

# MONTHLY MARKET INSIGHTS REPORT

June 2024

## Single-Family Homes

The 1,208 homes sold in June 2024 was the twenty-first highest sales total for the month and was a 9.4 percent decrease from the 1,334 homes sold in June 2023. Additionally, the median sales price increased 7.7 percent from \$892,188 in June 2023 to \$961,250 this year which is a new all-time high for the month of June in Greater Boston.

## Condominiums

With 944 condos sold in June, it was the twenty-first most active June on record in Greater Boston, as the market experienced a 14.1 percent decline in sales volume from the 1,099 units sold in June 2023. The median sales price of condos rose a modest 0.7 percent from in \$745,000 in June 2023 to \$750,000 which is new record price for the month.

## Multi-Family Homes

This month, 179 multi-family homes were sold in Greater Boston, which is 7.2 percent decrease from the 193 multi-family homes sold in June 2023.



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## Greater Boston Association of REALTORS®

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Data thru 07/10/24

# Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

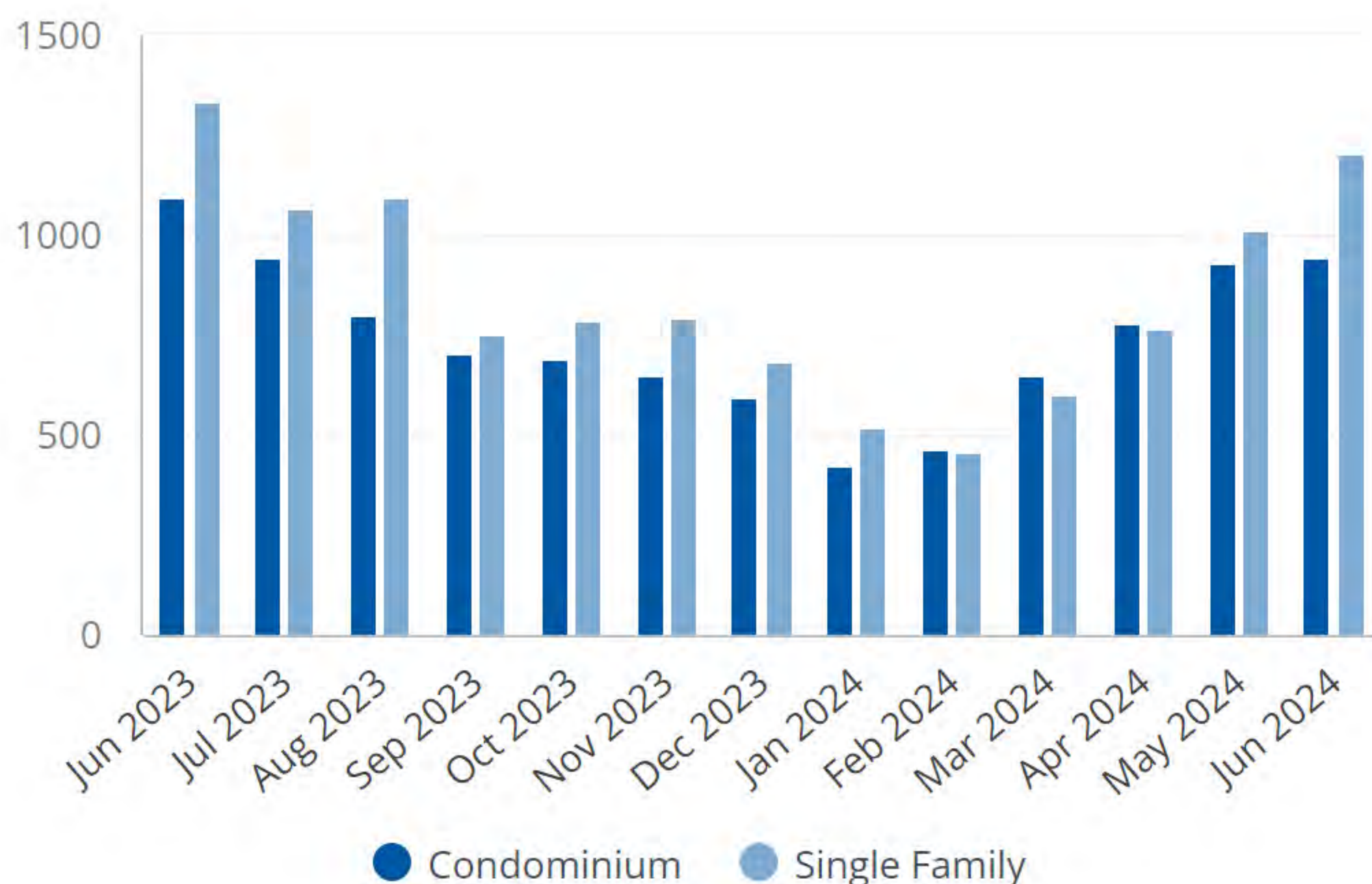
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$961,250	\$892,188	⬆️ 7.7%	\$950,000	⬆️ 1.2%	\$910,000	\$833,500	⬆️ 9.2%
Closed Sales	1,208	1,334	⬆️ -9.4%	1,012	⬆️ 19.4%	4,568	4,506	⬆️ 1.4%
New Listings	1,417	1,267	⬆️ 11.8%	1,798	⬆️ -21.2%	7,278	6,606	⬆️ 10.2%
Pending Sales	1,235	1,179	⬆️ 4.7%	1,286	⬆️ -4.0%	5,524	5,312	⬆️ 4.0%
Median Days on Market	17	16	⬆️ 6.3%	15	⬆️ 13.3%	16	16	⬆️ 0.0%
Price per Square Foot	\$443	\$426	⬆️ 4.0%	\$455	⬆️ -2.6%	\$437	\$407	⬆️ 7.4%
Sold to Original Price Ratio	104.1%	104.5%	⬆️ -0.4%	104.2%	⬆️ -0.1%	102.7%	101.9%	⬆️ 0.8%
Active Inventory	1,605	1,255	⬆️ 27.9%	1,627	⬆️ -1.4%	—	—	—
Months Supply of Inventory	1.3	0.9	⬆️ 41.2%	1.6	⬆️ -17.4%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$750,000	\$745,000	⬆️ 0.7%	\$715,000	⬆️ 4.9%	\$725,000	\$705,000	⬆️ 2.8%
Closed Sales	944	1,099	⬆️ -14.1%	931	⬆️ 1.4%	4,197	4,467	⬆️ -6.0%
New Listings	1,210	1,149	⬆️ 5.3%	1,445	⬆️ -16.3%	7,116	6,926	⬆️ 2.7%
Pending Sales	848	961	⬆️ -11.8%	1,028	⬆️ -17.5%	4,784	4,971	⬆️ -3.8%
Median Days on Market	20	19	⬆️ 5.3%	20	⬆️ 0.0%	20	19	⬆️ 5.3%
Price per Square Foot	\$637	\$633	⬆️ 0.6%	\$607	⬆️ 4.9%	\$600	\$590	⬆️ 1.7%
Sold to Original Price Ratio	100.4%	101.0%	⬆️ -0.6%	101.0%	⬆️ -0.6%	100.1%	99.7%	⬆️ 0.4%
Active Inventory	2,071	1,767	⬆️ 17.2%	1,994	⬆️ 3.9%	—	—	—
Months Supply of Inventory	2.2	1.6	⬆️ 36.4%	2.1	⬆️ 2.4%	—	—	—

