

# MONTHLY MARKET INSIGHTS REPORT

## December 2024



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Data thru 01/10/25

### Single-Family Homes

The 842 homes sold in December was a 22.6 percent increase in sales volume from the December 2023 sales total of 687 homes sold and was the eighteenth lowest sales total on record for the month. Additionally, the median sales price reached a new record high for the month at \$860,000, which is a 8.2 percent increase from the December 2023 median sales price of \$725,000.

### Condominiums

With 646 condos sold, it was an 8.0 percent increase from the 598 units sold in December 2023, making for the 19th most active December on record. The median sales price for condos also rose to a record high for December at \$725,000, which reflects a 4.3 percent increase from the December 2023 median sales price of \$695,000.

### Multi-Family Homes

This month, 179 multi-family homes were sold in Greater Boston, which was a 33.5 percent increase on the 134 units sold in December 2023.

## Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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# Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

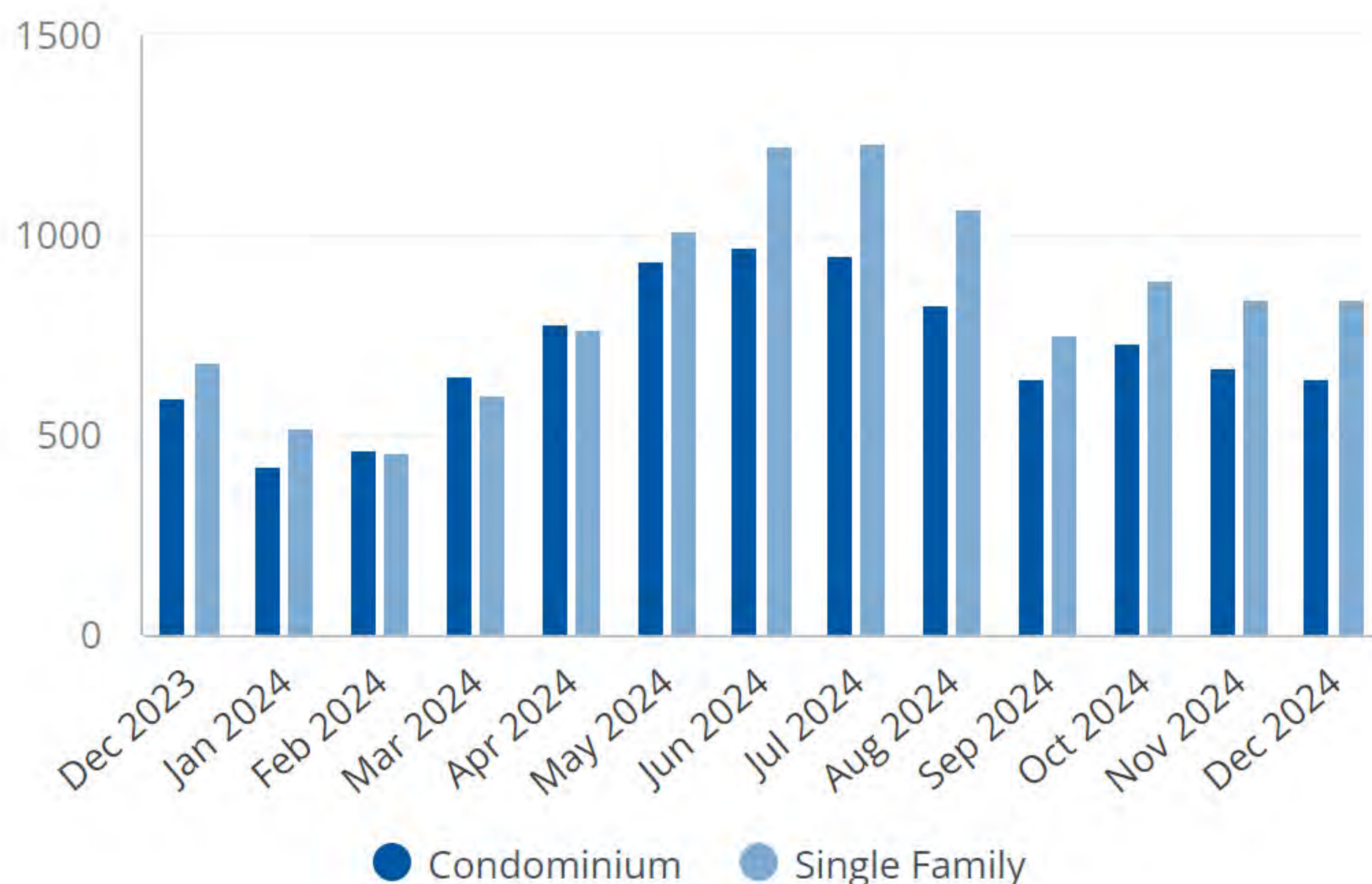
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$860,000	\$795,000	↑ 8.2%	\$861,250	↓ -0.1%	\$895,000	\$845,000	↑ 5.9%
Closed Sales	842	687	↑ 22.6%	844	↓ -0.2%	10,219	9,703	↑ 5.3%
New Listings	313	289	↑ 8.3%	571	↓ -45.2%	12,644	11,678	↑ 8.3%
Pending Sales	547	473	↑ 15.6%	764	↓ -28.4%	10,260	9,701	↑ 5.8%
Median Days on Market	33	28	↑ 17.9%	23	↑ 43.5%	18	18	↔ 0.0%
Price per Square Foot	\$419	\$404	↑ 3.7%	\$438	↓ -4.3%	\$435	\$409	↑ 6.4%
Sold to Original Price Ratio	98.7%	99.3%	↓ -0.6%	99.9%	↓ -1.2%	101.6%	101.7%	↓ -0.1%
Active Inventory	685	669	↑ 2.4%	1,221	↓ -43.9%	—	—	—
Months Supply of Inventory	0.8	1.0	↓ -16.5%	1.4	↓ -43.8%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$725,000	\$695,000	↑ 4.3%	\$708,500	↑ 2.3%	\$719,000	\$700,000	↑ 2.7%
Closed Sales	646	598	↑ 8.0%	668	↓ -3.3%	8,706	8,862	↓ -1.8%
New Listings	383	315	↑ 21.6%	567	↓ -32.5%	12,566	11,996	↑ 4.8%
Pending Sales	451	409	↑ 10.3%	680	↓ -33.7%	8,765	8,676	↑ 1.0%
Median Days on Market	40	33	↑ 21.2%	31	↑ 29.0%	21	20	↑ 5.0%
Price per Square Foot	\$612	\$565	↑ 8.3%	\$588	↑ 4.1%	\$602	\$582	↑ 3.4%
Sold to Original Price Ratio	97.1%	98.0%	↓ -0.9%	98.3%	↓ -1.2%	99.5%	99.8%	↓ -0.3%
Active Inventory	1,194	1,049	↑ 13.8%	1,727	↓ -30.9%	—	—	—
Months Supply of Inventory	1.8	1.8	↑ 5.4%	2.6	↓ -28.5%	—	—	—

### Number of Closed Sales



### Median Sales Price



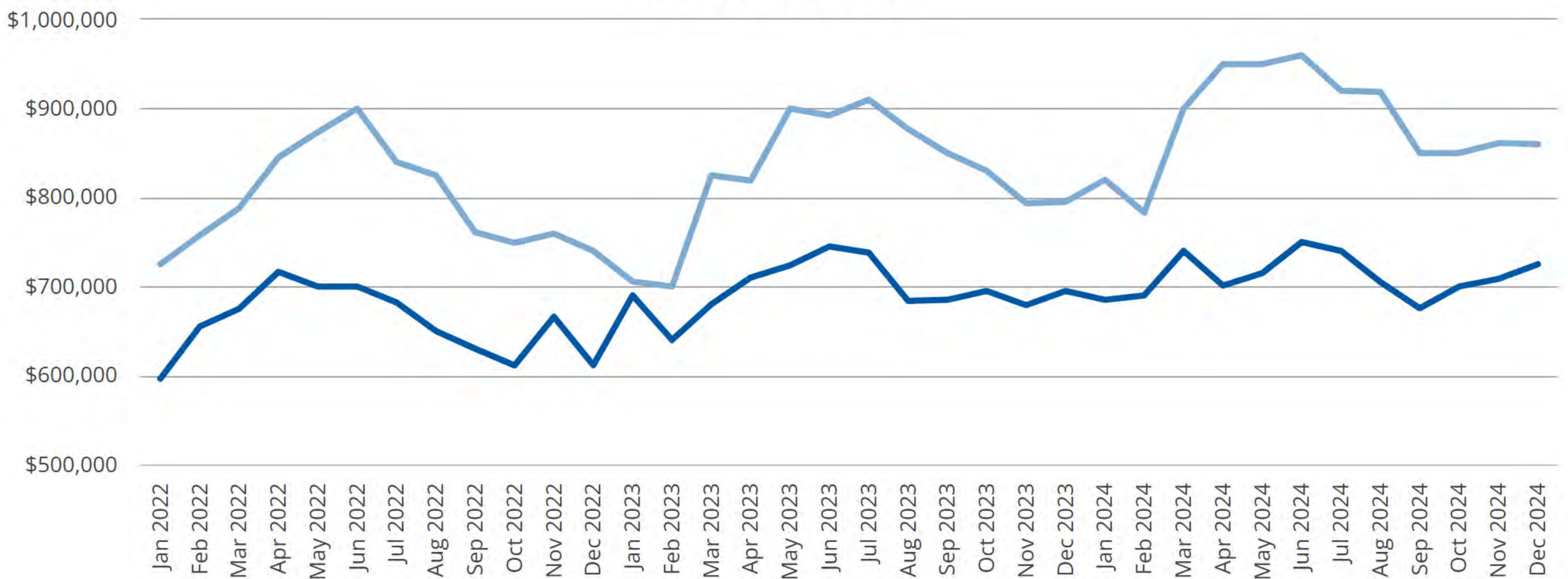
# Median Sales Price



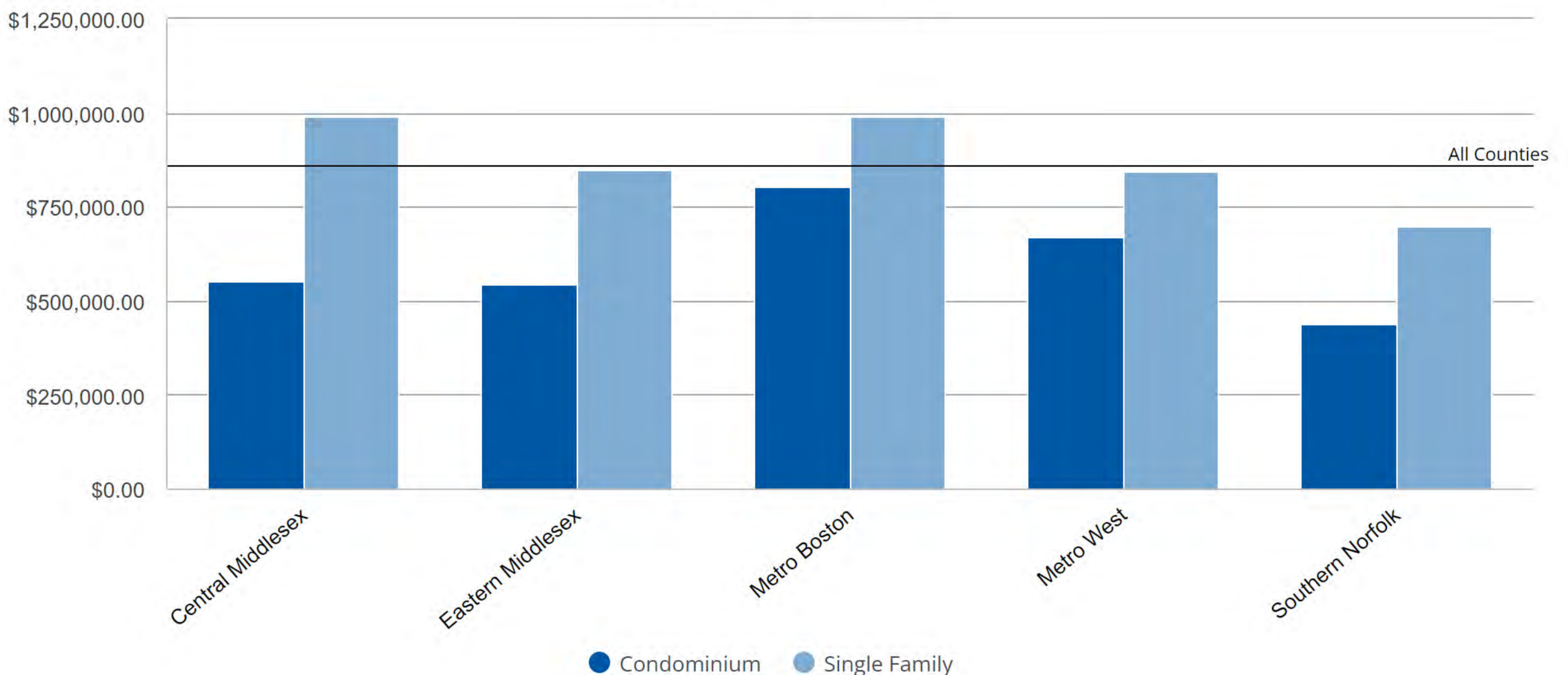
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>\$860,000</b>	⚡ -0.1%	⬆️ 8.2%	⬆️ 5.9%
CONDO	<b>\$725,000</b>	⬆️ 2.3%	⬆️ 4.3%	⬆️ 2.7%

