%	21	17	12	20.0%	23	\$395,000	18	15	10
Walpole	13	-13.3%	\$499,000	14.7%	20	11	9	-64.0%	15	\$435,000	18	24	25
Westwood	3	-50.0%	\$875,000	7.7%	10	1	3	-70.0%	6	\$812,750	228	3	10
Wrentham	3	-25.0%	\$230,000	-69.0%	37	5	6	-45.5%	4	\$741,275	21	2	11

Southern Norfolk	148	-15.4%	\$462,000	9.6%	21	97	98	-33.3%	175	\$421,700	21	139	147
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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GBAR Real Estate Rewind

Q4, 2023

Metro Boston

Multi-Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Arlington	12	200.0%	\$1,142,500	13.2%	30	10	7	-30.0%	4	\$1,009,000	46	7	10
Belmont	2	-71.4%	\$1,092,500	-9.0%	55	2	6	50.0%	7	\$1,200,000	25	5	4
Boston	133	-10.1%	\$1,060,000	3.7%	33	136	272	-4.2%	148	\$1,022,500	30	122	284
Brookline	4	300.0%	\$2,607,500	5.6%	31	6	6	-53.8%	1	\$2,470,000	11	4	13
Cambridge	20	-13.0%	\$1,822,500	-9.3%	50	9	22	-33.3%	23	\$2,010,000	40	16	33
Chelsea	9	-47.1%	\$960,000	19.4%	27	10	19	26.7%	17	\$804,000	25	15	15
Dedham	1	-83.3%	\$650,000	-13.1%	1	1	1		6	\$747,750	54	2	1
Everett	23	0.0%	\$850,000	-1.2%	21	25	22	-15.4%	23	\$860,000	26	20	26
Milton	1	-83.3%	\$1,125,000	24.7%	20	3	4	300.0%	6	\$902,500	63	4	1
Newton	8	-33.3%	\$1,484,500	32.0%	28	11	17	-29.2%	12	\$1,125,000	28	10	24
Revere	17	-45.2%	\$810,000	5.9%	20	13	15	-54.6%	31	\$765,000	49	27	33
Somerville	36	-2.7%	\$1,175,000	-6.0%	21	24	58	11.5%	37	\$1,250,000	28	25	52
Waltham	11	37.5%	\$1,100,000	30.4%	21	10	4	-66.7%	8	\$843,750	74	5	12
Watertown	10	-33.3%	\$1,065,000	4.4%	21	6	8	-33.3%	15	\$1,020,000	18	12	12
Winthrop	5	-37.5%	\$830,000	16.0%	38	5	8	-20.0%	8	\$715,500	36	8	10

Metro Boston	292	-15.6%	\$1,087,500	11.1%	26	271	469	-11.5%	346	\$978,500	30	282	530
GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661

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GBAR Real Estate Rewind

Q4, 2023

Central Middlesex

Multi-Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Acton													
Bedford									1	\$950,000	19	1	
Boxborough													
Concord									2	\$825,000	19	2	3
Hudson	2	0.0%	\$600,000	13.2%	17	1	5	150.0%	2	\$530,000	21	2	2
Lexington	1		\$950,000		5	1							
Lincoln													
Maynard	3		\$551,000		22	3	3		2	\$472,500	20	1	2
Stow									2	\$920,000	45	2	2
Wayland													

Central Middlesex	6	-33.3%	\$600,000	-22.1%	20	5	9	-55.0%	9	\$770,000	20	11	20
GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q4, 2023

Metro West

Multi-Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Ashland	3	50.0%	\$700,000	20.5%	7	2			2	\$581,000	91	2	3
Framingham	5	0.0%	\$841,000	27.4%	20	8	8	14.3%	5	\$660,000	38	3	7
Holliston	1		\$725,000										
Hopkinton	1		\$515,000										
Medfield													
Medway	1	-50.0%	\$700,000	48.9%					2	\$470,000	4	1	1
Millis									2	\$520,000			
Natick	4	300.0%	\$925,000	30.3%	17	4	1	-80.0%	1	\$710,000	54	2	5
Needham													
Wellesley	1		\$1,210,000										