### Number of Closed Sales



### Median Sales Price



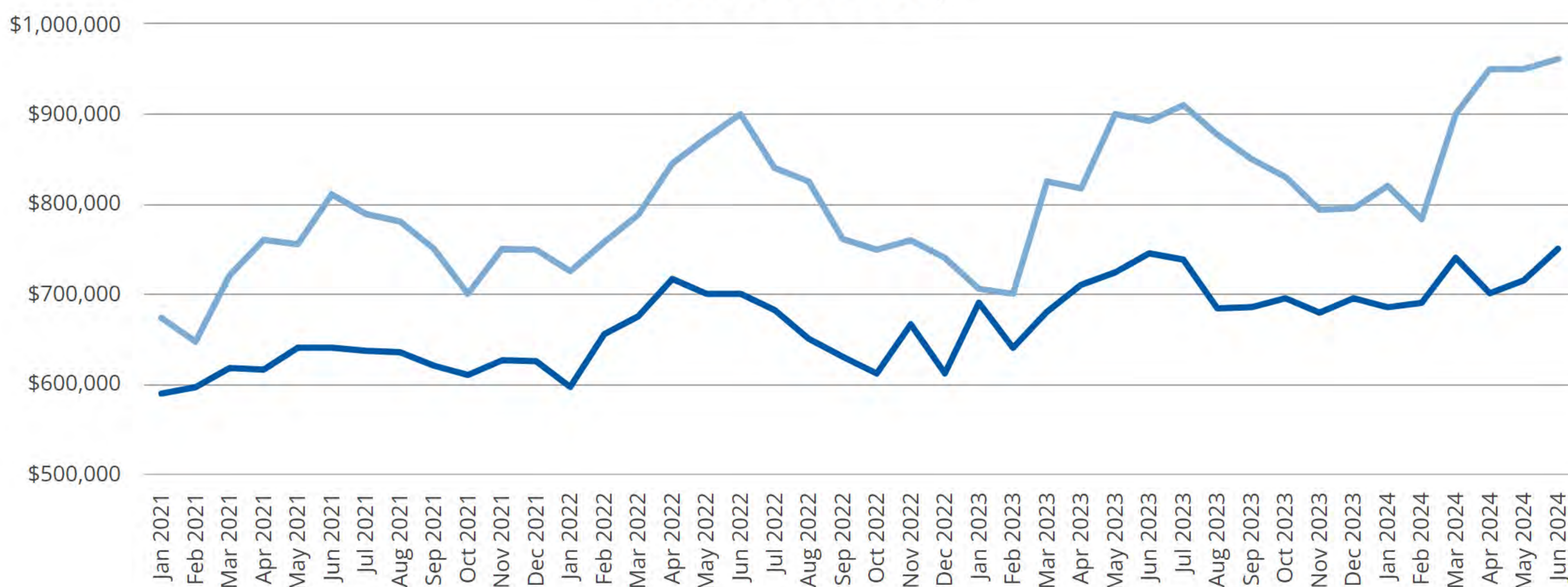
# Median Sales Price



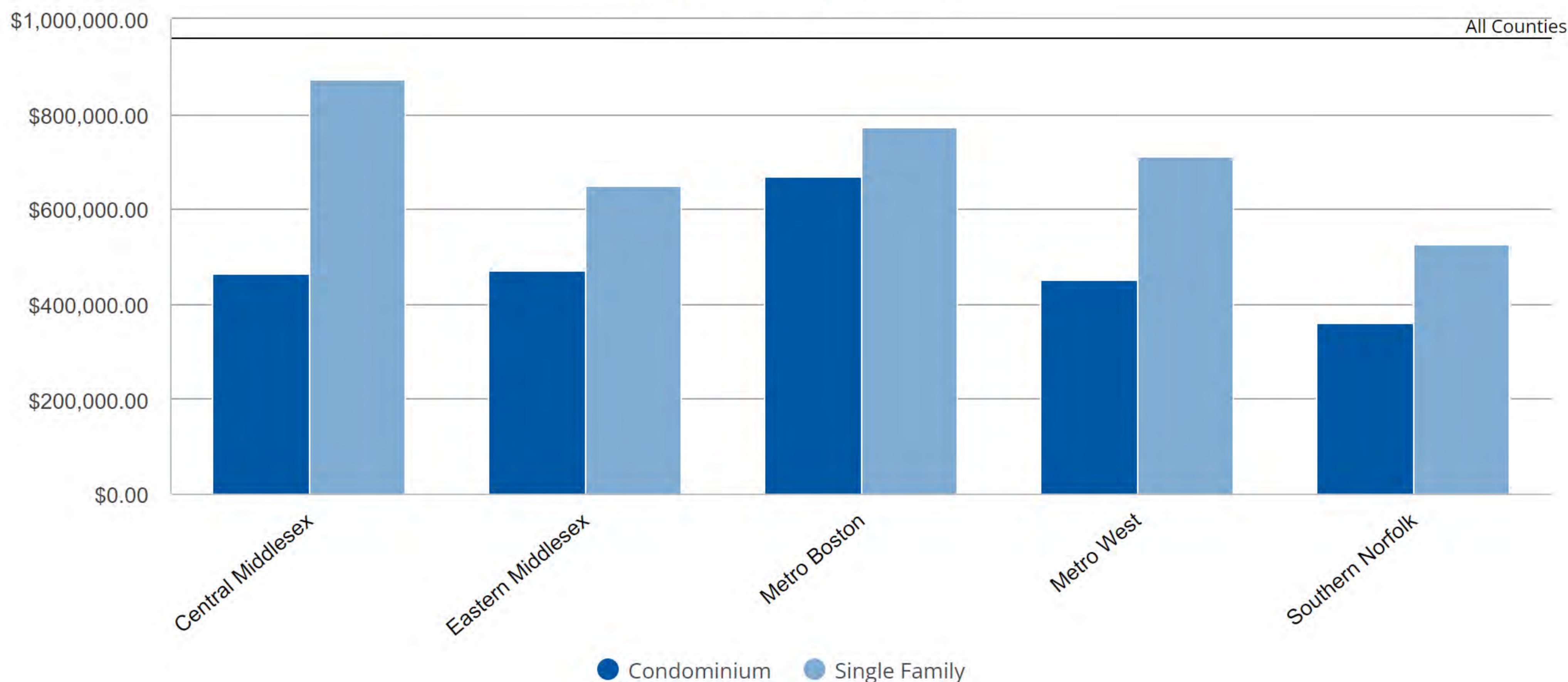
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
<b>SFH</b>	<b>\$961,250</b>	⬆️ 1.2%	⬆️ 7.7%	⬆️ 9.2%
<b>CONDO</b>	<b>\$750,000</b>	⬆️ 4.9%	⬆️ 0.7%	⬆️ 2.8%

## Historical Activity



## Region Comparison



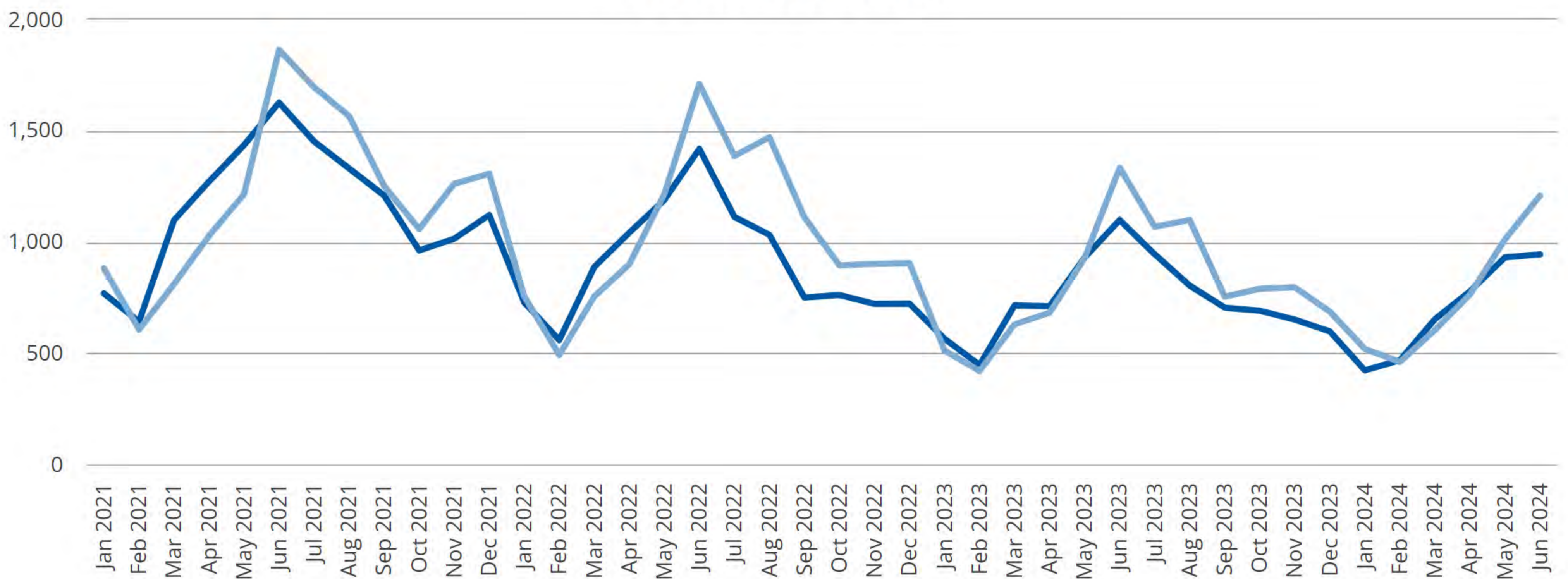
# Closed Sales



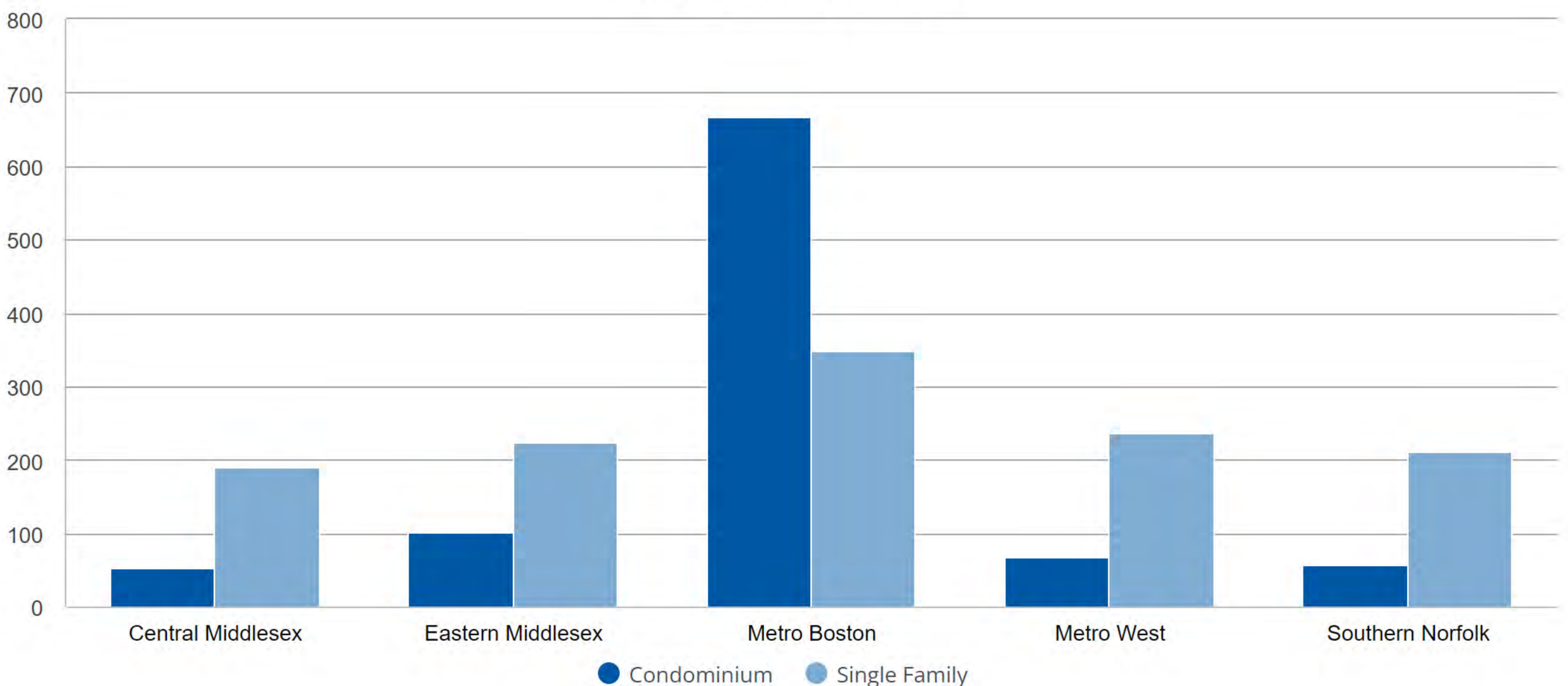
The number of properties that sold.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,208	⬆️ 19.4%	⬇️ -9.4%	⬆️ 1.4%
CONDO	944	⬆️ 1.4%	⬇️ -14.1%	⬇️ -6.0%