## Historical Activity



## Region Comparison



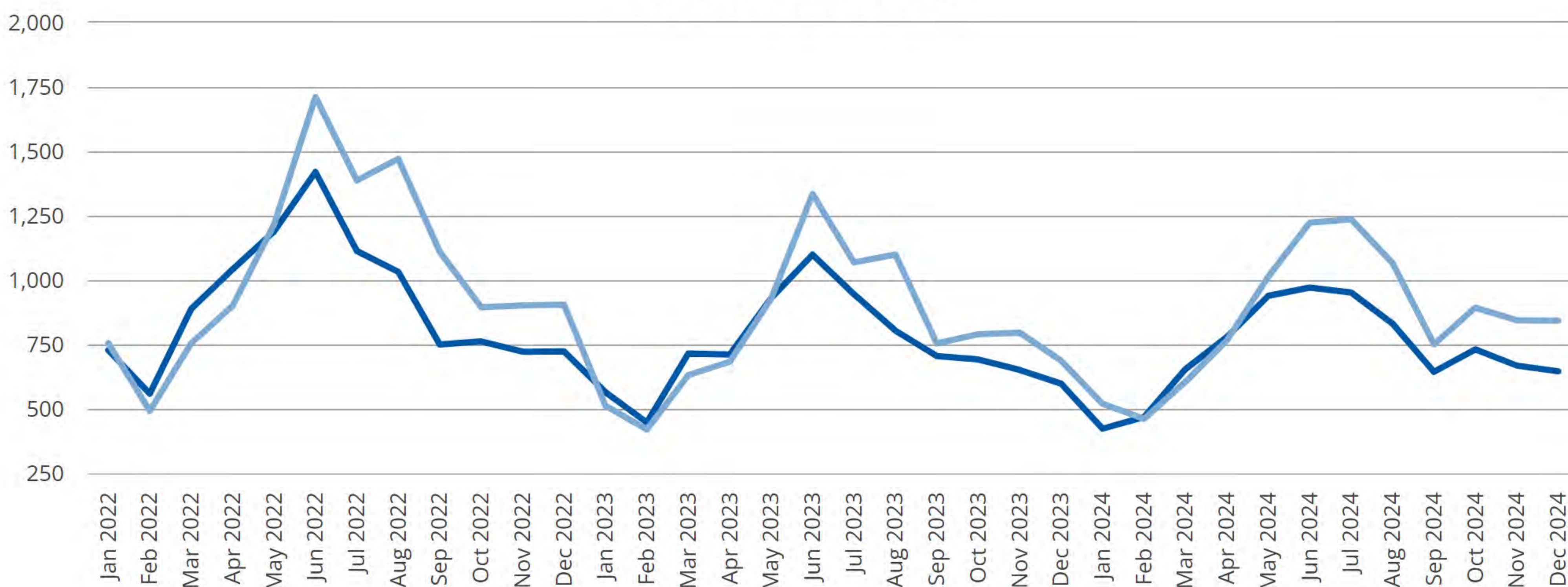
# Closed Sales



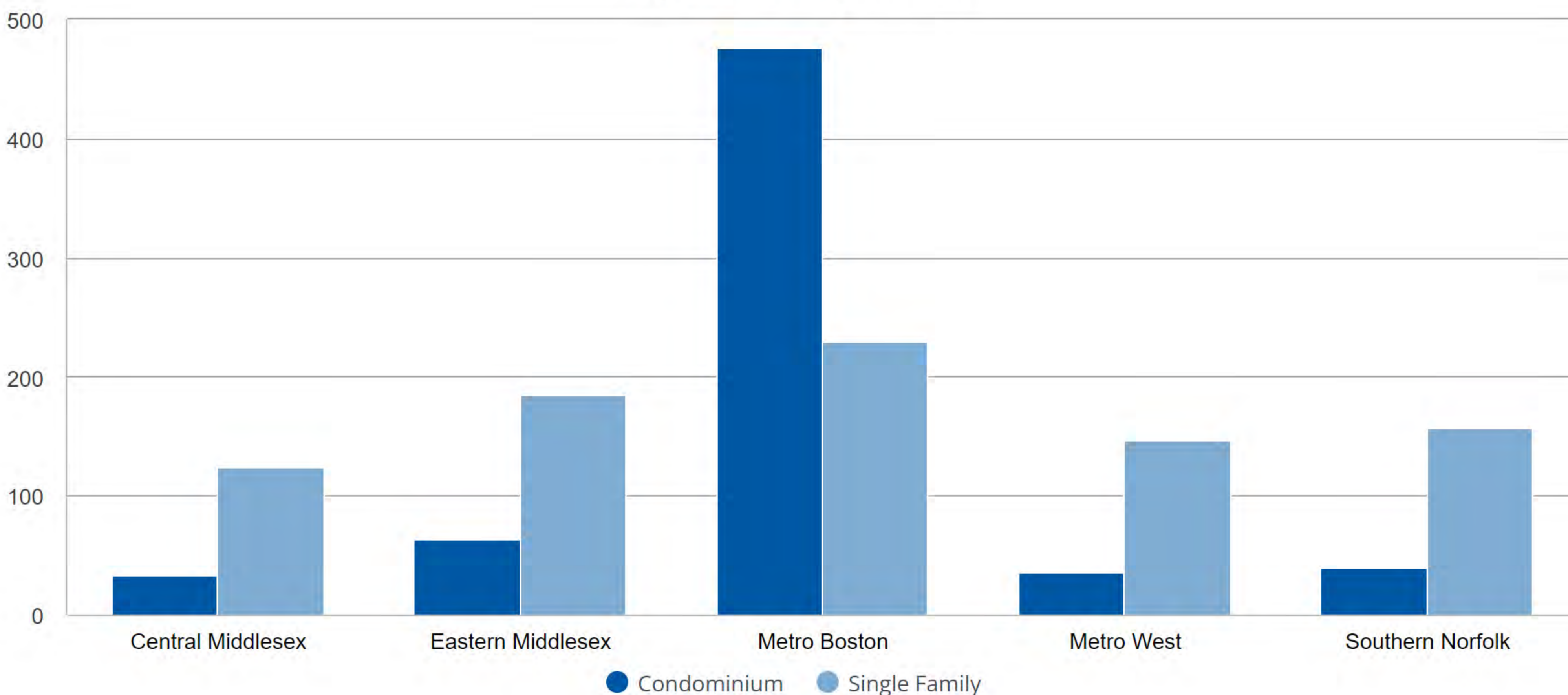
The number of properties that sold.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	842	⚡ -0.2%	⬆️ 22.6%	⬆️ 5.3%
CONDO	646	⚡ -3.3%	⬆️ 8.0%	⚡ -1.8%

## Historical Activity



## Region Comparison



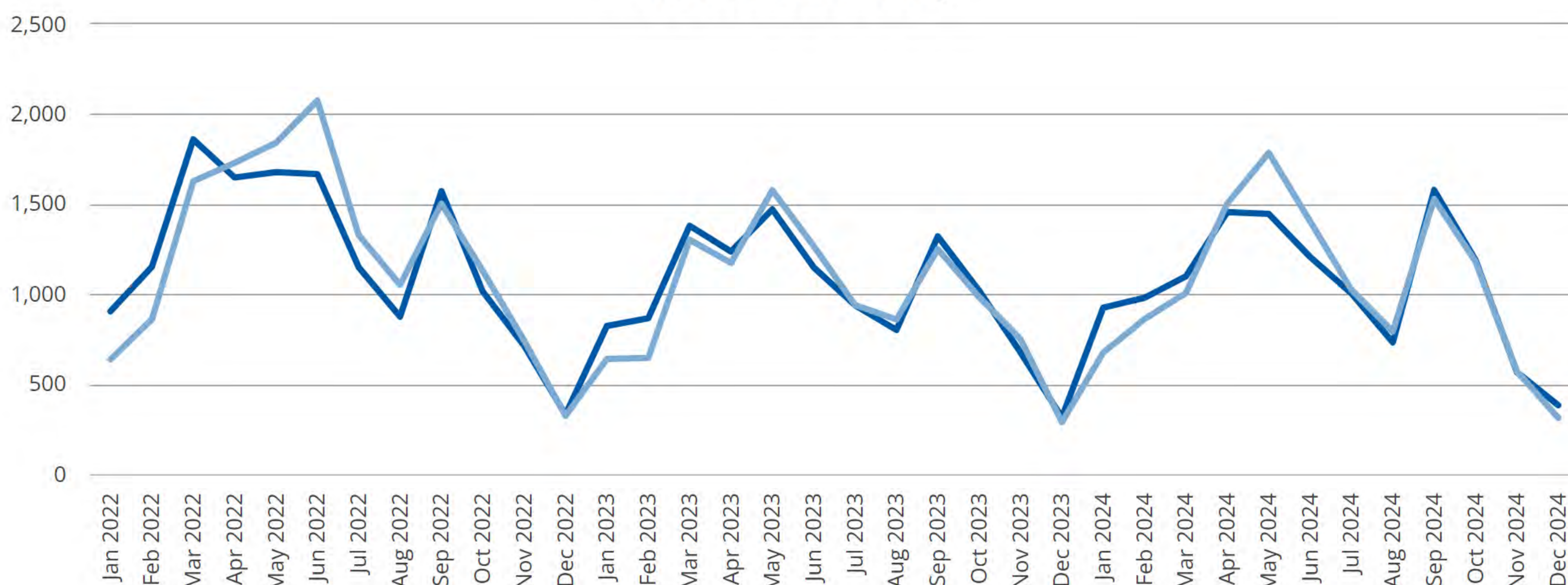
# New Listings



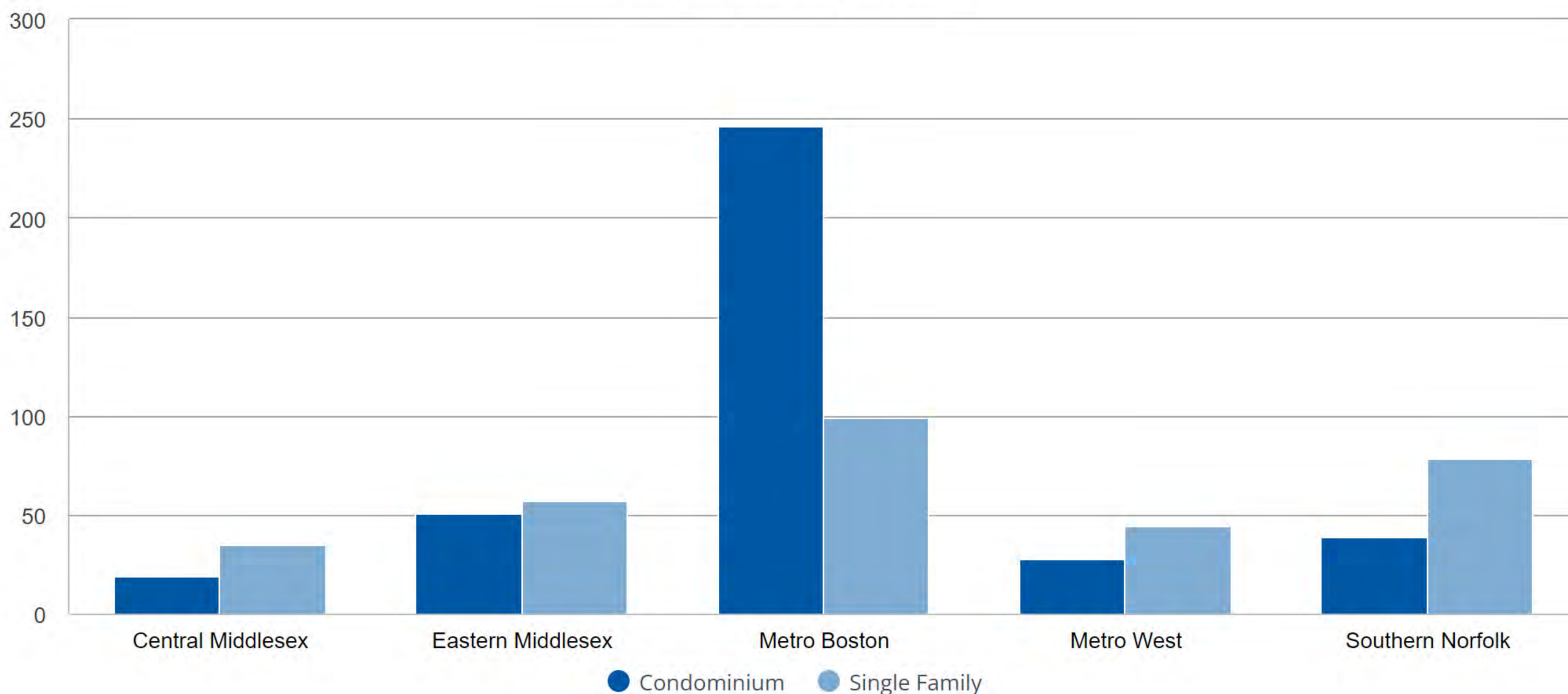
The number of properties listed regardless of current status.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	313	⚡ -45.2%	⬆️ 8.3%	⬆️ 8.3%
CONDO	383	⚡ -32.5%	⬆️ 21.6%	⬆️ 4.8%

## Historical Activity



## Region Comparison



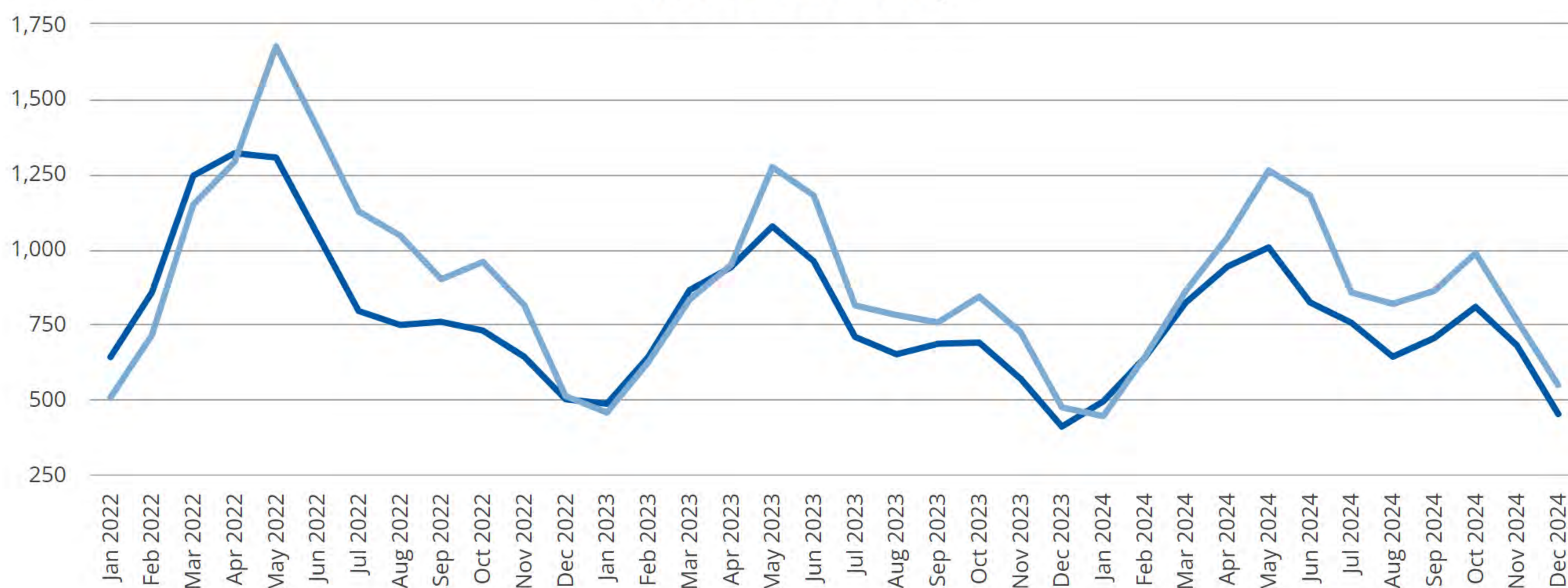
# Pending Sales



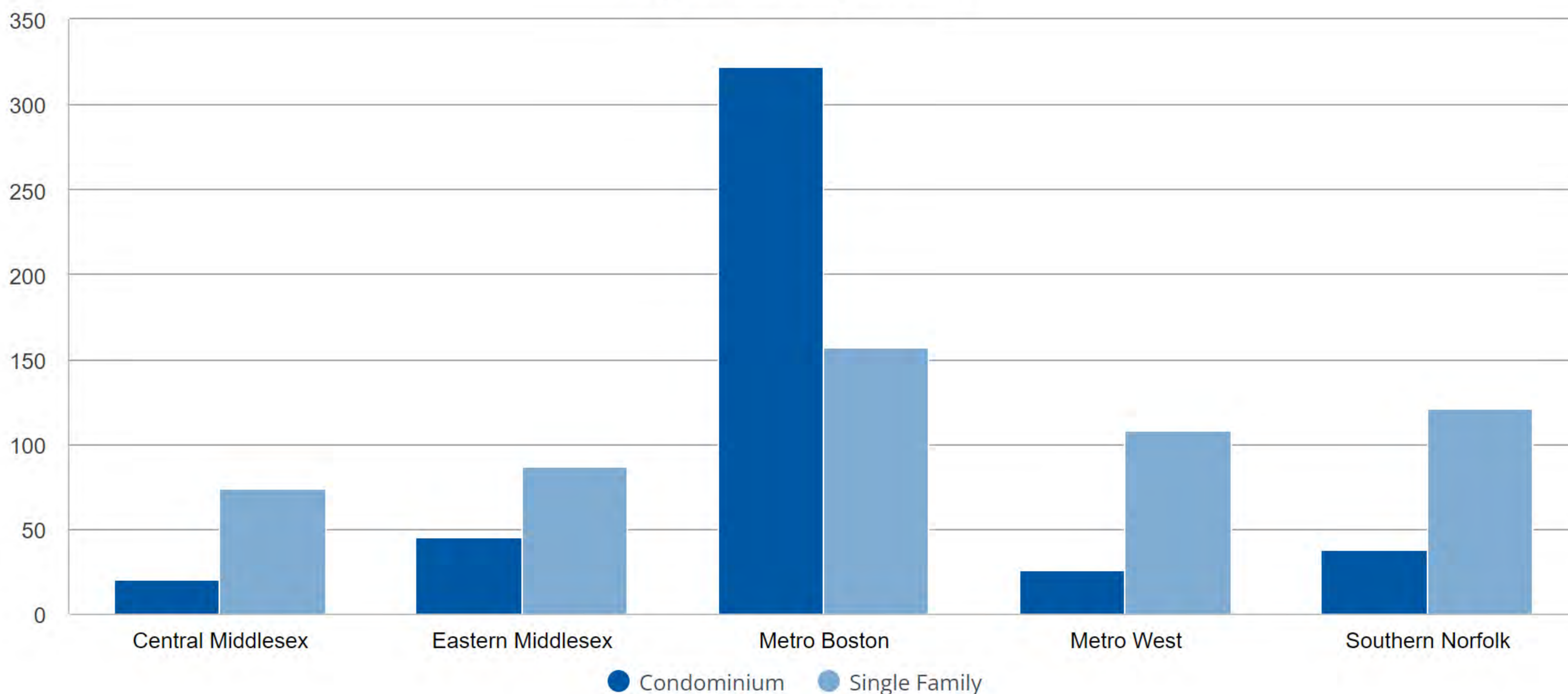
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>547</b>	⚡ <b>-28.4%</b>	⬆️ <b>15.6%</b>	⬆️ <b>5.8%</b>
CONDO	<b>451</b>	⚡ <b>-33.7%</b>	⬆️ <b>10.3%</b>	⬆️ <b>1.0%</b>