Metro West	16	33.3%	\$787,450	33.5%	20	16	13	-31.6%	12	\$590,000	45	8	19
GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661

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GBAR Real Estate Rewind

Q4, 2023

Eastern Middlesex

Multi-Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Malden	20	17.7%	\$872,500	16.2%	20	19	15	-37.5%	17	\$751,000	21	21	24
Medford	20	0.0%	\$980,000	2.6%	21	20	15	36.4%	20	\$955,000	22	20	11
Melrose	2	-77.8%	\$845,000	-0.6%	14	3	4	33.3%	9	\$850,000	21	3	3
Reading	3	-25.0%	\$699,000	-12.1%	18	3	5	0.0%	4	\$795,000	20	2	5
Stoneham	2	-33.3%	\$895,000	41.4%	17	3	3	50.0%	3	\$633,000	20	3	2
Wakefield	3	-40.0%	\$750,000	-5.1%	10	2	1	-66.7%	5	\$790,000	28	2	3
Winchester	1	0.0%	\$1,039,000	-32.0%	9	1	2		1	\$1,528,000	55	2	2
Woburn	5	25.0%	\$826,100	35.5%	17	6	5	-16.7%	4	\$609,500	15	6	6

Eastern Middlesex	56	-11.1%	\$895,000	11.9%	16	57	51	-10.5%	63	\$800,000	21	59	57
GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661

* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.



GBAR Real Estate Rewind

Q4, 2023

Southern Norfolk

Multi-Family

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Foxboro	2	100.0%	\$889,950	69.5%					1	\$525,000	97	2	4
Franklin	1		\$600,000		17	1			2	\$847,500			
Mansfield	6		\$665,000		23	5	4	-33.3%	3	\$625,000	35	4	6
Norfolk	1		\$310,000										
Norwood	9	80.0%	\$808,000	15.4%	23	6	2	-71.4%	5	\$700,000	22	3	7
Randolph	5	25.0%	\$797,000	3.2%	15	7	2	-33.3%	4	\$772,500	46	3	3
Sharon	1		\$760,000		56	2	1						
Stoughton	1	-66.7%	\$570,000	-5.8%	19	4	6	-14.3%	3	\$605,000	25	2	7
Walpole	2		\$742,500		31	2	2		2	\$550,000			
Westwood									1	\$885,000			
Wrentham	1		\$610,000										
Avon									1	\$710,000	26	1	2
Bellingham	1		\$490,000		20	1	1		1	\$305,000	67	3	2
Canton									2	\$790,000	20	3	3

Southern Norfolk	30	20.0%	\$737,000	13.4%	20	31	20	-42.9%	25	\$650,000	31	21	35
GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661