## Historical Activity



## Region Comparison



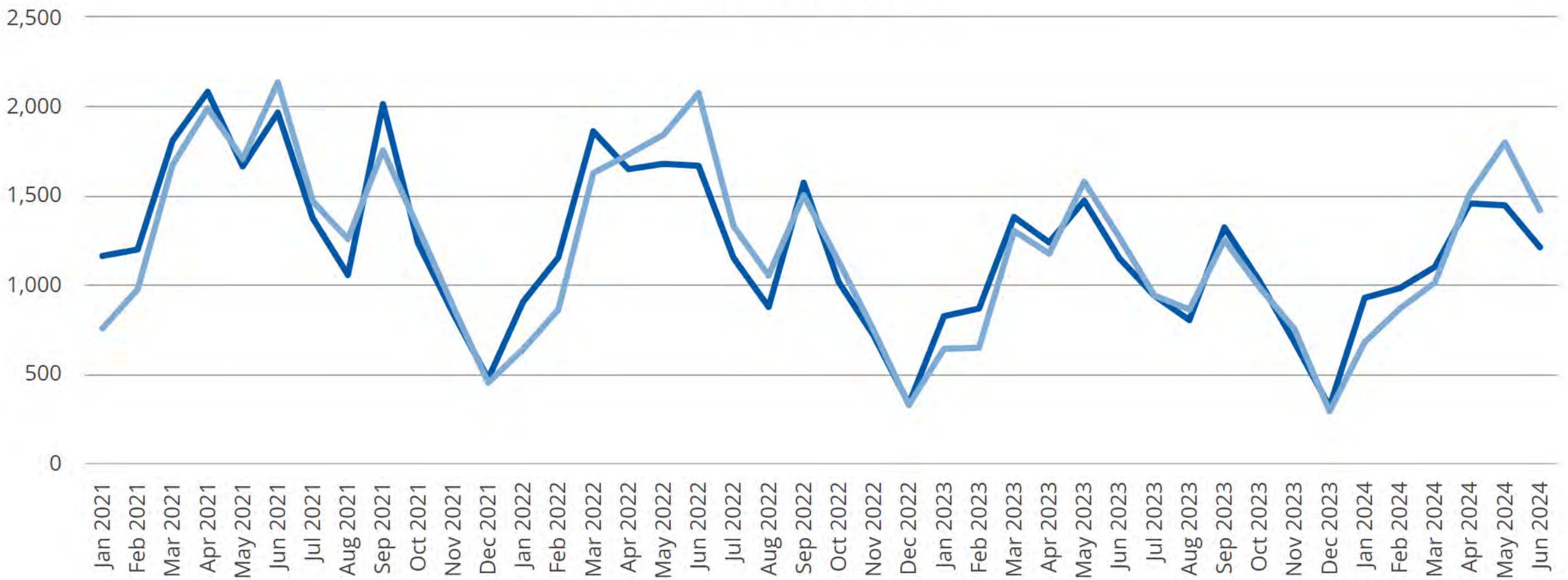
# New Listings



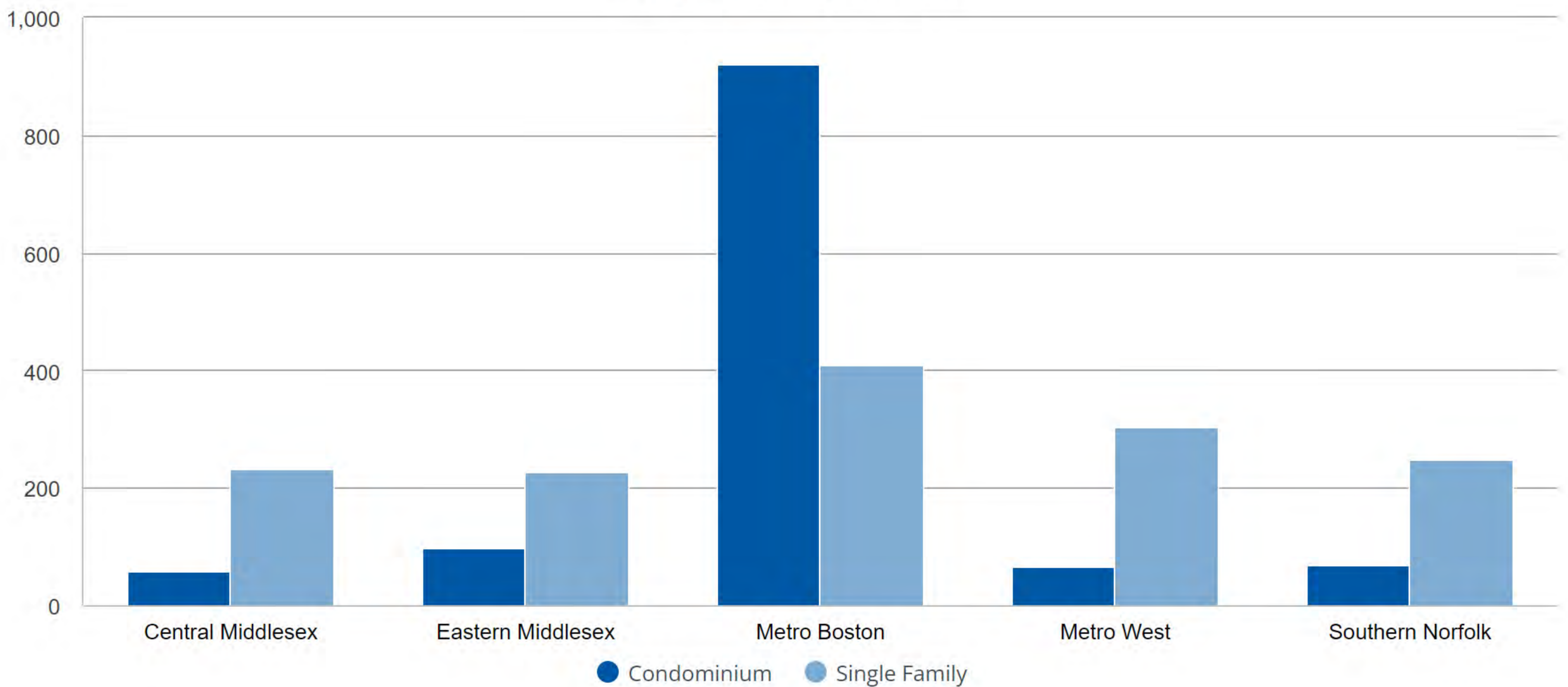
The number of properties listed regardless of current status.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,417	⚡ -21.2%	⬆️ 11.8%	⬆️ 10.2%
CONDO	1,210	⚡ -16.3%	⬆️ 5.3%	⬆️ 2.7%