## Historical Activity



## Region Comparison



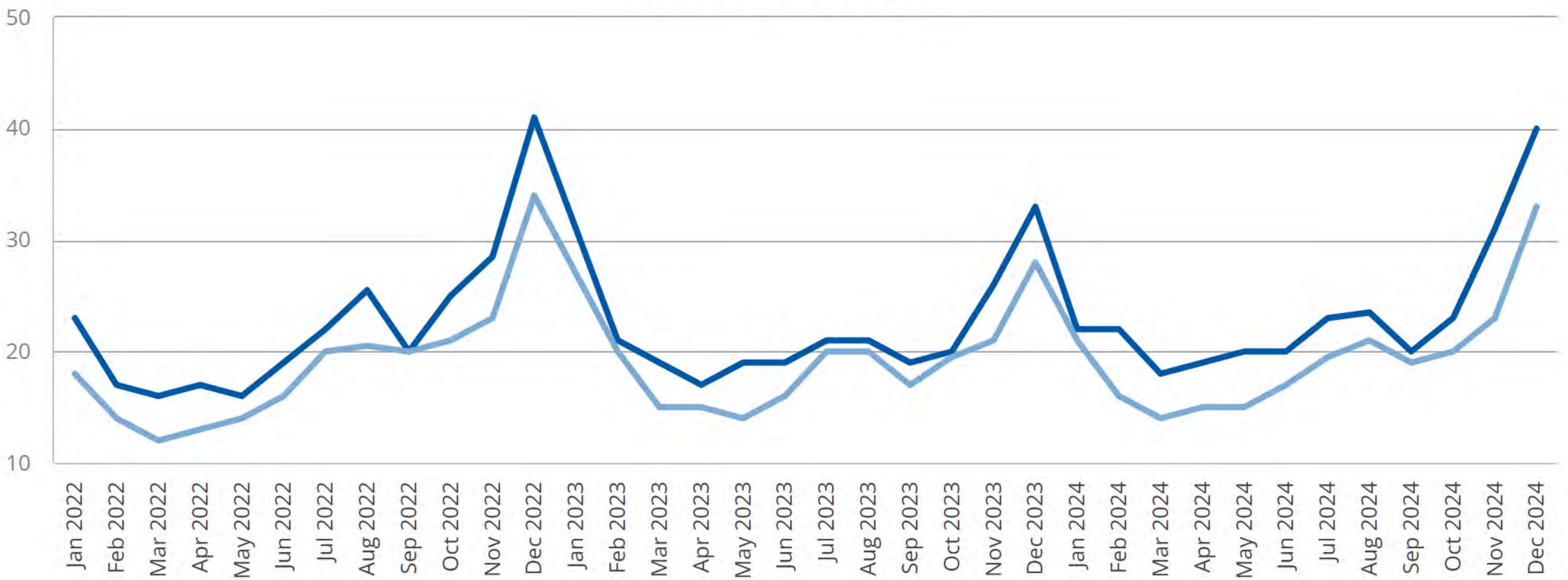
# Days on Market



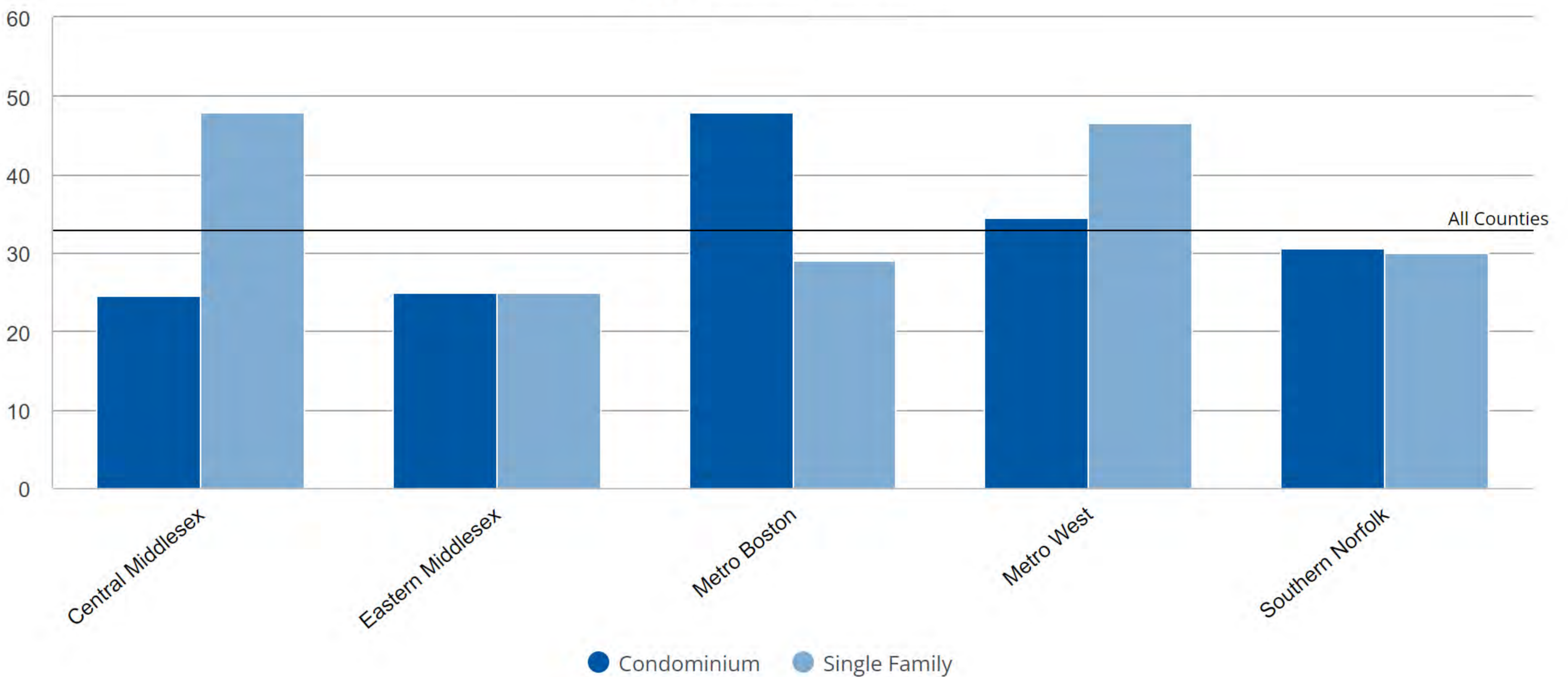
The median number of days between when a property is listed and the purchase contract date.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	33	⬆️ 43.5%	⬆️ 17.9%	⬆️ 0.0%
CONDO	40	⬆️ 29.0%	⬆️ 21.2%	⬆️ 5.0%

## Historical Activity



## Region Comparison



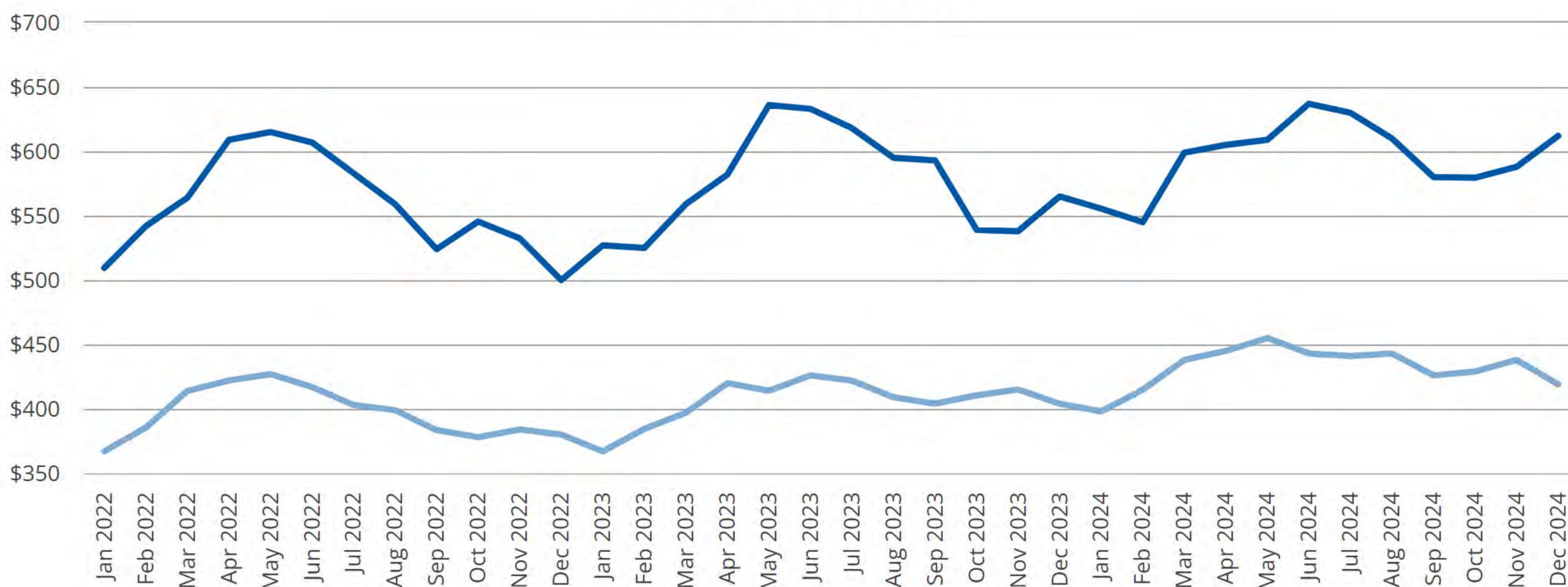
# Price per Square Foot



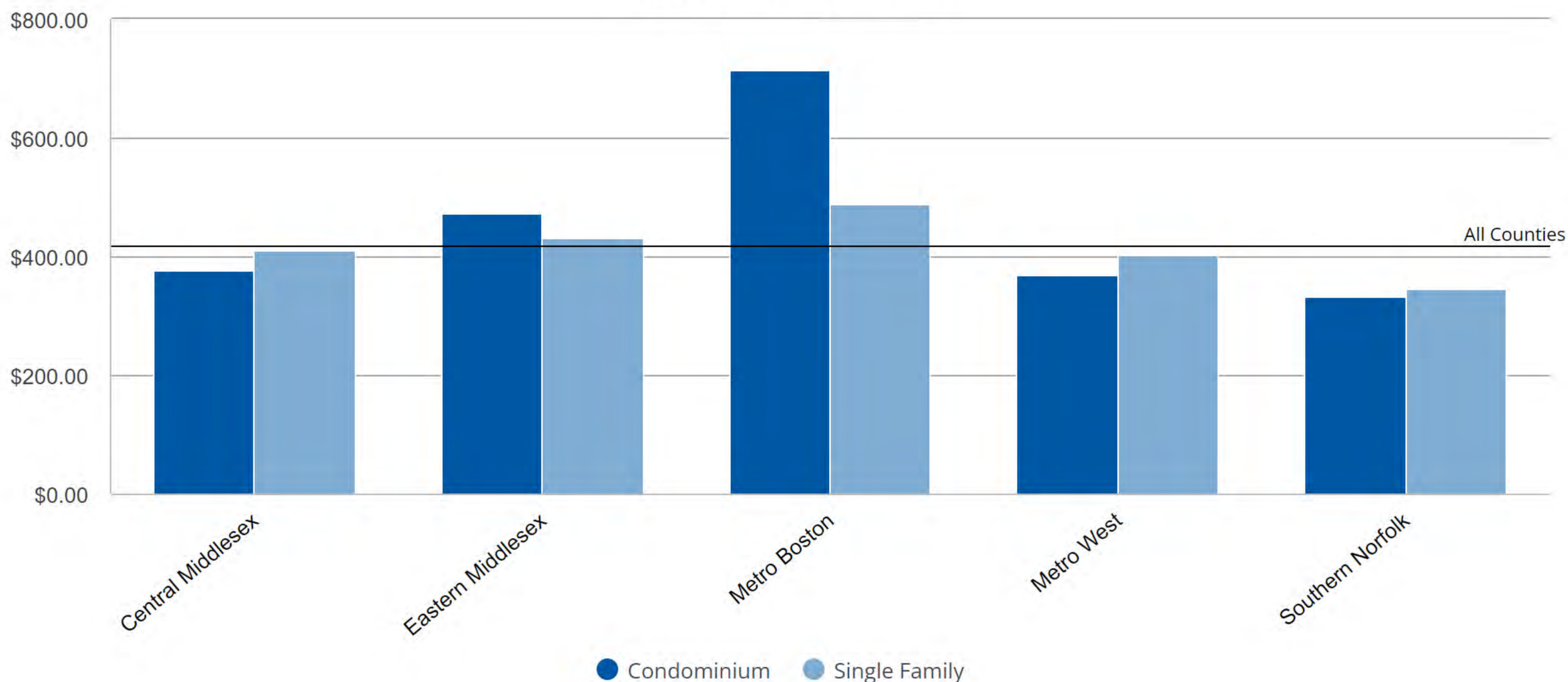
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>\$419</b>	⚡ -4.3%	⬆️ 3.7%	⬆️ 6.4%
CONDO	<b>\$612</b>	⬆️ 4.1%	⬆️ 8.3%	⬆️ 3.4%