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GBAR Real Estate Rewind

Q4, 2023

Adjacent Communities ▼ Single Family ▼

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Berlin	3	-75.0%	\$770,000	10.4%	63	1	3	-57.1%	80	\$602,500	21	67	58
Billerica	66	-17.5%	\$659,000	9.4%	19	61	36	-37.9%	13	\$829,000	33	10	14
Bolton	16	23.1%	\$937,500	13.1%	21	15	10	-28.6%	47	\$670,000	21	33	45
Braintree	47	0.0%	\$690,000	3.0%	20	35	43	-4.4%	171	\$437,000	26	162	155
Brockton	127	-25.7%	\$475,000	8.7%	22	120	118	-23.9%	19	\$1,420,000	21	17	10
Carlisle	9	-52.6%	\$1,025,000	-27.8%	29	7	14	40.0%	71	\$641,000	22	56	42
Chelmsford	49	-31.0%	\$650,000	1.4%	20	45	31	-26.2%	52	\$685,000	31	39	53
Easton	39	-25.0%	\$700,000	2.2%	31	35	51	-3.8%	16	\$819,750	50	16	19
Harvard	11	-31.3%	\$1,007,000	22.8%	114	11	12	-36.8%	25	\$570,000	19	23	17
Littleton	15	-40.0%	\$627,000	10.0%	21	17	16	-5.9%	33	\$885,000	20	31	16
Lynnfield	31	-6.1%	\$1,100,000	24.3%	22	26	22	37.5%	60	\$535,000	22	51	39
Marlborough	56	-6.7%	\$597,400	11.7%	21	49	30	-23.1%	46	\$481,000	23	44	34
Milford	43	-6.5%	\$505,000	5.0%	19	41	27	-20.6%	62	\$522,500	23	52	41
North Attleboro	47	-24.2%	\$605,000	15.8%	21	38	38	-7.3%	23	\$555,000	25	22	26
Northborough	26	13.0%	\$620,000	11.7%	24	28	19	-26.9%	16	\$606,250	20	13	9
Plainville	14	-12.5%	\$518,000	-14.6%	22	13	10	11.1%	93	\$655,000	25	79	85
Quincy	79	-15.1%	\$699,900	6.9%	20	79	65	-23.5%	73	\$585,600	21	58	43
Saugus	57	-21.9%	\$580,000	-1.0%	16	40	26	-39.5%	26	\$787,500	39	20	16
Southborough	18	-30.8%	\$744,000	-5.5%	37	24	29	81.3%	56	\$614,000	23	54	43
Tewksbury	52	-7.1%	\$645,000	5.1%	20	50	35	-18.6%	15	\$600,000	25	8	17
Upton	21	40.0%	\$800,000	33.3%	30	12	9	-47.1%	27	\$675,000	26	27	25
Westborough	24	-11.1%	\$765,000	13.3%	23	25	24	-4.0%	42	\$766,500	24	34	29
Westford	36	-14.3%	\$727,500	-5.1%	21	34	34	17.2%	72	\$449,750	22	55	56
Attleboro	68	-5.6%	\$477,500	6.2%	22	58	57	1.8%	12	\$697,500	22	8	7
Adjacent Communities	954	-17.0%	\$622,500	8.3%	21	864	759	-15.6%	1,150	\$575,000	22	979	899
GBAR	2,258	-16.4%	\$810,000	8.0%	21	2,090	2,044	-16.0%	2,702	\$750,000	23	2,286	2,434