## Historical Activity



## Region Comparison



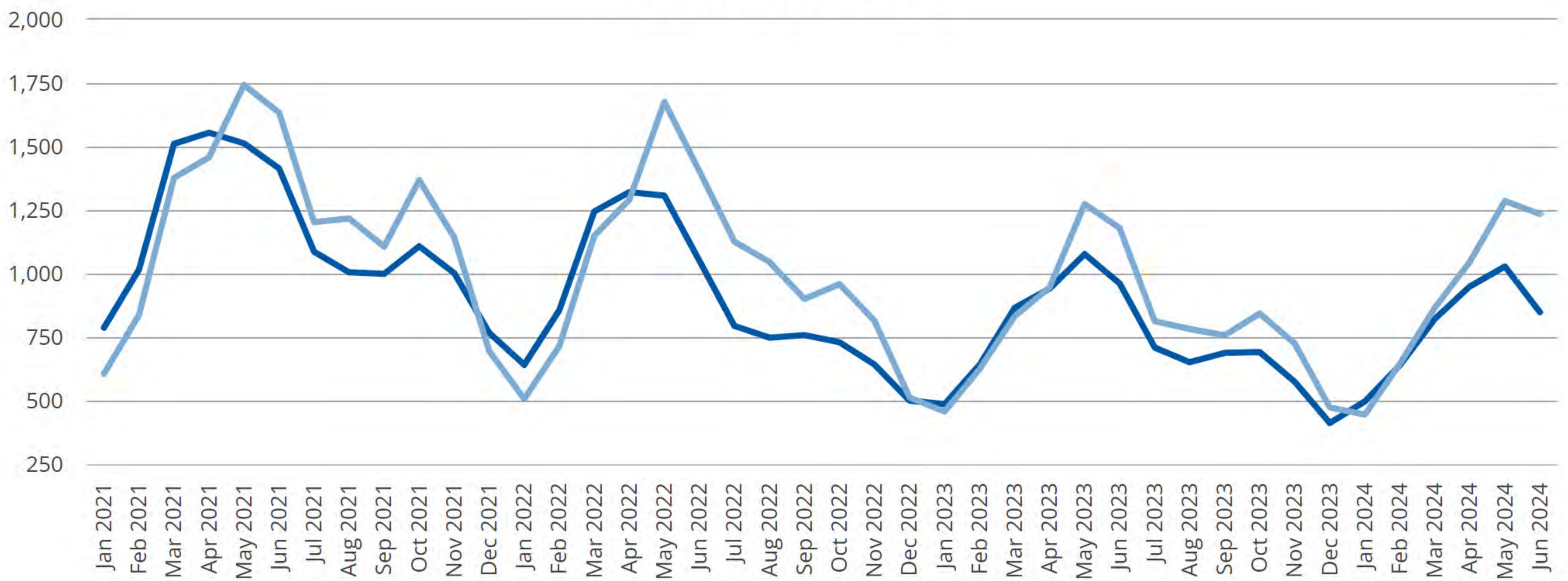
# Pending Sales



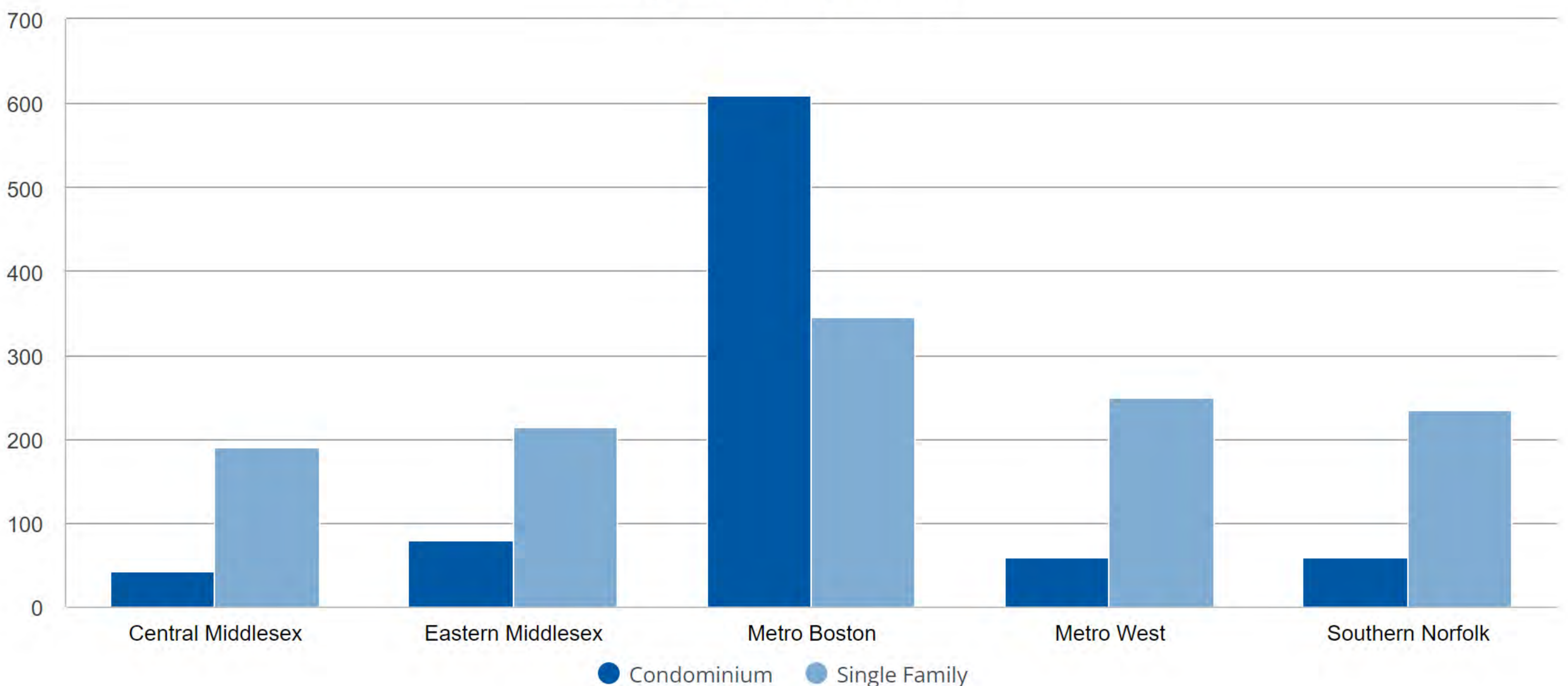
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,235	⚡ -4.0%	⚡ 4.7%	⚡ 4.0%
CONDO	848	⚡ -17.5%	⚡ -11.8%	⚡ -3.8%

## Historical Activity



## Region Comparison



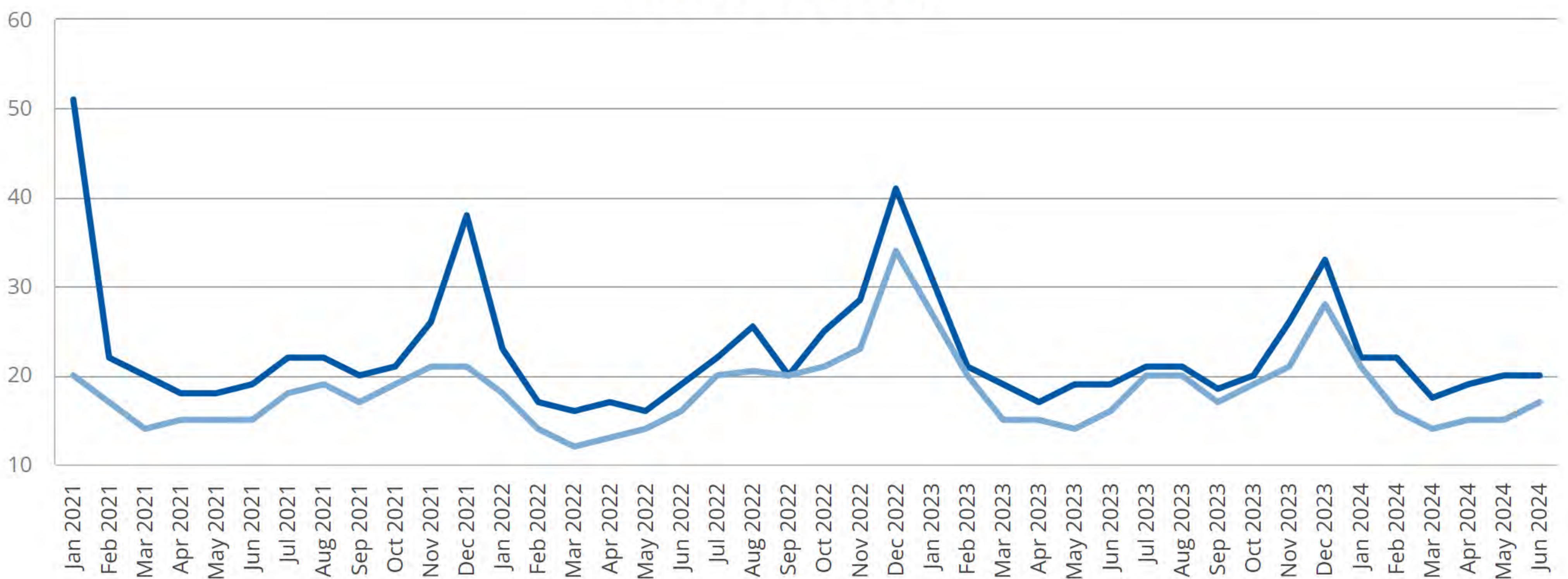
# Days on Market



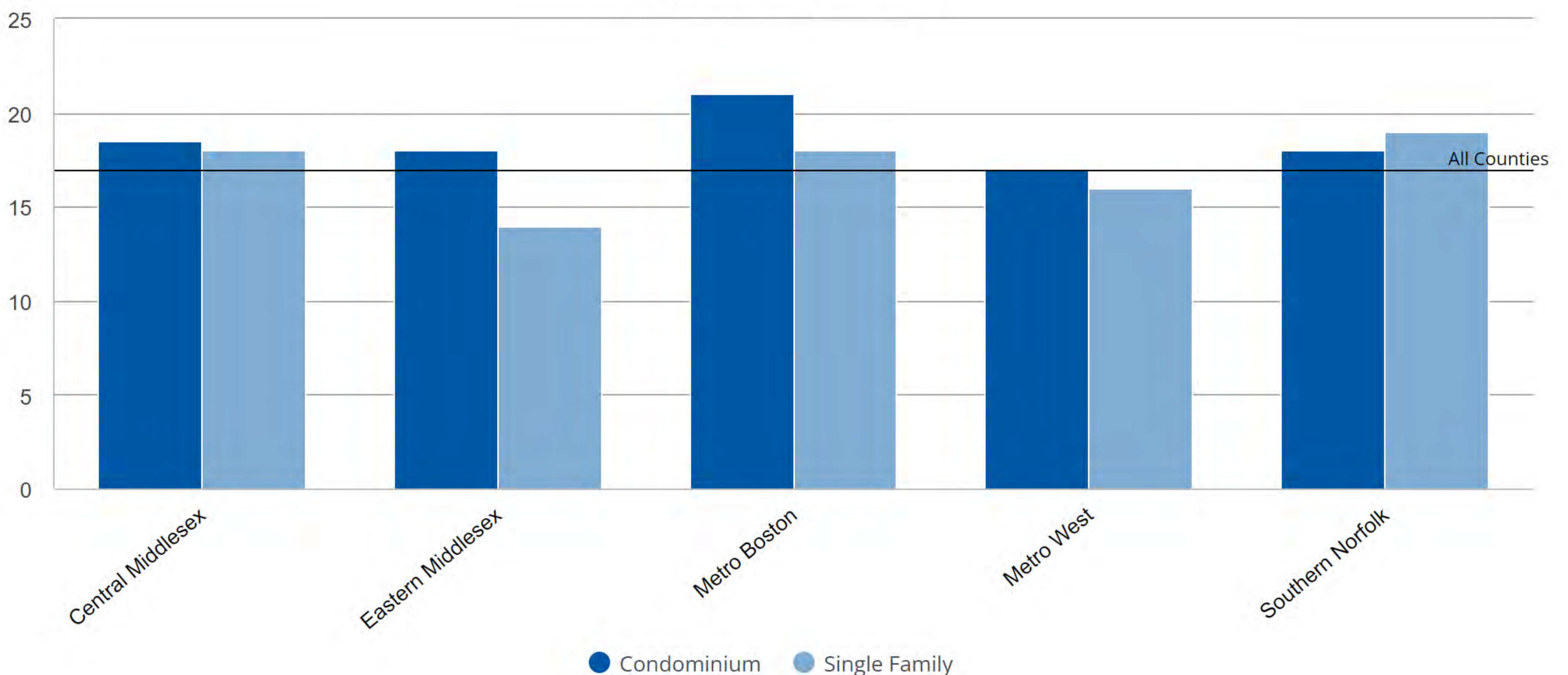
The median number of days between when a property is listed and the purchase contract date.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	17	⬆️ 13.3%	⬆️ 6.3%	⬆️ 0.0%
CONDO	20	⬆️ 0.0%	⬆️ 5.3%	⬆️ 5.3%