## Historical Activity



## Region Comparison



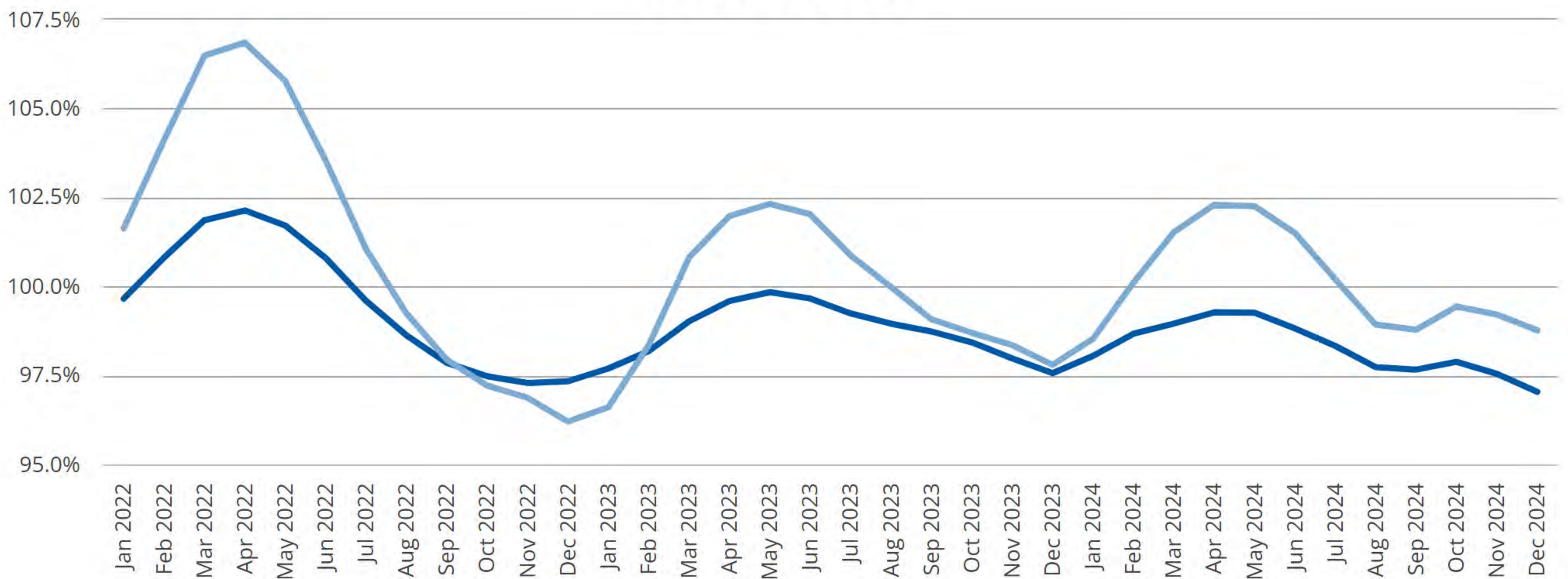
# Sold to Original Price Ratio



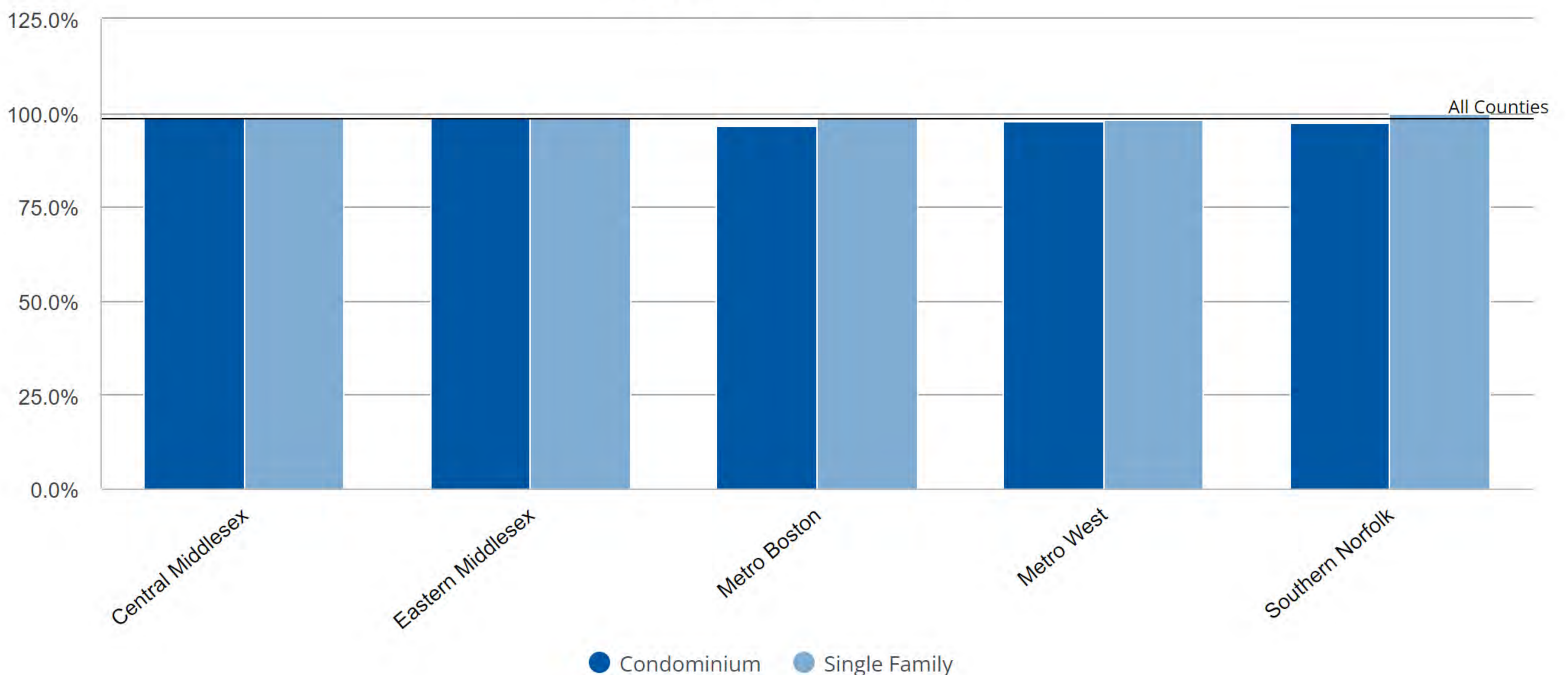
The average of the sales price divided by the original list price expressed as a percentage.

	December 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	98.8%	⚡	-0.4%	⬆️	1.0%	⬆️	0.3%
CONDO	97.0%	⚡	-0.5%	⬆️	-0.5%	⬆️	-0.4%

## Historical Activity



## Region Comparison



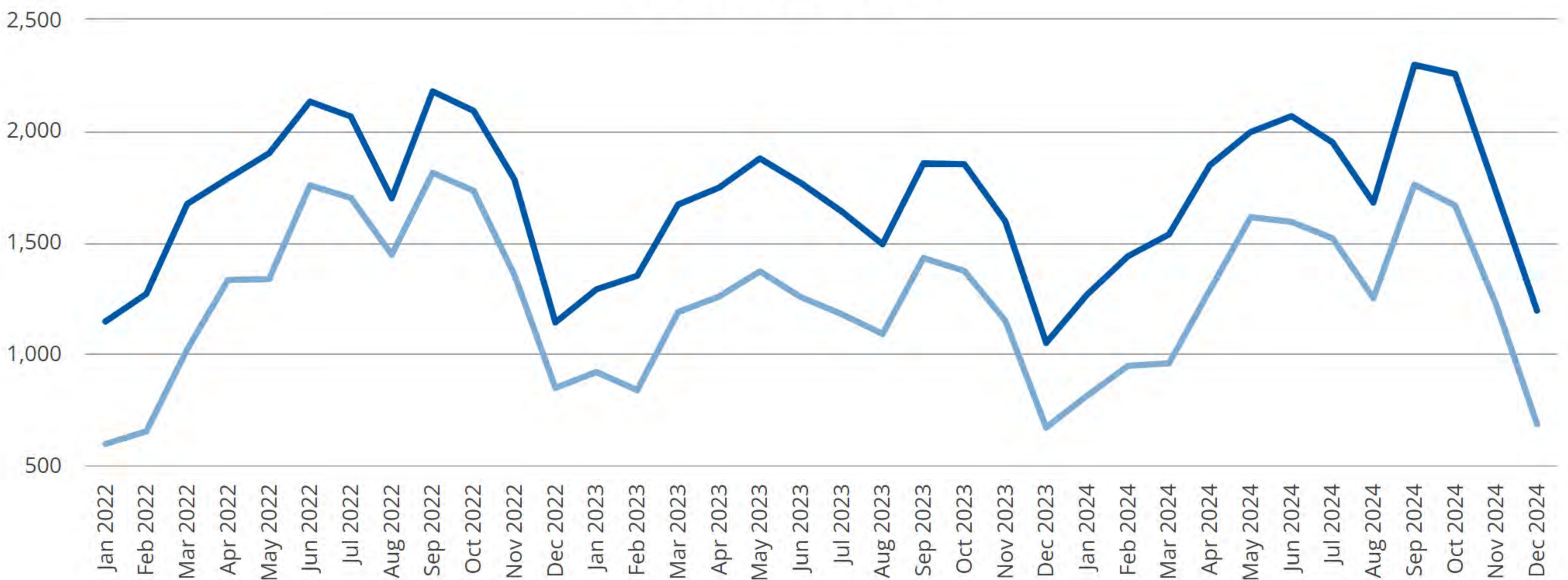
# Active Inventory



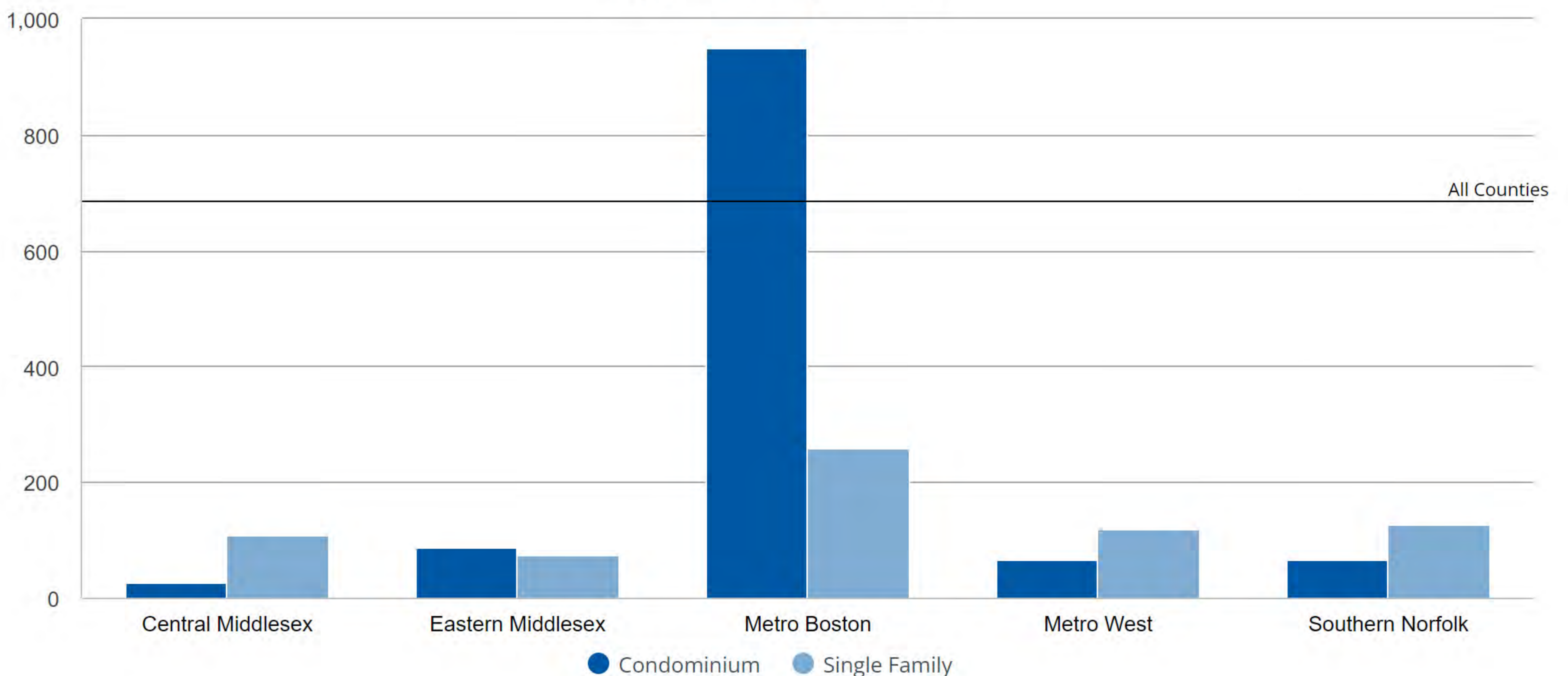
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>685</b>	⚡ <b>-43.9%</b>	⬆️ <b>2.4%</b>	—
CONDO	<b>1,194</b>	⚡ <b>-30.9%</b>	⬆️ <b>13.8%</b>	—