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GBAR Real Estate Rewind

Q4, 2023

Adjacent Communities ▾ Condominium ▾

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	16	-23.8%	\$315,000	1.6%	22	11	10	-37.5%	21	\$310,000	23	16	16
Berlin	1	-85.7%	\$540,000	-10.6%	180	4	3	-62.5%	7	\$603,978	122	4	8
Billerica	15	-21.1%	\$495,000	57.1%	18	6	3	-50.0%	19	\$315,000	17	9	6
Bolton	1	-66.7%	\$585,000	0.0%	20	1	4	0.0%	3	\$585,000	19	2	4
Braintree	18	0.0%	\$459,500	8.1%	18	14	12	-29.4%	18	\$425,000	38	15	17
Brockton	18	-28.0%	\$334,500	28.7%	19	19	17	0.0%	25	\$260,000	27	18	17
Carlisle									1	\$1,155,000			
Chelmsford	36	38.5%	\$450,000	12.5%	20	31	22	15.8%	26	\$400,000	21	20	19
Easton	19	-17.4%	\$370,000	10.5%	26	13	17	13.3%	23	\$335,000	18	23	15
Harvard	1	-50.0%	\$620,000	2.1%					2	\$607,500	83	1	7
Littleton	1		\$345,000		33	1	1		1	\$500,000			
Lynnfield	6	20.0%	\$617,500	28.9%	22	8	6	50.0%	5	\$479,000	23	5	4
Marlborough	16	6.7%	\$449,000	21.3%	18	14	12	-20.0%	15	\$370,000	17	12	15
Milford	16	-11.1%	\$392,450	14.1%	24	10	10	25.0%	18	\$344,000	19	13	8
North Attleboro	12	-7.7%	\$314,000	14.2%	19	9	8	-20.0%	13	\$275,000	18	12	10
Northborough	3	-70.0%	\$557,000	6.3%	34	3	3	-57.1%	10	\$524,000	20	10	7
Plainville	5	-16.7%	\$340,000	-21.3%	25	4	4		6	\$432,000	25	5	2
Quincy	66	-5.7%	\$417,000	-5.2%	29	52	73	19.7%	70	\$440,000	22	60	61
Saugus	16	166.7%	\$410,000	-11.4%	10	8	5	150.0%	6	\$462,500	19	7	2
Southborough	2	-50.0%	\$781,871	41.3%	11	4	2		4	\$553,500	24	5	2
Tewksbury	28	21.7%	\$497,500	11.8%	21	27	16	-33.3%	23	\$445,000	21	19	24
Upton	10	-28.6%	\$760,384	16.8%	34	4	12	-25.0%	14	\$650,843	13	7	16
Westborough	13	-48.0%	\$532,000	-1.0%	17	12	24	20.0%	25	\$537,385	16	21	20
Westford	15	36.4%	\$460,000	5.8%	26	11	8	60.0%	11	\$435,000	17	9	5
Adjacent Communities	334	-8.7%	\$439,500	9.9%	21	267	278	-2.5%	366	\$400,000	21	293	285
GBAR	1,920	-13.0%	\$690,000	10.4%	24	1,711	2,578	-9.6%	2,207	\$625,000	29	1,874	2,852

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GBAR Real Estate Rewind

Q4, 2023

Adjacent Communities ▼ Multi-Family ▼

Quarter 4, 2023

Quarter 4, 2022

City/Town	Units Sold	YoY Chg	Median Sold Price	YoY Chg	Days on Market	Under Agreement	Active On Market	YoY Chg	Units Sold	Median Sold Price	Days on Market	Under Agreement	Active On Market
Attleboro	9	-52.6%	\$650,000	20.4%	20	12	13	-38.1%	19	\$540,000	28	11	21
Berlin									1	\$585,000			
Billerica	2	100.0%	\$680,000	-12.3%	21	2	1	-80.0%	1	\$775,000	55	1	5
Bolton													
Braintree	4	100.0%	\$900,000	36.4%	33	5	4		2	\$660,000	18	2	
Brockton	28	-34.9%	\$670,000	3.2%	22	31	36	-25.0%	43	\$649,000	37	36	48
Chelmsford	2	-33.3%	\$715,000	8.3%					3	\$660,000	23	1	3
Easton									3	\$610,000	41	2	1
Littleton	1		\$958,000										
Lynnfield	1		\$580,000										
Marlborough	7	-30.0%	\$620,000	-2.0%	25	5	5	-28.6%	10	\$632,500	21	7	7
Milford	4	-33.3%	\$507,500	1.5%	19	5	1	-80.0%	6	\$499,950	26	4	5
North Attleboro	6	-25.0%	\$662,500	22.1%	26	7	6	-14.3%	8	\$542,500	42	6	7
Plainville	2		\$646,000		34	3	3		1	\$585,000	14	1	
Quincy	17	0.0%	\$900,000	2.9%	38	14	27	-27.0%	17	\$875,000	42	15	37
Saugus	4	33.3%	\$805,000	-17.0%	15	6	1	-75.0%	3	\$970,000	41	3	4
Southborough													
Tewksbury													
Upton	1		\$650,000										
Westborough	1		\$875,000		17	1	1		1	\$925,000			
Westford													

Adjacent Communities	89	-24.6%	\$707,000	14.0%	23	96	110	-23.1%	118	\$620,000	35	90	143
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GBAR	400	-12.1%	\$1,000,000	9.9%	23	380	562	-15.0%	455	\$910,000	28	381	661
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