## Historical Activity



## Region Comparison



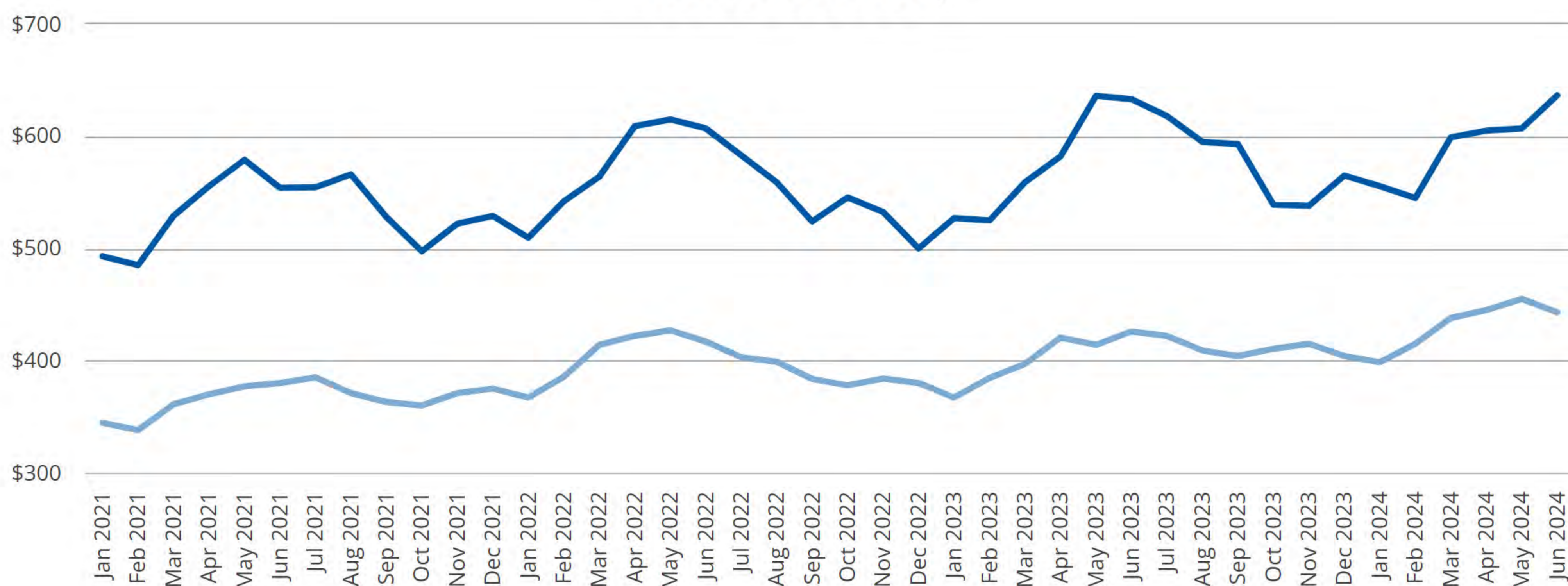
# Price per Square Foot



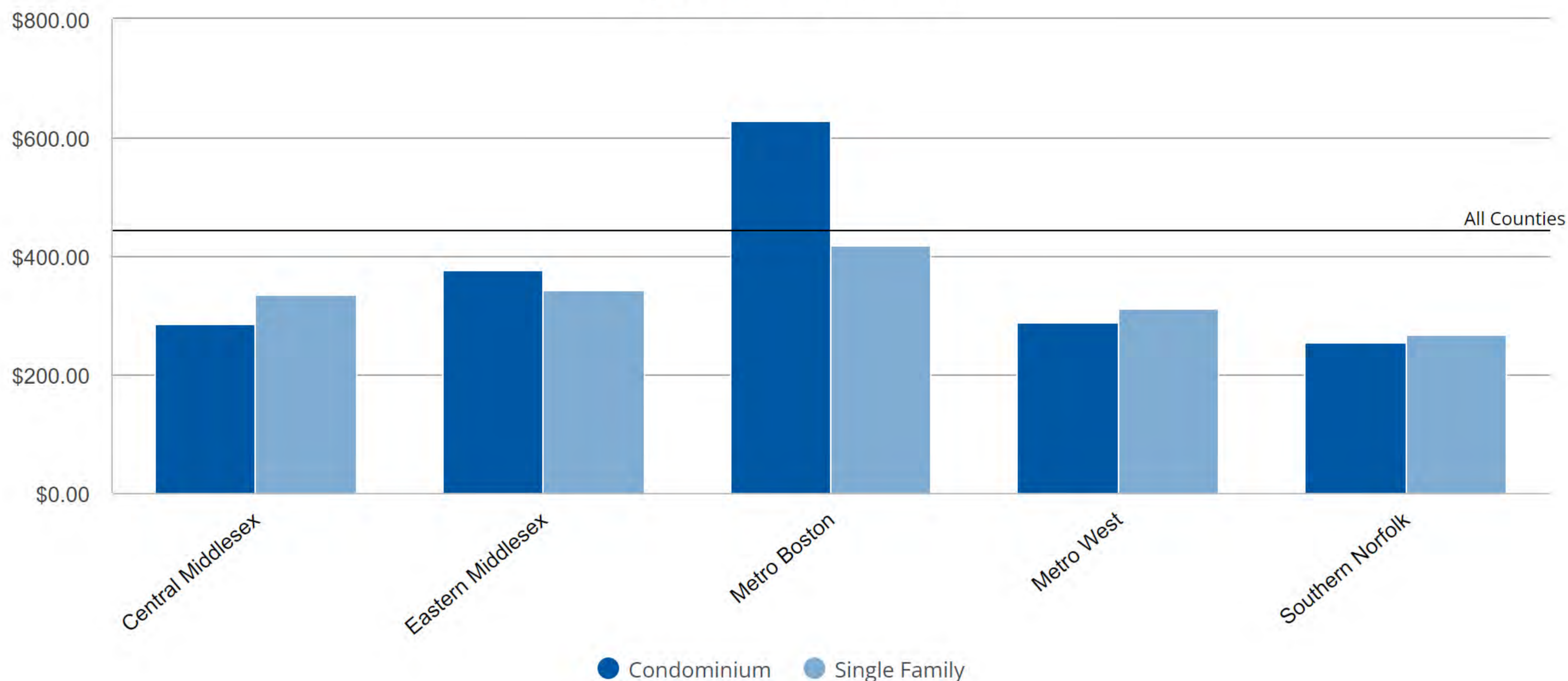
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>\$443</b>	⚡ -2.6%	⬆️ 4.0%	⬆️ 7.4%
CONDO	<b>\$637</b>	⬆️ 4.9%	⬆️ 0.6%	⬆️ 1.7%

## Historical Activity



## Region Comparison



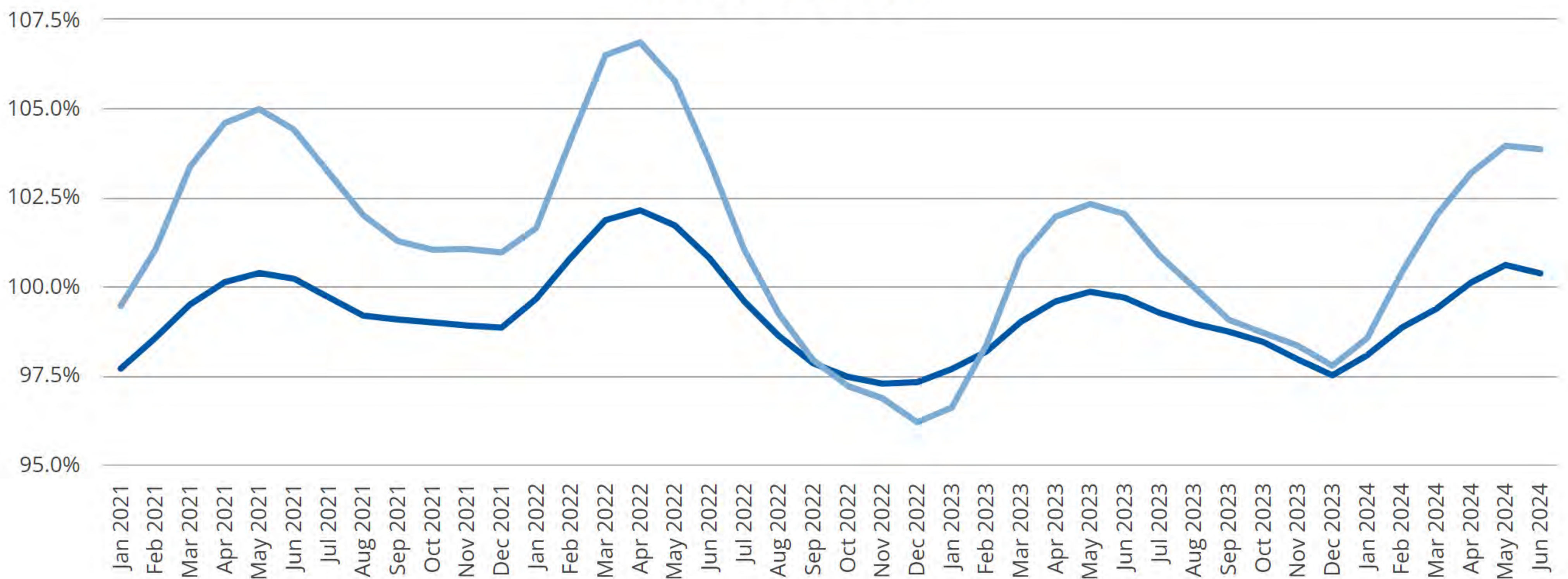
# Sold to Original Price Ratio



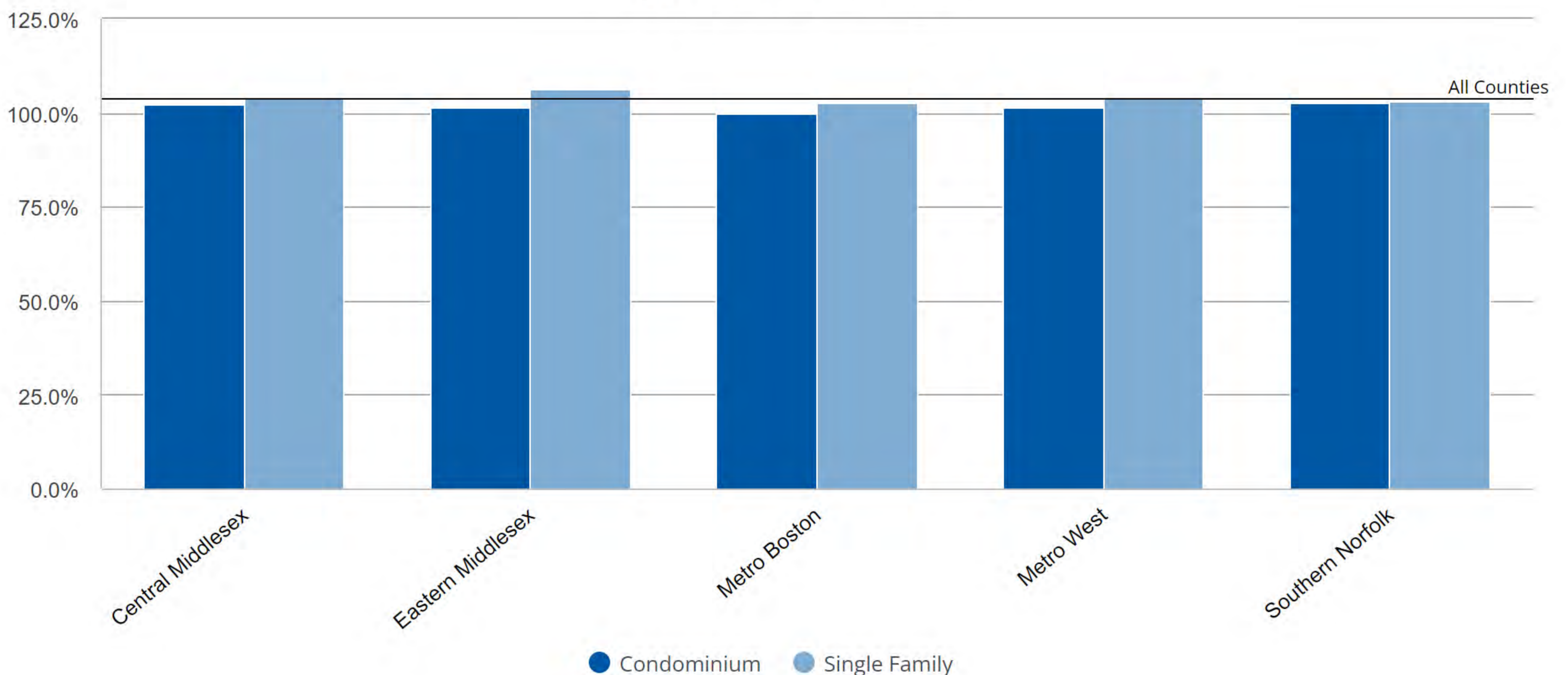
The average of the sales price divided by the original list price expressed as a percentage.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>103.9%</b>	⚡ -0.1%	⚡ 1.8%	⚡ 1.3%
CONDO	<b>100.4%</b>	⚡ -0.2%	⚡ 0.7%	⚡ 0.4%