## Historical Activity



## Region Comparison



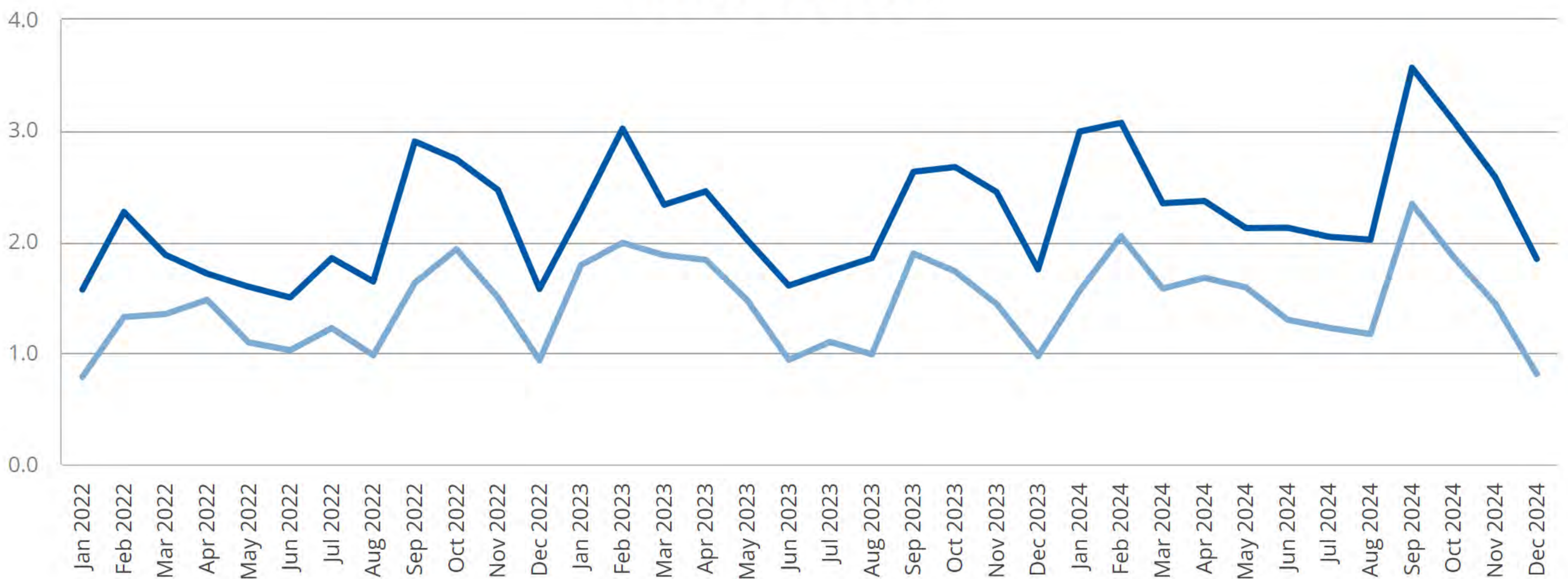
# Months Supply of Inventory



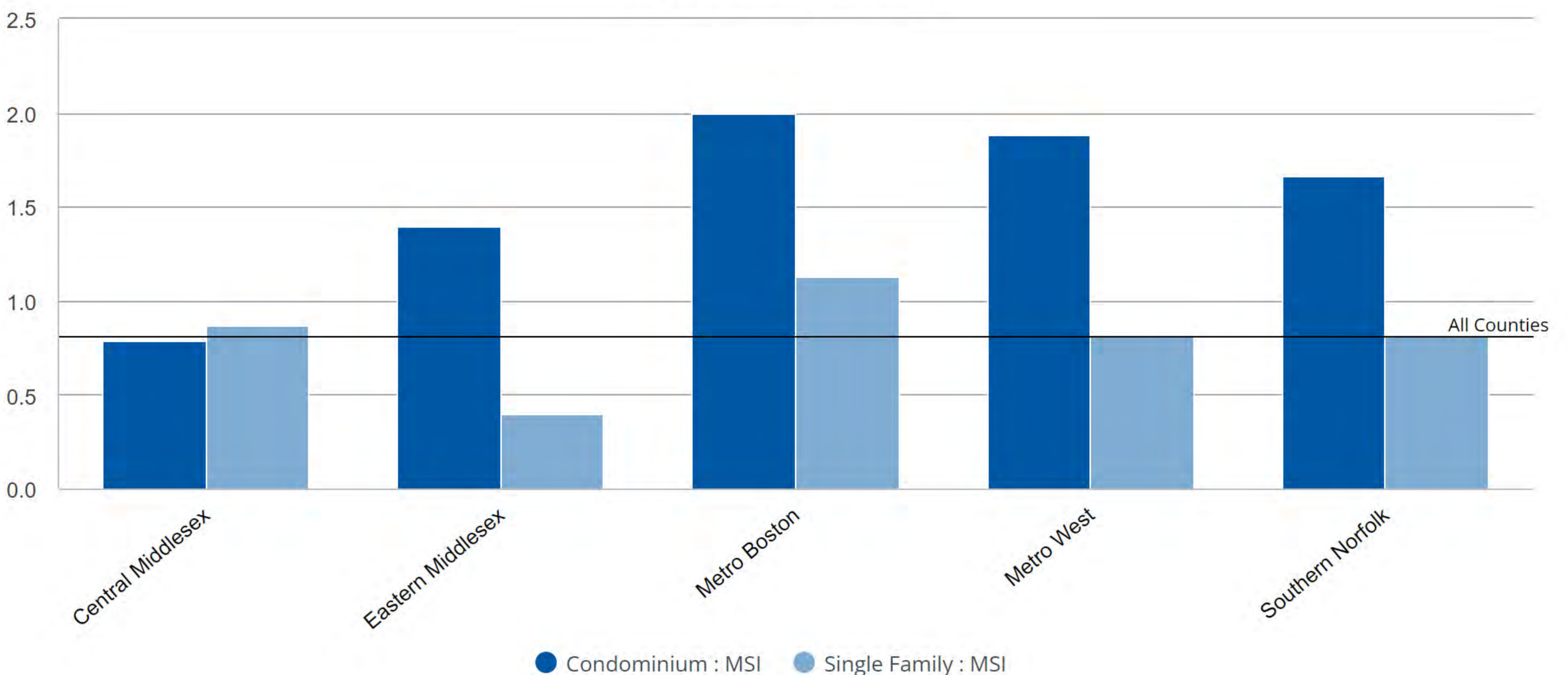
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	December 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	0.8	⚡ -43.8%	⚡ -16.5%	—
CONDO	1.8	⚡ -28.5%	⬆️ 5.4%	—

## Historical Activity



## Region Comparison



# Central Middlesex Region



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

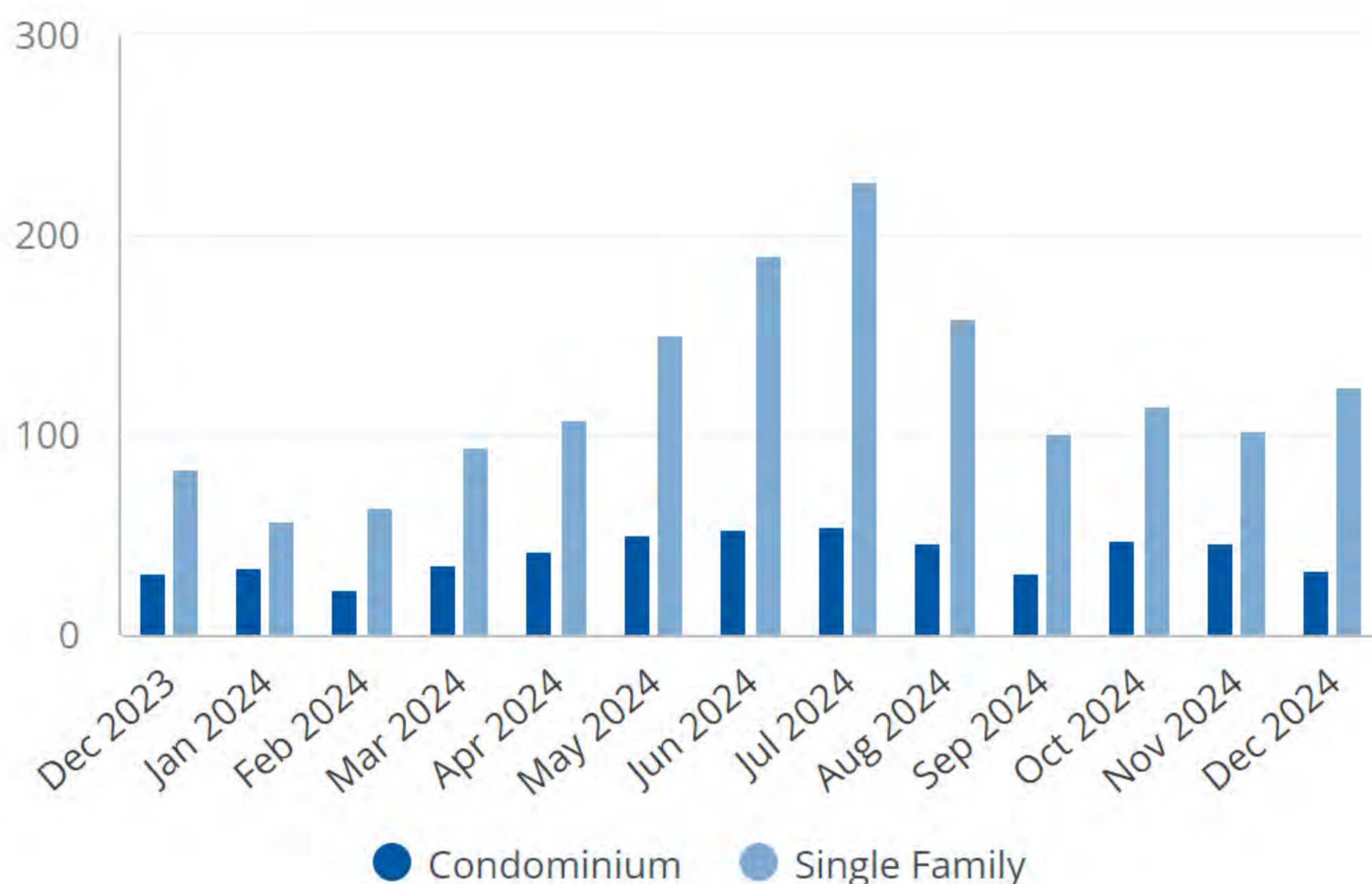
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$990,000	\$1,093,750	▼ -9.5%	\$1,075,000	▼ -7.9%	\$1,175,000	\$1,170,000	▲ 0.4%
Closed Sales	124	84	▲ 47.6%	103	▲ 20.4%	1,496	1,429	▲ 4.7%
New Listings	35	30	▲ 16.7%	74	▼ -52.7%	1,876	1,721	▲ 9.0%
Pending Sales	74	70	▲ 5.7%	94	▼ -21.3%	1,504	1,436	▲ 4.7%
Median Days on Market	48	44.5	▲ 7.9%	22	▲ 118.2%	19	18	▲ 5.6%
Price per Square Foot	\$412	\$394	▲ 4.6%	\$414	▼ -0.6%	\$433	\$418	▲ 3.6%
Sold to Original Price Ratio	98.8%	99.1%	▼ -0.2%	100.0%	▼ -1.2%	101.6%	102.1%	▼ -0.5%
Active Inventory	108	112	▼ -3.6%	200	▼ -46.0%	—	—	—
Months Supply of Inventory	0.9	1.3	▼ -34.7%	1.9	▼ -55.1%	—	—	—

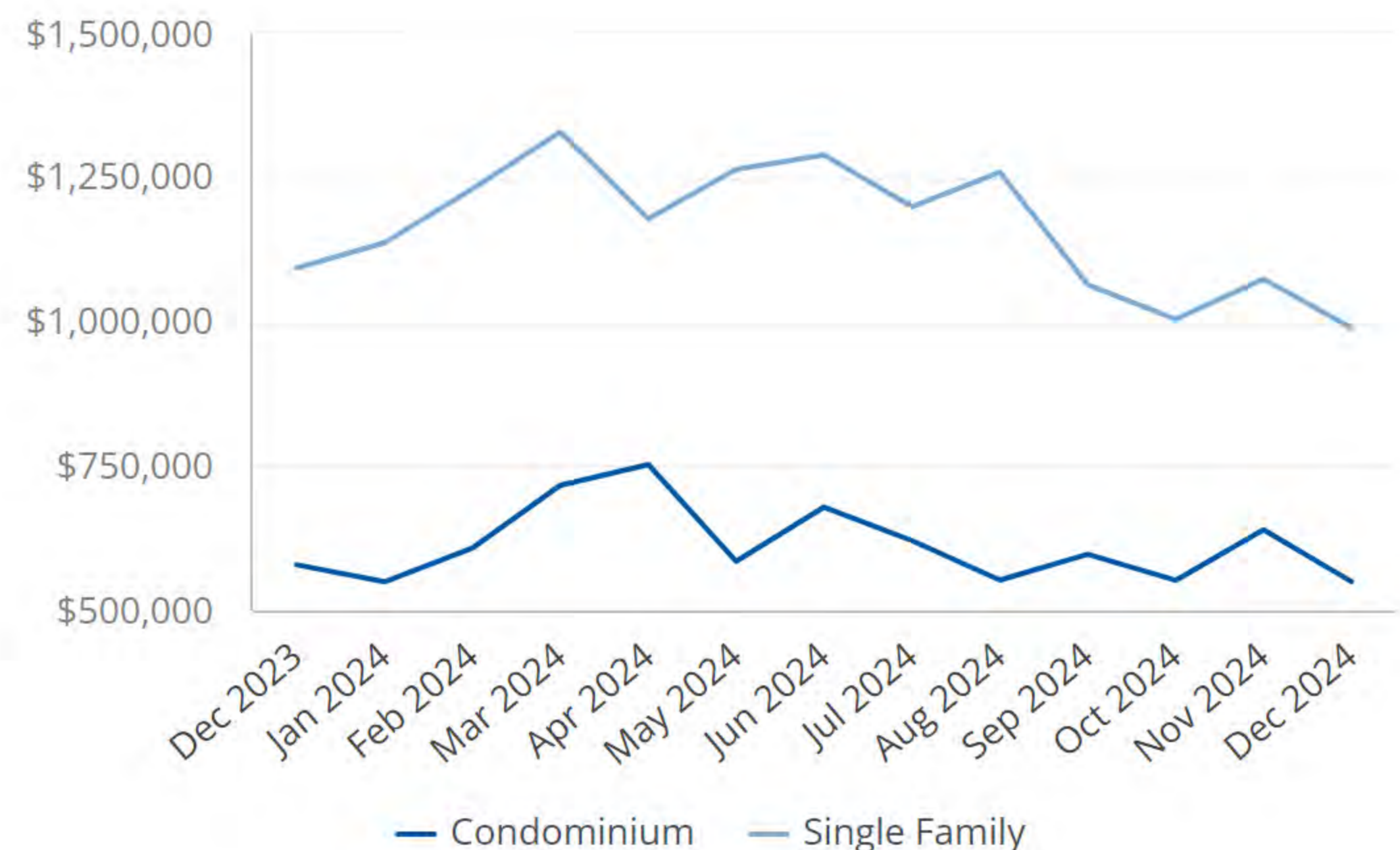
## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$550,000	\$579,000	▼ -5.0%	\$640,000	▼ -14.1%	\$615,000	\$600,000	▲ 2.5%
Closed Sales	33	31	▲ 6.5%	47	▼ -29.8%	501	518	▼ -3.3%
New Listings	19	19	▶ 0.0%	14	▲ 35.7%	555	621	▼ -10.6%
Pending Sales	20	34	▼ -41.2%	32	▼ -37.5%	476	521	▼ -8.6%
Median Days on Market	24.5	22	▲ 11.4%	27.5	▼ -10.9%	19	18	▲ 5.6%
Price per Square Foot	\$376	\$346	▲ 8.7%	\$358	▲ 5.0%	\$378	\$362	▲ 4.4%
Sold to Original Price Ratio	99.1%	98.7%	▲ 0.4%	99.4%	▼ -0.4%	101.1%	102.0%	▼ -0.8%
Active Inventory	26	35	▼ -25.7%	32	▼ -18.8%	—	—	—
Months Supply of Inventory	0.8	1.1	▼ -30.2%	0.7	▲ 15.7%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Eastern Middlesex Region



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

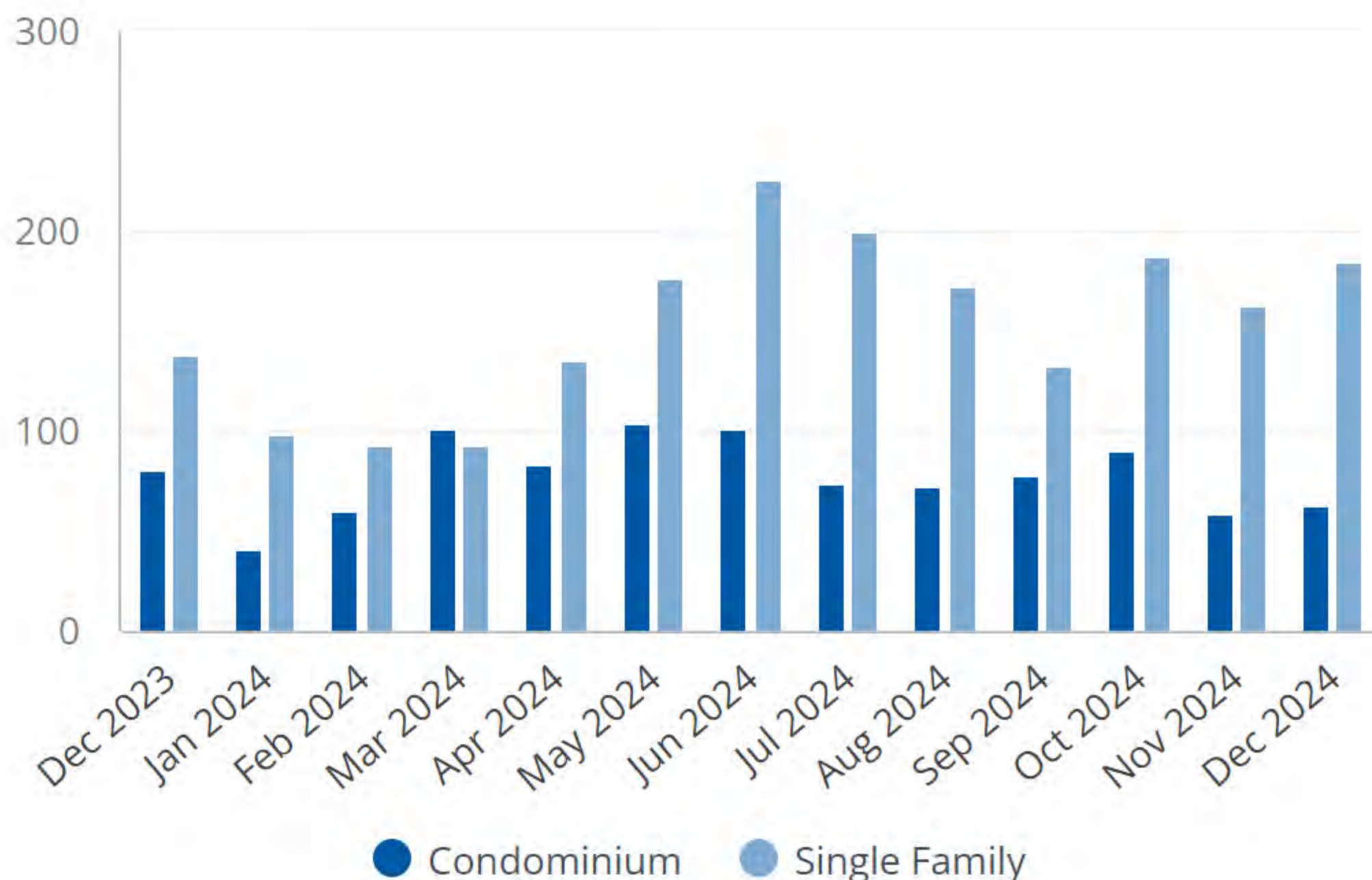
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$850,000	\$750,000	↑ 13.3%	\$780,000	↑ 9.0%	\$840,000	\$780,000	↑ 7.7%
Closed Sales	185	139	↑ 33.1%	163	↑ 13.5%	1,864	1,822	↑ 2.3%
New Listings	57	53	↑ 7.5%	103	↓ -44.7%	2,158	2,025	↑ 6.6%
Pending Sales	87	90	↓ -3.3%	163	↓ -46.6%	1,866	1,803	↑ 3.5%
Median Days on Market	25	21	↑ 19.0%	22	↑ 13.6%	16	17	↓ -5.9%
Price per Square Foot	\$430	\$407	↑ 5.7%	\$441	↓ -2.5%	\$436	\$408	↑ 6.9%
Sold to Original Price Ratio	98.5%	100.8%	↓ -2.3%	101.2%	↓ -2.7%	103.1%	102.6%	↑ 0.5%
Active Inventory	73	90	↓ -18.9%	139	↓ -47.5%	—	—	—
Months Supply of Inventory	0.4	0.6	↓ -39.1%	0.9	↓ -53.7%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$545,000	\$635,000	↓ -14.2%	\$559,900	↓ -2.7%	\$620,000	\$604,000	↑ 2.6%
Closed Sales	63	81	↓ -22.2%	59	↑ 6.8%	928	950	↓ -2.3%
New Listings	51	34	↑ 50.0%	69	↓ -26.1%	1,179	1,164	↑ 1.3%
Pending Sales	45	45	↔ 0.0%	81	↓ -44.4%	915	990	↓ -7.6%
Median Days on Market	25	21	↑ 19.0%	21	↑ 19.0%	18	16	↑ 12.5%
Price per Square Foot	\$472	\$467	↑ 1.1%	\$485	↓ -2.7%	\$490	\$453	↑ 8.2%
Sold to Original Price Ratio	98.7%	100.3%	↓ -1.6%	100.4%	↓ -1.7%	100.9%	101.2%	↓ -0.4%
Active Inventory	88	59	↑ 49.2%	111	↓ -20.7%	—	—	—
Months Supply of Inventory	1.4	0.7	↑ 91.8%	1.9	↓ -25.8%	—	—	—

### 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

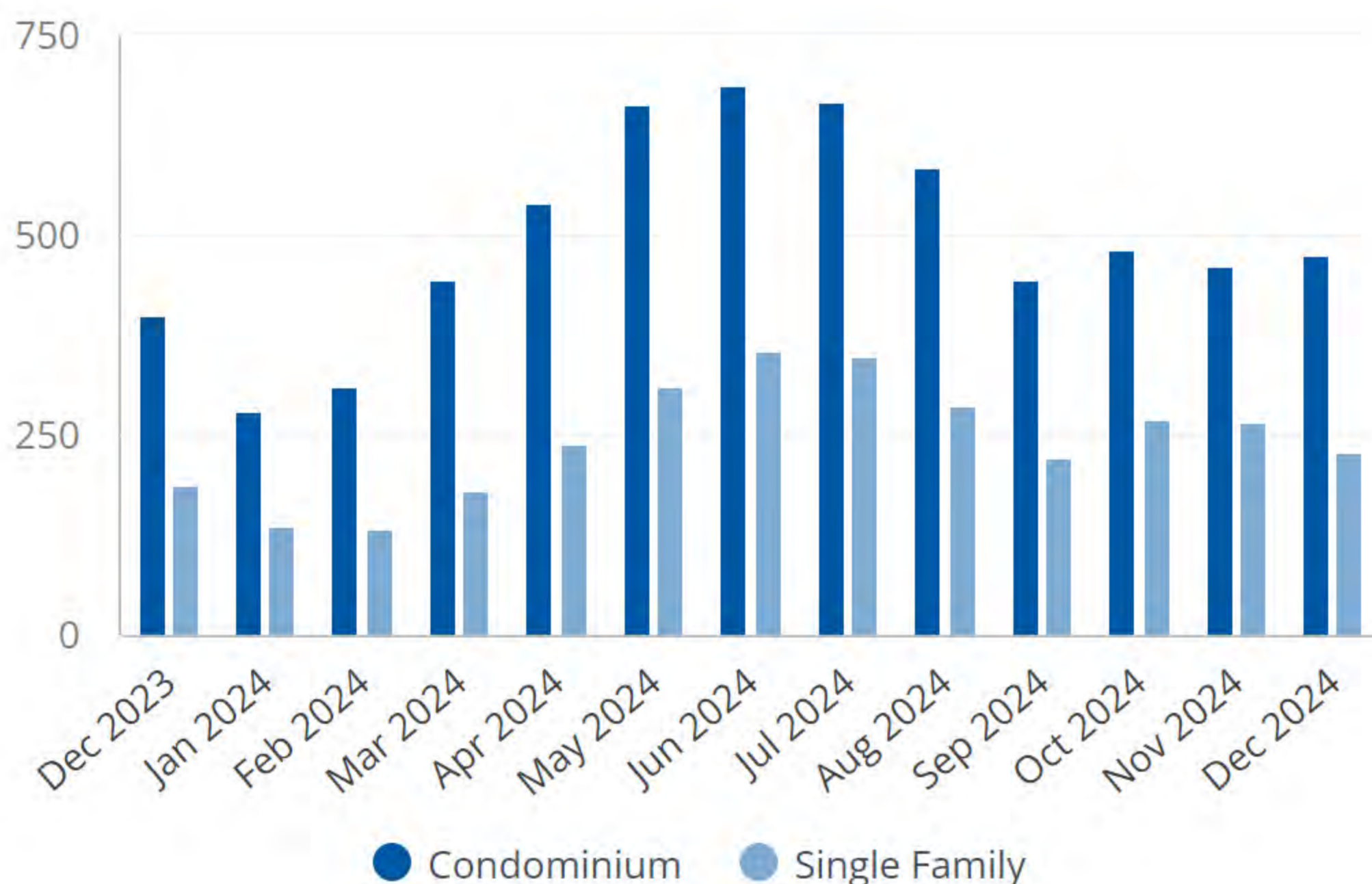
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$990,000	\$850,000	⬆️ 16.5%	\$1,000,000	⬇️ -1.0%	\$995,000	\$925,000	⬆️ 7.6%
Closed Sales	229	188	⬆️ 21.8%	267	⬇️ -14.2%	2,978	2,736	⬆️ 8.8%
New Listings	99	88	⬆️ 12.5%	177	⬇️ -44.1%	3,952	3,596	⬆️ 9.9%
Pending Sales	157	118	⬆️ 33.1%	220	⬇️ -28.6%	3,004	2,726	⬆️ 10.2%
Median Days on Market	29	27.5	⬆️ 5.5%	24	⬆️ 20.8%	19	19	↔️ 0.0%
Price per Square Foot	\$489	\$495	⬆️ -1.2%	\$518	⬇️ -5.6%	\$526	\$499	⬆️ 5.5%
Sold to Original Price Ratio	98.2%	98.0%	⬆️ 0.2%	99.0%	⬇️ -0.8%	100.8%	100.7%	⬆️ 0.1%
Active Inventory	258	236	⬆️ 9.3%	448	⬇️ -42.4%	—	—	—
Months Supply of Inventory	1.1	1.3	⬆️ -10.3%	1.7	⬇️ -32.9%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$802,000	\$750,000	⬆️ 6.9%	\$805,000	⬇️ -0.4%	\$781,055	\$770,000	⬆️ 1.4%
Closed Sales	476	401	⬆️ 18.7%	462	⬆️ 3.0%	6,046	6,131	⬆️ -1.4%
New Listings	246	225	⬆️ 9.3%	401	⬇️ -38.7%	9,338	8,851	⬆️ 5.5%
Pending Sales	322	279	⬆️ 15.4%	490	⬇️ -34.3%	6,167	6,005	⬆️ 2.7%
Median Days on Market	48	45	⬆️ 6.7%	35	⬆️ 37.1%	23	21	⬆️ 9.5%
Price per Square Foot	\$715	\$669	⬆️ 6.9%	\$696	⬆️ 2.7%	\$721	\$703	⬆️ 2.6%
Sold to Original Price Ratio	96.7%	96.8%	⬆️ -0.1%	97.6%	⬇️ -0.9%	98.8%	98.9%	⬆️ -0.1%
Active Inventory	949	854	⬆️ 11.1%	1,422	⬇️ -33.3%	—	—	—
Months Supply of Inventory	2.0	2.1	⬆️ -6.4%	3.1	⬇️ -35.2%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Metro West Region



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

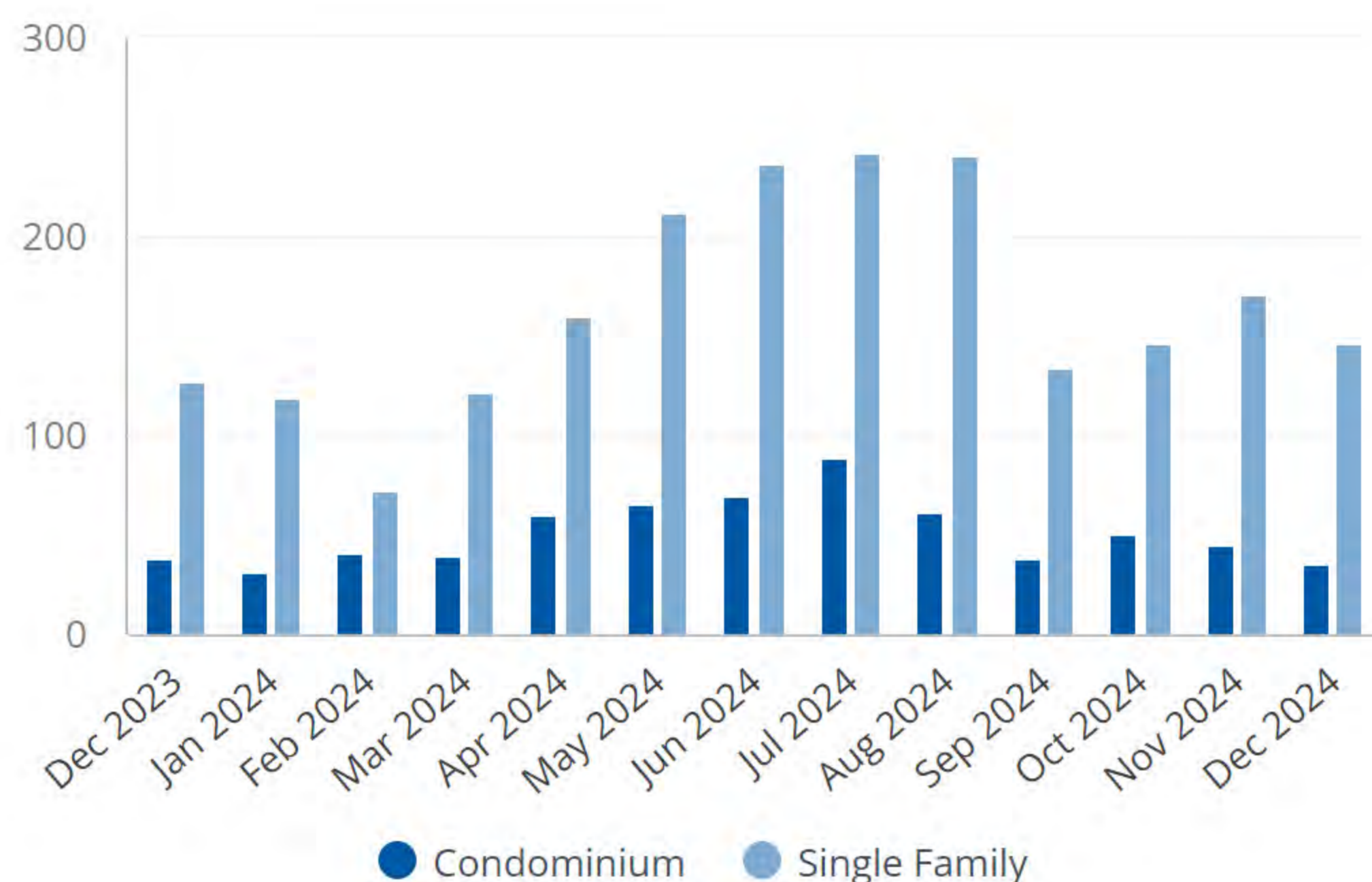
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$845,000	\$899,950	▼ -6.1%	\$900,000	▼ -6.1%	\$980,000	\$900,000	▲ 8.9%
Closed Sales	147	128	▲ 14.8%	171	▼ -14.0%	2,005	1,869	▲ 7.3%
New Listings	44	47	▼ -6.4%	97	▼ -54.6%	2,433	2,252	▲ 8.0%
Pending Sales	108	93	▲ 16.1%	136	▼ -20.6%	1,989	1,898	▲ 4.8%
Median Days on Market	46.5	25	▲ 86.0%	27	▲ 72.2%	17	17	▲ 3.0%
Price per Square Foot	\$402	\$401	▲ 0.2%	\$407	▼ -1.2%	\$409	\$390	▲ 4.9%
Sold to Original Price Ratio	98.3%	100.2%	▼ -1.8%	99.7%	▼ -1.4%	101.7%	102.0%	▼ -0.3%
Active Inventory	119	102	▲ 16.7%	232	▼ -48.7%	—	—	—
Months Supply of Inventory	0.8	0.8	▲ 1.6%	1.4	▼ -40.3%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$669,900	\$602,500	▲ 11.2%	\$478,000	▲ 40.1%	\$660,000	\$625,000	▲ 5.6%
Closed Sales	35	38	▼ -7.9%	45	▼ -22.2%	628	606	▲ 3.6%
New Listings	28	21	▲ 33.3%	37	▼ -24.3%	747	694	▲ 7.6%
Pending Sales	26	28	▼ -7.1%	36	▼ -27.8%	600	576	▲ 4.2%
Median Days on Market	34.5	19.5	▲ 76.9%	22	▲ 56.8%	17	17	▶ 0.0%
Price per Square Foot	\$370	\$343	▲ 7.9%	\$357	▲ 3.6%	\$388	\$355	▲ 9.4%
Sold to Original Price Ratio	96.9%	99.5%	▼ -2.6%	98.8%	▼ -1.9%	101.1%	101.6%	▼ -0.5%
Active Inventory	66	52	▲ 26.9%	85	▼ -22.4%	—	—	—
Months Supply of Inventory	1.9	1.4	▲ 37.8%	1.9	▼ -0.2%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Southern Norfolk Region