## Historical Activity



## Region Comparison



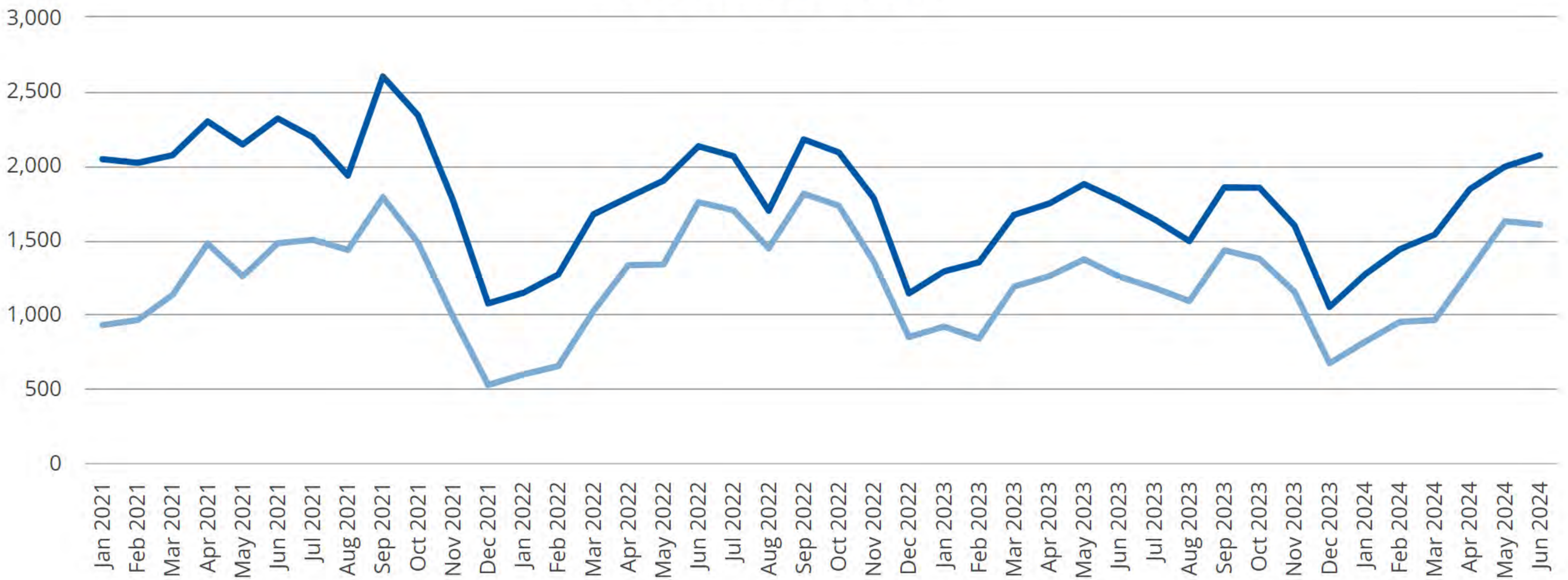
# Active Inventory



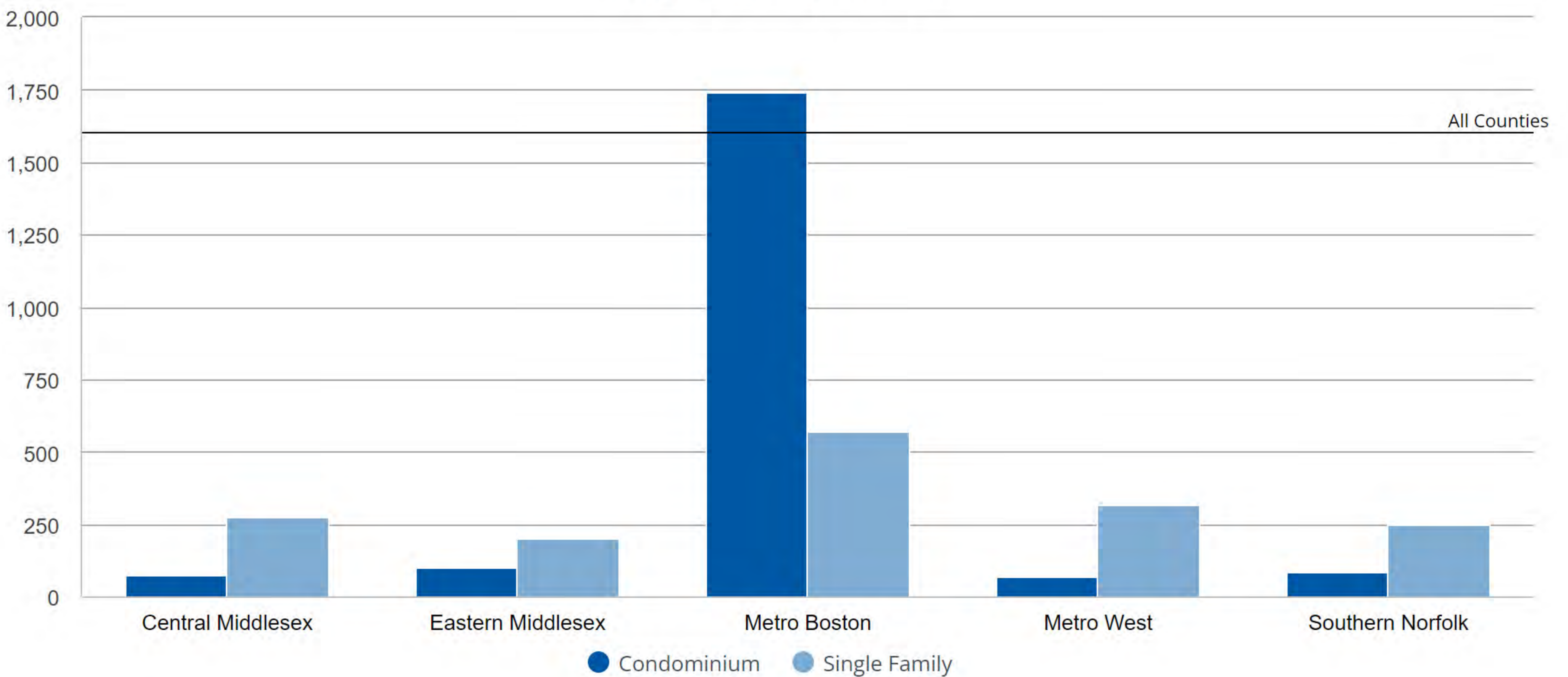
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,605	⚡ -1.4%	⬆️ 27.9%	—
CONDO	2,071	⬆️ 3.9%	⬆️ 17.2%	—