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

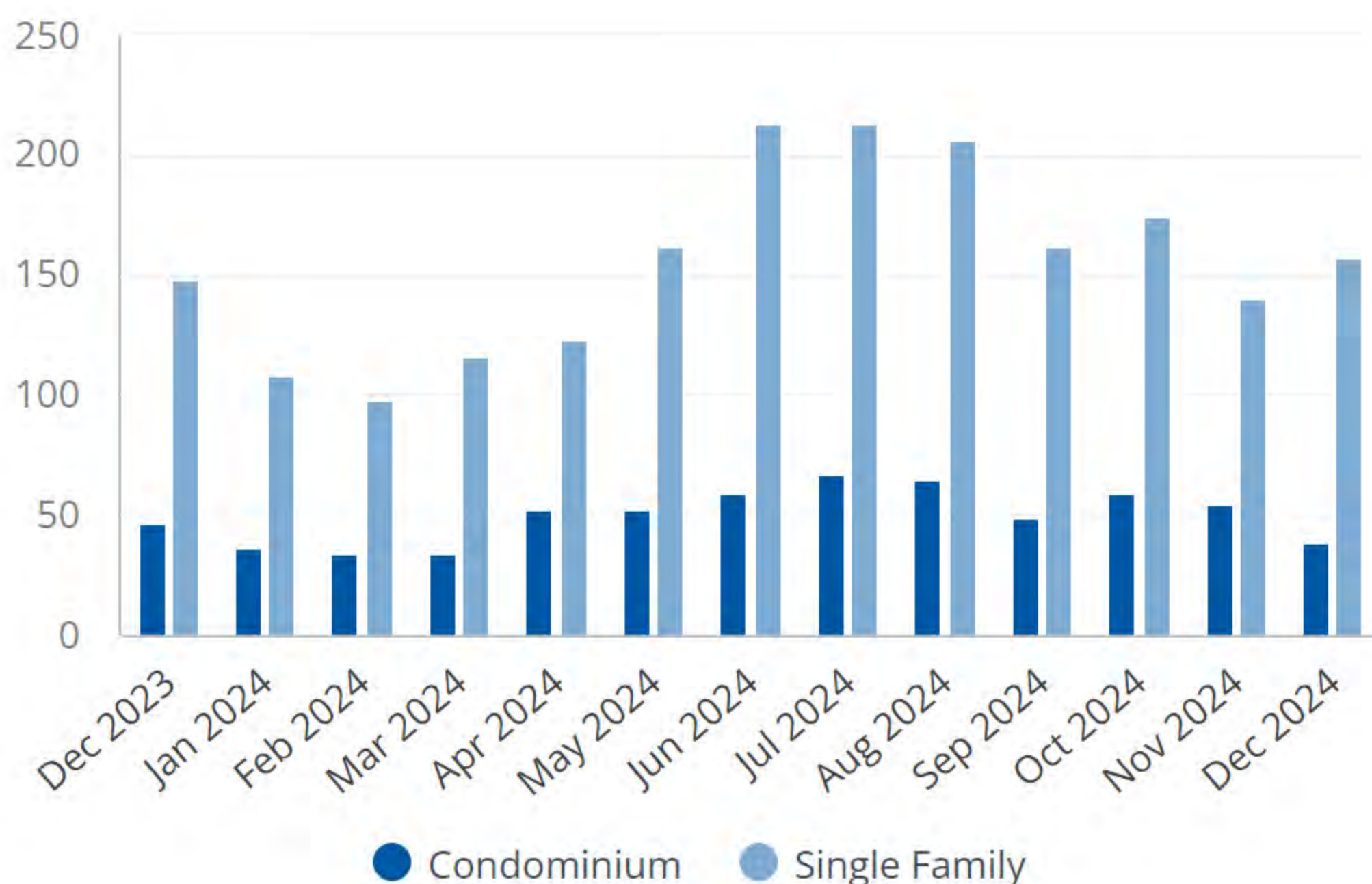
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$699,900	\$625,000	⬆️ 12.0%	\$729,500	⬇️ -4.1%	\$710,000	\$665,000	⬆️ 6.8%
Closed Sales	157	148	⬆️ 6.1%	140	⬆️ 12.1%	1,876	1,847	⬆️ 1.6%
New Listings	78	71	⬆️ 9.9%	120	⬇️ -35.0%	2,225	2,084	⬆️ 6.8%
Pending Sales	121	102	⬆️ 18.6%	151	⬇️ -19.9%	1,897	1,838	⬆️ 3.2%
Median Days on Market	30	29.5	⬆️ 1.7%	23	⬆️ 30.4%	19	19	⬆️ 0.0%
Price per Square Foot	\$346	\$348	⬆️ -0.4%	\$366	⬇️ -5.5%	\$359	\$338	⬆️ 6.2%
Sold to Original Price Ratio	100.0%	99.0%	⬆️ 1.0%	100.3%	⬇️ -0.4%	101.6%	101.6%	⬆️ 0.0%
Active Inventory	127	129	⬆️ -1.6%	202	⬇️ -37.1%	—	—	—
Months Supply of Inventory	0.8	0.9	⬆️ -7.2%	1.4	⬇️ -43.9%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$440,000	\$459,000	⬆️ -4.1%	\$470,000	⬇️ -6.4%	\$476,000	\$475,000	⬆️ 0.2%
Closed Sales	39	47	⬆️ -17.0%	55	⬇️ -29.1%	603	657	⬆️ -8.2%
New Listings	39	16	⬆️ 143.8%	46	⬇️ -15.2%	747	666	⬆️ 12.2%
Pending Sales	38	23	⬆️ 65.2%	41	⬇️ -7.3%	607	584	⬆️ 3.9%
Median Days on Market	30.5	25	⬆️ 22.0%	22	⬆️ 38.6%	19	19	⬆️ 0.0%
Price per Square Foot	\$333	\$348	⬆️ -4.3%	\$321	⬆️ 3.7%	\$333	\$337	⬆️ -1.2%
Sold to Original Price Ratio	97.1%	101.9%	⬆️ -4.7%	100.2%	⬇️ -3.1%	101.3%	102.1%	⬆️ -0.8%
Active Inventory	65	49	⬆️ 32.7%	77	⬇️ -15.6%	—	—	—
Months Supply of Inventory	1.7	1.0	⬆️ 59.9%	1.4	⬆️ 19.0%	—	—	—

### Number of Closed Sales



### Median Sales Price



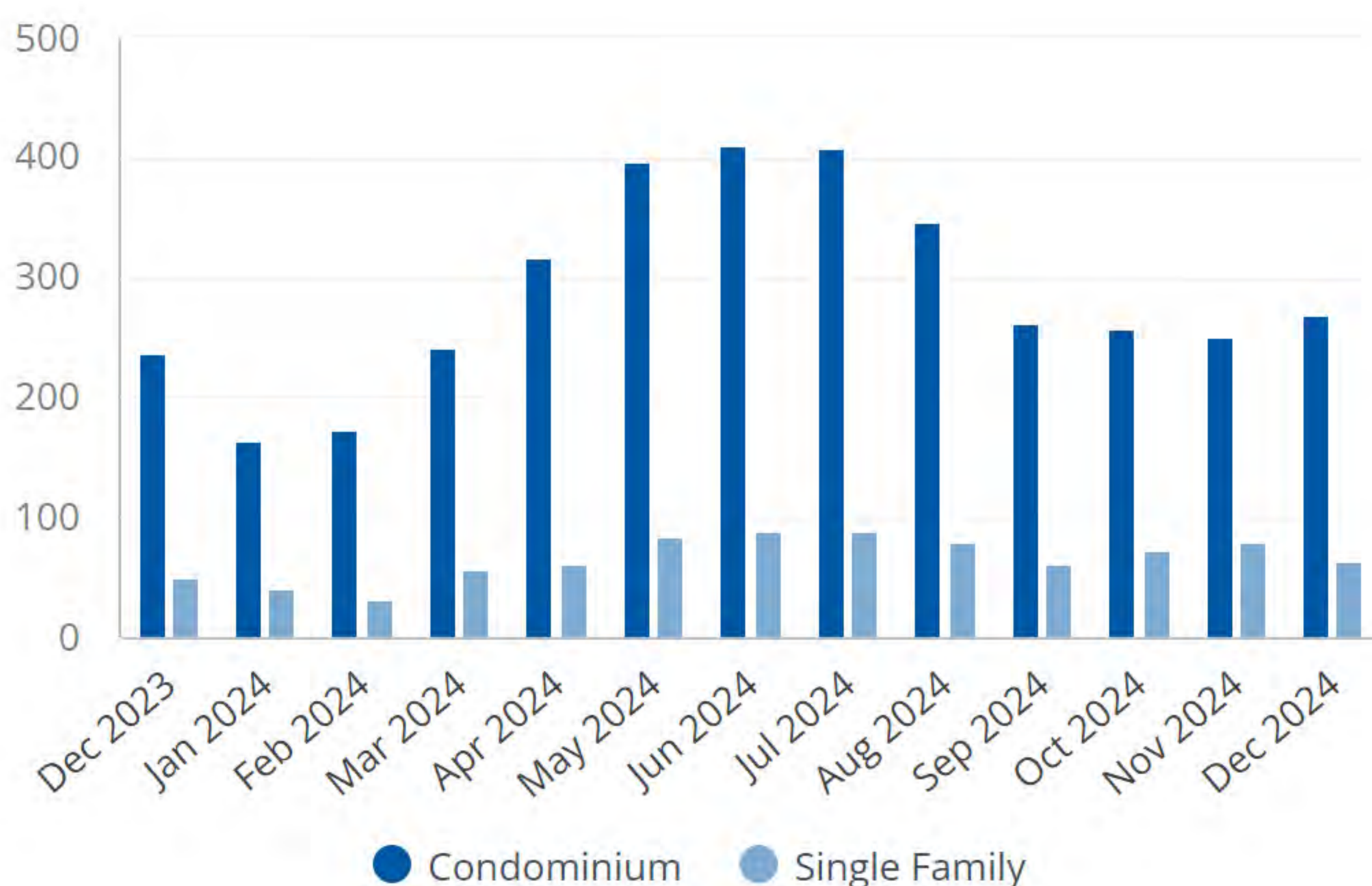
## Single Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$812,500	\$760,000	⬆️ 6.9%	\$825,000	⬇️ -1.5%	\$835,000	\$800,000	⬆️ 4.4%
Closed Sales	64	51	⬆️ 25.5%	79	⬇️ -19.0%	808	760	⬆️ 6.3%
New Listings	33	24	⬆️ 37.5%	56	⬇️ -41.1%	1,061	1,011	⬆️ 4.9%
Pending Sales	40	32	⬆️ 25.0%	73	⬇️ -45.2%	819	759	⬆️ 7.9%
Median Days on Market	27.5	31.5	⬆️ -12.7%	23	⬆️ 19.6%	21	20	⬆️ 5.0%
Price per Square Foot	\$482	\$491	⬆️ -1.8%	\$479	⬆️ 0.6%	\$490	\$474	⬆️ 3.4%
Sold to Original Price Ratio	97.9%	97.2%	⬆️ 0.7%	98.0%	⬆️ -0.1%	99.8%	99.2%	⬆️ 0.6%
Active Inventory	84	82	⬆️ 2.4%	113	⬇️ -25.7%	—	—	—
Months Supply of Inventory	1.3	1.6	⬆️ -18.4%	1.4	⬇️ -8.2%	—	—	—

## Condominiums

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$791,000	\$792,000	⬆️ -0.1%	\$800,000	⬇️ -1.1%	\$760,000	\$750,000	⬆️ 1.3%
Closed Sales	270	237	⬆️ 13.9%	251	⬆️ 7.6%	3,504	3,588	⬆️ -2.3%
New Listings	155	135	⬆️ 14.8%	233	⬇️ -33.5%	5,794	5,385	⬆️ 7.6%
Pending Sales	202	158	⬆️ 27.8%	260	⬇️ -22.3%	3,561	3,452	⬆️ 3.2%
Median Days on Market	56	50	⬆️ 12.0%	40.5	⬆️ 38.3%	26	23	⬆️ 13.0%
Price per Square Foot	\$842	\$775	⬆️ 8.6%	\$782	⬆️ 7.7%	\$798	\$786	⬆️ 1.6%
Sold to Original Price Ratio	95.7%	96.5%	⬆️ -0.9%	96.9%	⬇️ -1.3%	98.0%	98.3%	⬆️ -0.3%
Active Inventory	684	578	⬆️ 18.3%	987	⬇️ -30.7%	—	—	—
Months Supply of Inventory	2.5	2.4	⬆️ 3.9%	3.9	⬇️ -35.6%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

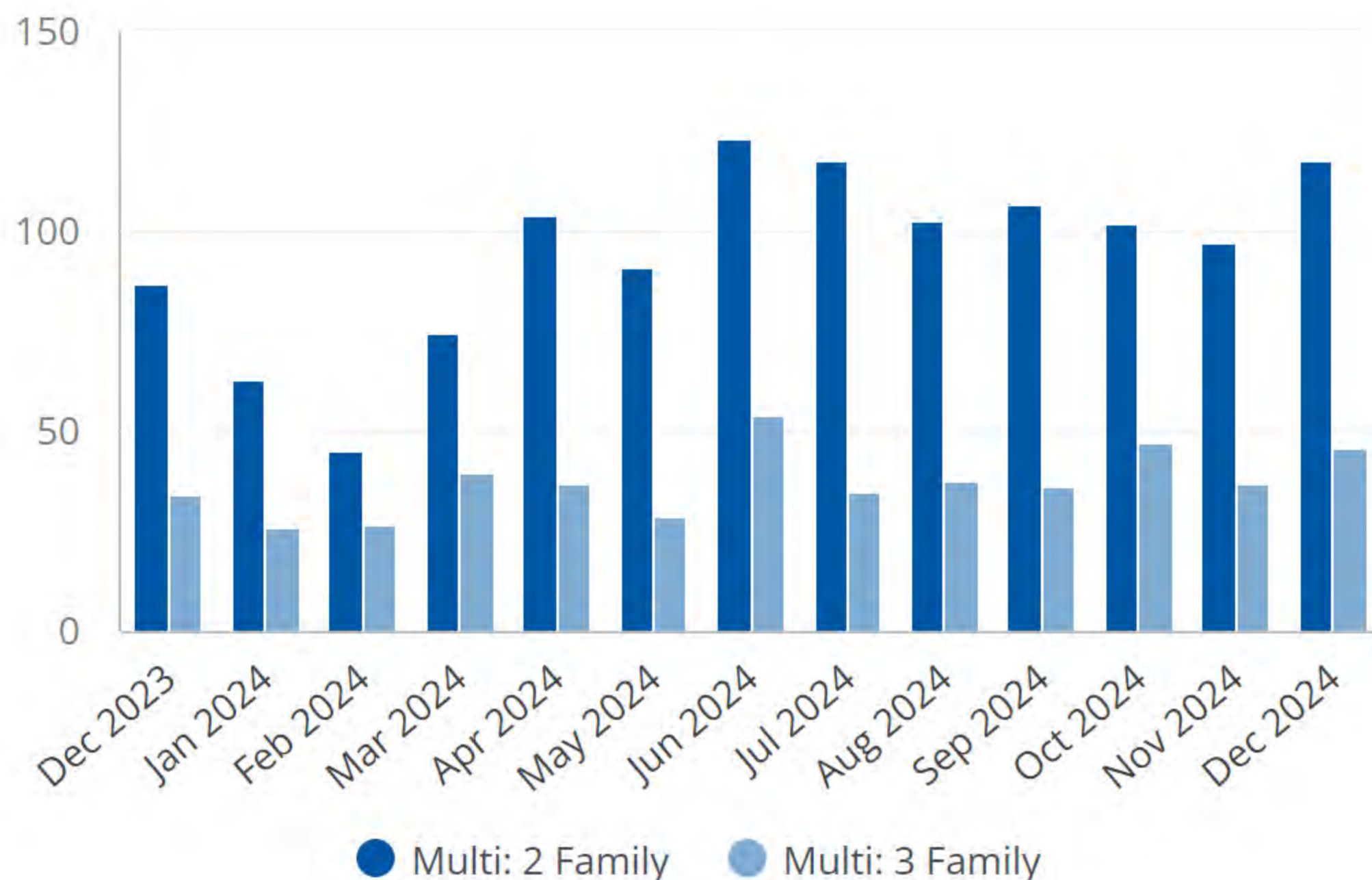
## 2 Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$972,500	\$850,000	⬆️ 14.4%	\$1,050,000	⬇️ -7.4%	\$960,000	\$895,000	⬆️ 7.3%
Closed Sales	118	87	⬆️ 35.6%	97	⬆️ 21.6%	1,146	1,093	⬆️ 4.8%
New Listings	64	47	⬆️ 36.2%	90	⬇️ -28.9%	1,631	1,419	⬆️ 14.9%
Pending Sales	74	62	⬆️ 19.4%	89	⬇️ -16.9%	1,177	1,078	⬆️ 9.2%
Median Days on Market	22.5	23	⬆️ -2.2%	22	⬆️ 2.3%	18	20	⬆️ -10.0%
Price per Square Foot	\$377	\$353	⬆️ 6.8%	\$401	⬇️ -6.0%	\$389	\$361	⬆️ 7.8%
Sold to Original Price Ratio	100.3%	101.8%	⬆️ -1.5%	100.7%	⬇️ -0.4%	101.5%	100.1%	⬆️ 1.4%
Active Inventory	115	83	⬆️ 38.6%	167	⬇️ -31.1%	—	—	—
Months Supply of Inventory	1.0	1.0	⬆️ 2.2%	1.7	⬇️ -43.4%	—	—	—

## 3 Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,200,000	\$1,087,500	⬆️ 10.3%	\$1,180,000	⬆️ 1.7%	\$1,200,000	\$1,120,000	⬆️ 7.1%
Closed Sales	46	34	⬆️ 35.3%	37	⬆️ 24.3%	452	405	⬆️ 11.6%
New Listings	29	20	⬆️ 45.0%	40	⬇️ -27.5%	678	649	⬆️ 4.5%
Pending Sales	35	26	⬆️ 34.6%	39	⬇️ -10.3%	466	414	⬆️ 12.6%
Median Days on Market	35	37.5	⬆️ -6.7%	24	⬆️ 45.8%	21	25	⬆️ -16.0%
Price per Square Foot	\$353	\$315	⬆️ 12.1%	\$360	⬇️ -1.9%	\$366	\$325	⬆️ 12.6%
Sold to Original Price Ratio	95.6%	97.8%	⬆️ -2.3%	99.7%	⬇️ -4.1%	98.4%	96.8%	⬆️ 1.7%
Active Inventory	62	69	⬆️ -10.1%	88	⬇️ -29.5%	—	—	—
Months Supply of Inventory	1.3	2.0	⬆️ -33.6%	2.4	⬇️ -43.3%	—	—	—

Number of Closed Sales



Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

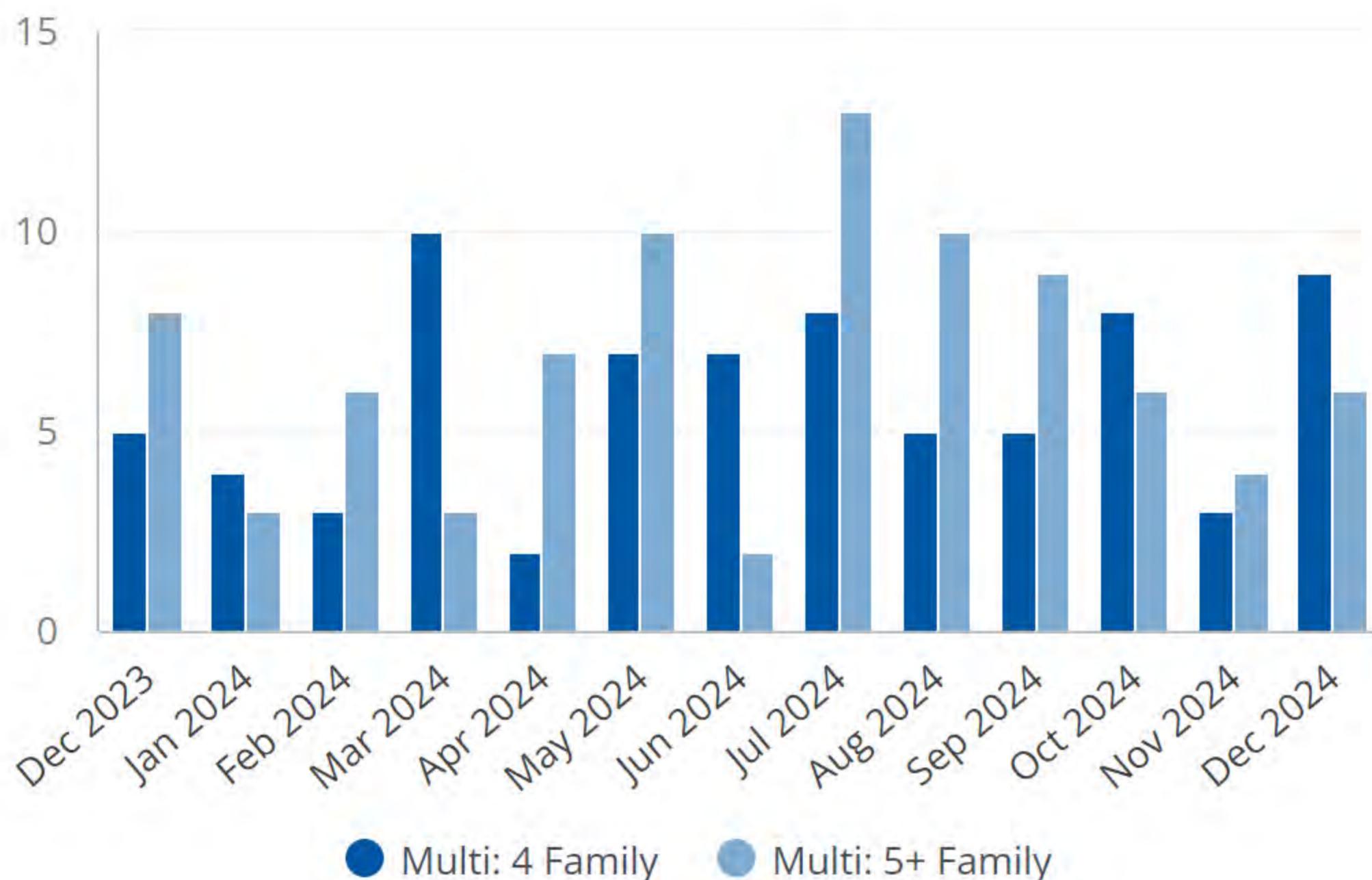
## 4 Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,130,000	\$1,315,000	▼ -14.1%	\$1,270,000	▼ -11.0%	\$1,425,000	\$1,253,000	▲ 13.7%
Closed Sales	9	5	▲ 80.0%	3	▲ 200.0%	71	72	▼ -1.4%
New Listings	6	6	▶ 0.0%	6	▶ 0.0%	133	143	▼ -7.0%
Pending Sales	6	5	▲ 20.0%	10	▼ -40.0%	74	77	▼ -3.9%
Median Days on Market	83	23	▲ 260.9%	22.5	▲ 268.9%	34	23	▲ 45.7%
Price per Square Foot	\$286	\$392	▼ -27.0%	\$304	▼ -5.9%	\$381	\$337	▲ 12.9%
Sold to Original Price Ratio	97.4%	103.8%	▼ -6.1%	96.3%	▲ 1.2%	97.1%	99.0%	▼ -1.9%
Active Inventory	17	18	▼ -5.6%	24	▼ -29.2%	—	—	—
Months Supply of Inventory	1.9	3.6	▼ -47.5%	8.0	▼ -76.3%	—	—	—

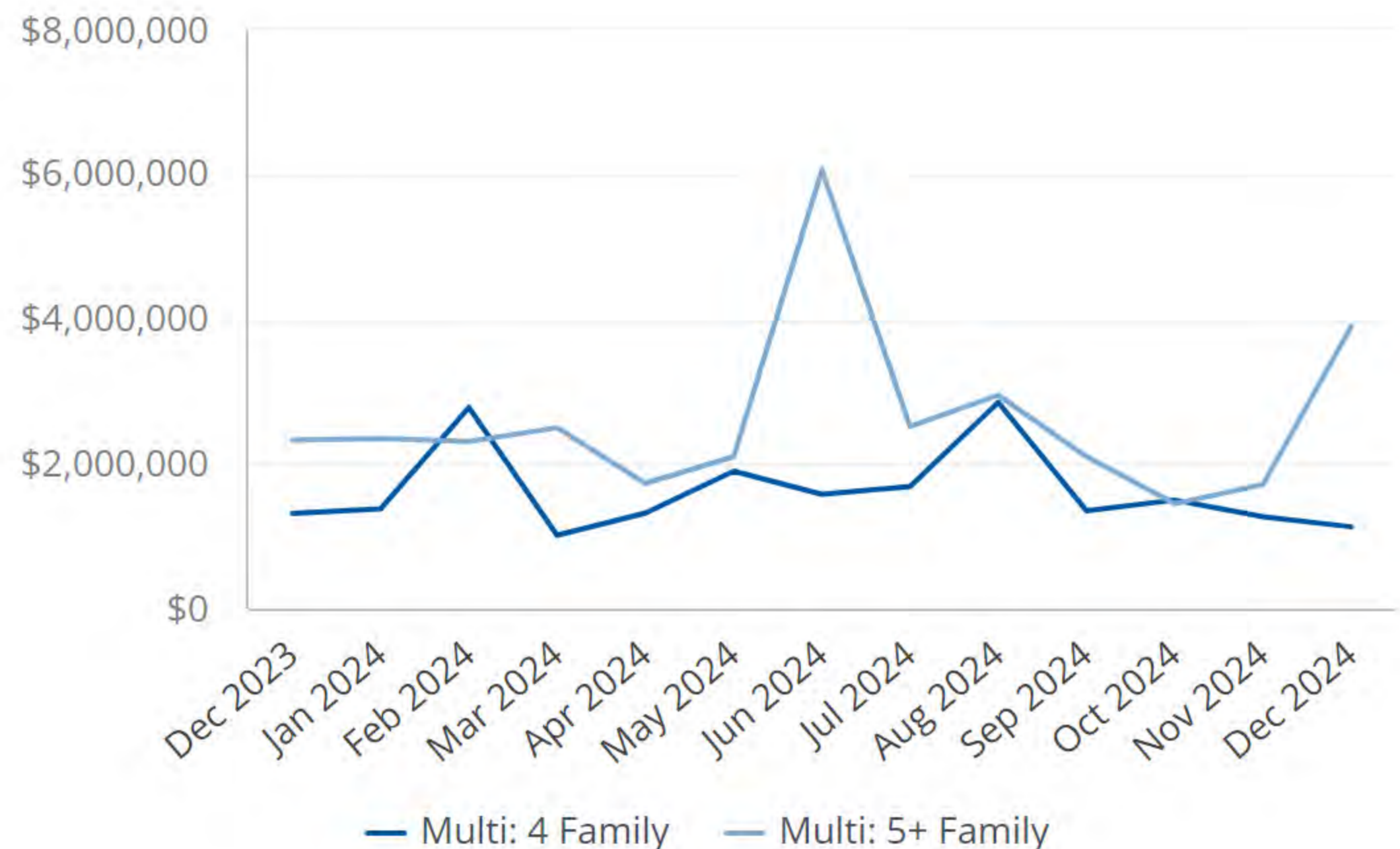
## 5+ Family Homes

	Dec 2024	Dec 2023	YoY	Nov 2024	MoM	2024	2023	YTD
Median Sales Price	\$3,900,000	\$2,330,000	▲ 67.4%	\$1,715,000	▲ 127.4%	\$2,421,000	\$2,505,000	▼ -3.4%
Closed Sales	6	8	▼ -25.0%	4	▲ 50.0%	79	63	▲ 25.4%
New Listings	10	8	▲ 25.0%	8	▲ 25.0%	195	201	▼ -3.0%
Pending Sales	6	5	▲ 20.0%	5	▲ 20.0%	81	62	▲ 30.6%
Median Days on Market	49	10	▲ 390.0%	73	▼ -32.9%	54	44	▲ 21.6%
Price per Square Foot	\$390	\$406	▼ -3.8%	\$400	▼ -2.5%	\$419	\$404	▲ 3.7%
Sold to Original Price Ratio	92.3%	89.1%	▲ 3.6%	90.2%	▲ 2.4%	95.6%	93.7%	▲ 2.0%
Active Inventory	41	50	▼ -18.0%	55	▼ -25.5%	—	—	—
Months Supply of Inventory	6.8	6.2	▲ 9.3%	13.7	▼ -50.3%	—	—	—

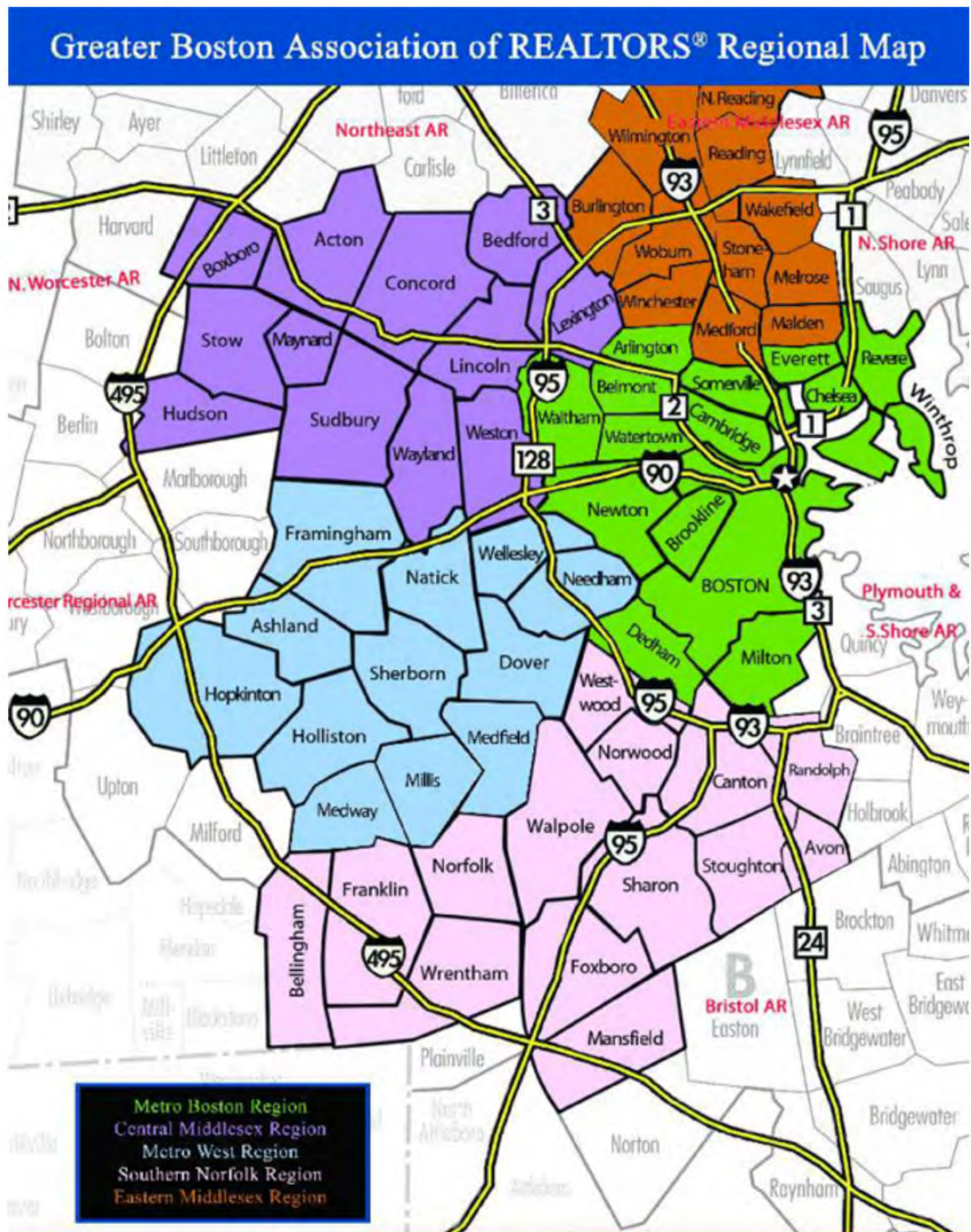
Number of Closed Sales



Median Sales Price



# GBAR JURISDICTIONAL AREA



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