## Historical Activity



## Region Comparison



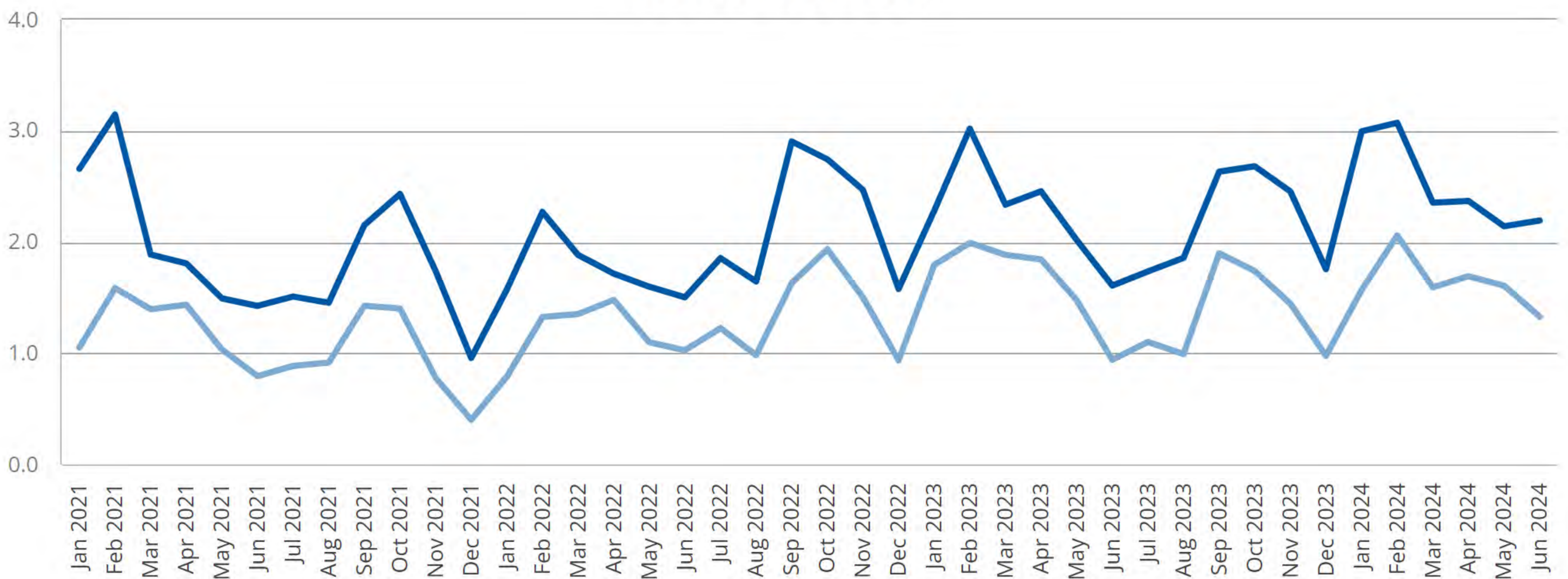
# Months Supply of Inventory



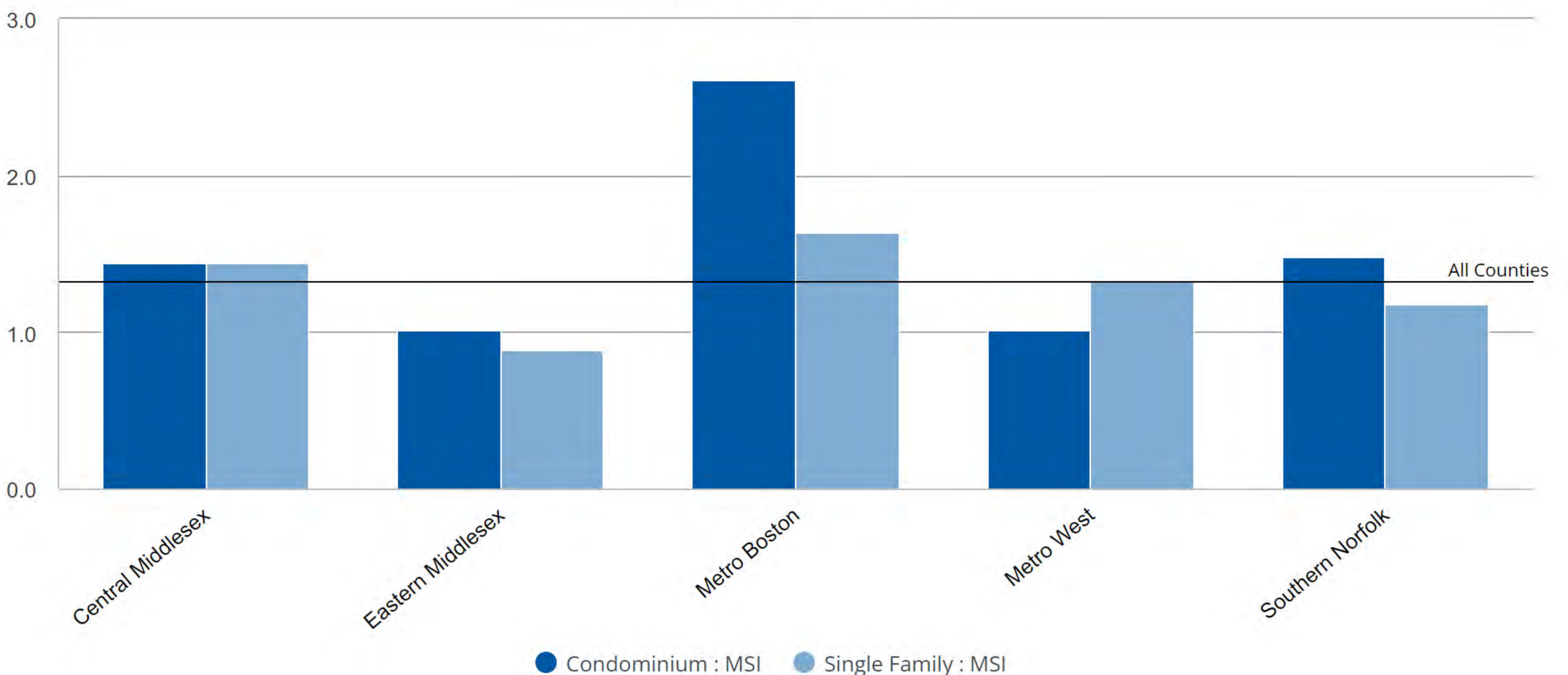
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	June 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1.3	⚡ -17.4%	⬆️ 41.2%	—
CONDO	2.2	⬆️ 2.4%	⬆️ 36.4%	—

## Historical Activity



## Region Comparison



# Central Middlesex Region



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

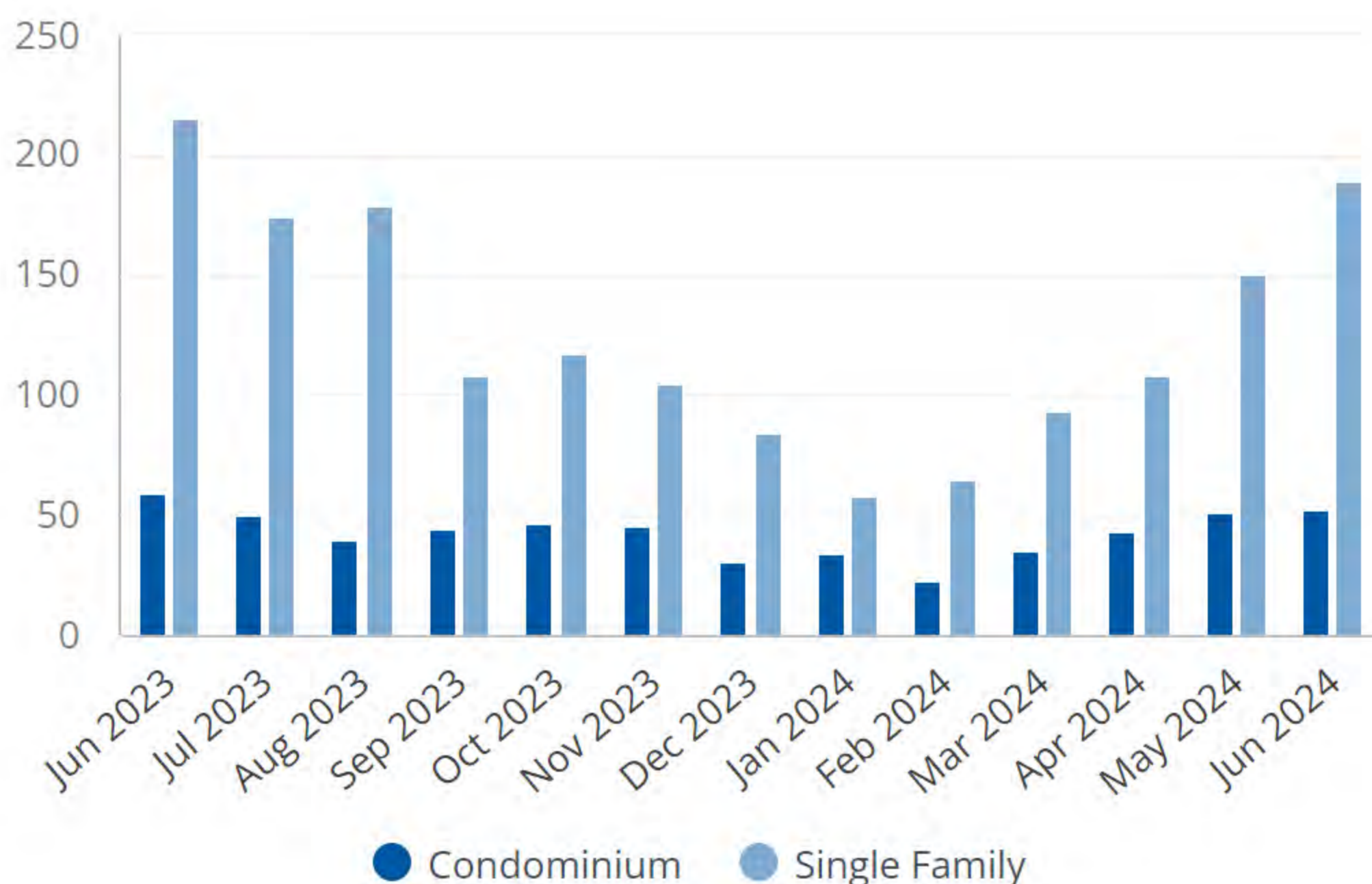
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,300,000	\$1,312,500	▼ -1.0%	\$1,265,000	▲ 2.8%	\$1,251,000	\$1,250,000	▲ 0.1%
Closed Sales	189	216	▼ -12.5%	151	▲ 25.2%	665	659	▲ 0.9%
New Listings	232	192	▲ 20.8%	295	▼ -21.4%	1,137	1,032	▲ 10.2%
Pending Sales	191	190	▲ 0.5%	211	▼ -9.5%	848	825	▲ 2.8%
Median Days on Market	18	15	▲ 20.0%	13	▲ 38.5%	15	15	▶ 0.0%
Price per Square Foot	\$434	\$427	▲ 1.8%	\$444	▼ -2.3%	\$440	\$421	▲ 4.5%
Sold to Original Price Ratio	103.5%	104.2%	▼ -0.6%	105.4%	▼ -1.8%	102.7%	102.3%	▲ 0.4%
Active Inventory	272	212	▲ 28.3%	271	▲ 0.4%	—	—	—
Months Supply of Inventory	1.4	1.0	▲ 46.6%	1.8	▼ -19.8%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$727,500	\$735,000	▼ -1.0%	\$585,000	▲ 24.4%	\$642,500	\$560,000	▲ 14.7%
Closed Sales	52	59	▼ -11.9%	51	▲ 2.0%	238	260	▼ -8.5%
New Listings	58	54	▲ 7.4%	66	▼ -12.1%	324	351	▼ -7.7%
Pending Sales	42	57	▼ -26.3%	46	▼ -8.7%	249	284	▼ -12.3%
Median Days on Market	18.5	18	▲ 2.8%	16.5	▲ 12.1%	17	17	▶ 0.0%
Price per Square Foot	\$352	\$396	▼ -11.1%	\$359	▼ -1.9%	\$384	\$362	▲ 6.1%
Sold to Original Price Ratio	102.3%	103.8%	▼ -1.4%	102.6%	▼ -0.3%	102.1%	101.8%	▲ 0.3%
Active Inventory	75	68	▲ 10.3%	73	▲ 2.7%	—	—	—
Months Supply of Inventory	1.4	1.2	▲ 25.1%	1.4	▲ 0.8%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Eastern Middlesex Region



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

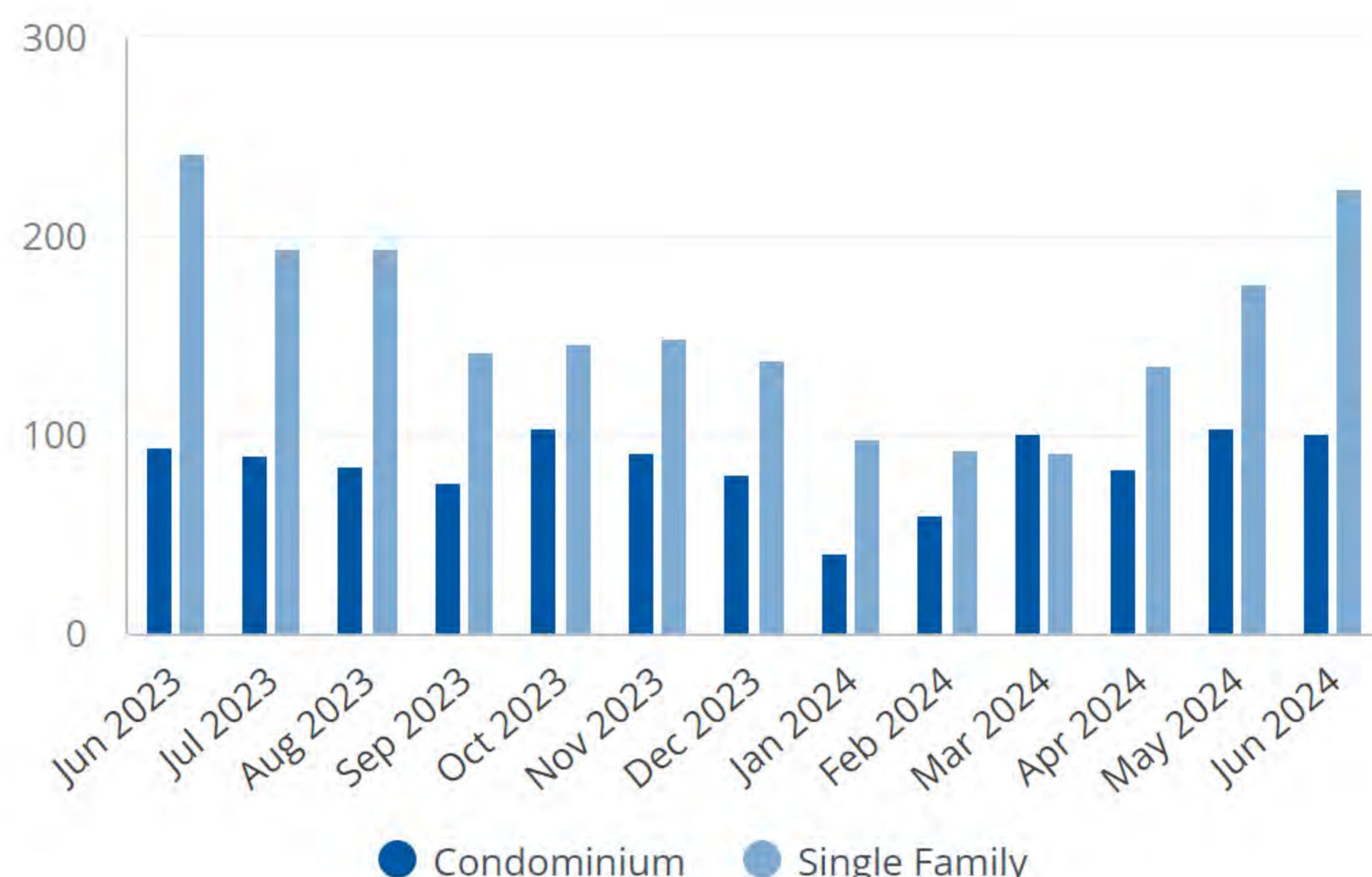
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$889,000	\$780,000	↑ 14.0%	\$850,000	↑ 4.6%	\$855,000	\$755,000	↑ 13.2%
Closed Sales	224	242	↓ -7.4%	177	↑ 26.6%	821	855	↓ -4.0%
New Listings	226	226	↔ 0.0%	310	↓ -27.1%	1,180	1,107	↑ 6.6%
Pending Sales	214	204	↑ 4.9%	229	↓ -6.6%	968	955	↑ 1.4%
Median Days on Market	14	16	↓ -12.5%	13	↑ 7.7%	14	16	↓ -12.5%
Price per Square Foot	\$452	\$410	↑ 10.1%	\$452	↓ -0.1%	\$439	\$397	↑ 10.7%
Sold to Original Price Ratio	106.5%	105.6%	↑ 0.8%	106.2%	↑ 0.3%	104.7%	102.8%	↑ 1.8%
Active Inventory	199	188	↑ 5.9%	212	↓ -6.1%	—	—	—
Months Supply of Inventory	0.9	0.8	↑ 14.4%	1.2	↓ -25.8%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$640,000	\$617,750	↑ 3.6%	\$615,000	↑ 4.1%	\$640,000	\$590,000	↑ 8.5%
Closed Sales	101	94	↑ 7.4%	104	↓ -2.9%	490	421	↑ 16.4%
New Listings	98	115	↓ -14.8%	123	↓ -20.3%	605	652	↓ -7.2%
Pending Sales	79	113	↓ -30.1%	106	↓ -25.5%	479	537	↓ -10.8%
Median Days on Market	18	15	↑ 20.0%	16	↑ 12.5%	16	15	↑ 6.7%
Price per Square Foot	\$505	\$449	↑ 12.6%	\$506	↓ -0.1%	\$497	\$442	↑ 12.4%
Sold to Original Price Ratio	101.5%	102.6%	↓ -1.1%	101.6%	↓ -0.1%	101.2%	100.8%	↑ 0.4%
Active Inventory	102	107	↓ -4.7%	97	↑ 5.2%	—	—	—
Months Supply of Inventory	1.0	1.1	↓ -11.3%	0.9	↑ 8.3%	—	—	—

### 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

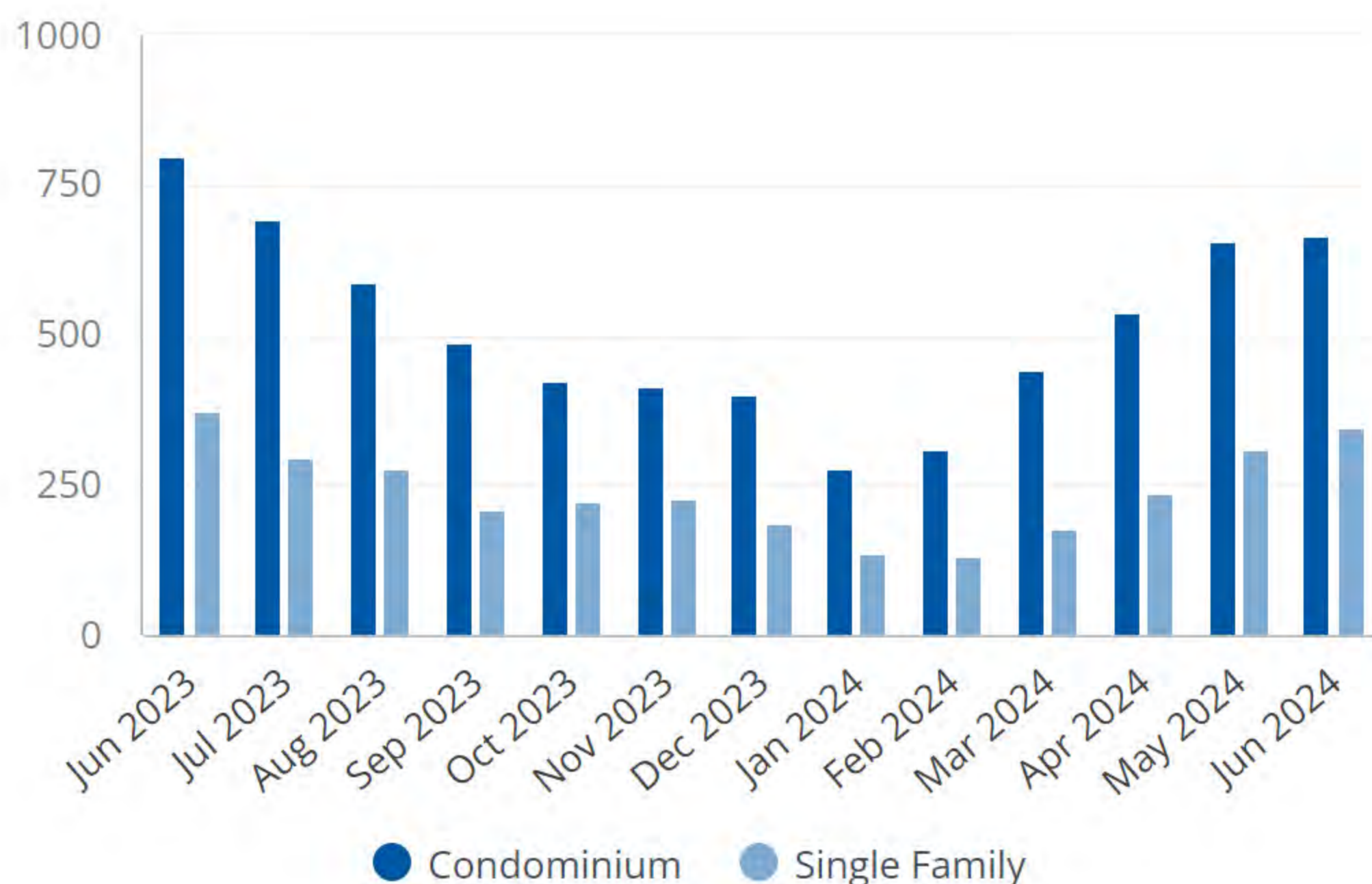
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,058,750	\$1,052,000	⬆️ 0.6%	\$1,082,250	⬇️ -2.2%	\$1,000,000	\$937,500	⬆️ 6.7%
Closed Sales	348	375	⬇️ -7.2%	311	⬆️ 11.9%	1,346	1,304	⬆️ 3.2%
New Listings	409	375	⬆️ 9.1%	541	⬇️ -24.4%	2,296	2,062	⬆️ 11.3%
Pending Sales	345	349	⬇️ -1.1%	385	⬇️ -10.4%	1,638	1,532	⬆️ 6.9%
Median Days on Market	18	18	➡️ 0.0%	18	➡️ 0.0%	17	17	➡️ 0.0%
Price per Square Foot	\$555	\$548	⬆️ 1.3%	\$554	⬆️ 0.2%	\$533	\$502	⬆️ 6.3%
Sold to Original Price Ratio	103.1%	103.5%	⬇️ -0.5%	102.2%	⬆️ 0.8%	101.7%	101.0%	⬆️ 0.7%
Active Inventory	571	423	⬆️ 35.0%	586	⬇️ -2.6%	—	—	—
Months Supply of Inventory	1.6	1.1	⬆️ 45.5%	1.9	⬇️ -12.9%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$800,000	\$810,000	⬇️ -1.2%	\$775,000	⬆️ 3.2%	\$775,000	\$780,000	⬇️ -0.6%
Closed Sales	667	797	⬇️ -16.3%	658	⬆️ 1.4%	2,897	3,118	⬇️ -7.1%
New Listings	920	851	⬆️ 8.1%	1,073	⬇️ -14.3%	5,400	5,143	⬆️ 5.0%
Pending Sales	609	685	⬇️ -11.1%	742	⬇️ -17.9%	3,408	3,497	⬇️ -2.5%
Median Days on Market	21	20	⬆️ 5.0%	21	➡️ 0.0%	21	20	⬆️ 5.0%
Price per Square Foot	\$756	\$751	⬆️ 0.7%	\$724	⬆️ 4.5%	\$716	\$713	⬆️ 0.4%
Sold to Original Price Ratio	99.9%	100.4%	⬇️ -0.5%	100.3%	⬇️ -0.4%	99.3%	99.0%	⬆️ 0.4%
Active Inventory	1,742	1,463	⬆️ 19.1%	1,670	⬆️ 4.3%	—	—	—
Months Supply of Inventory	2.6	1.8	⬆️ 42.3%	2.5	⬆️ 2.9%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Metro West Region



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

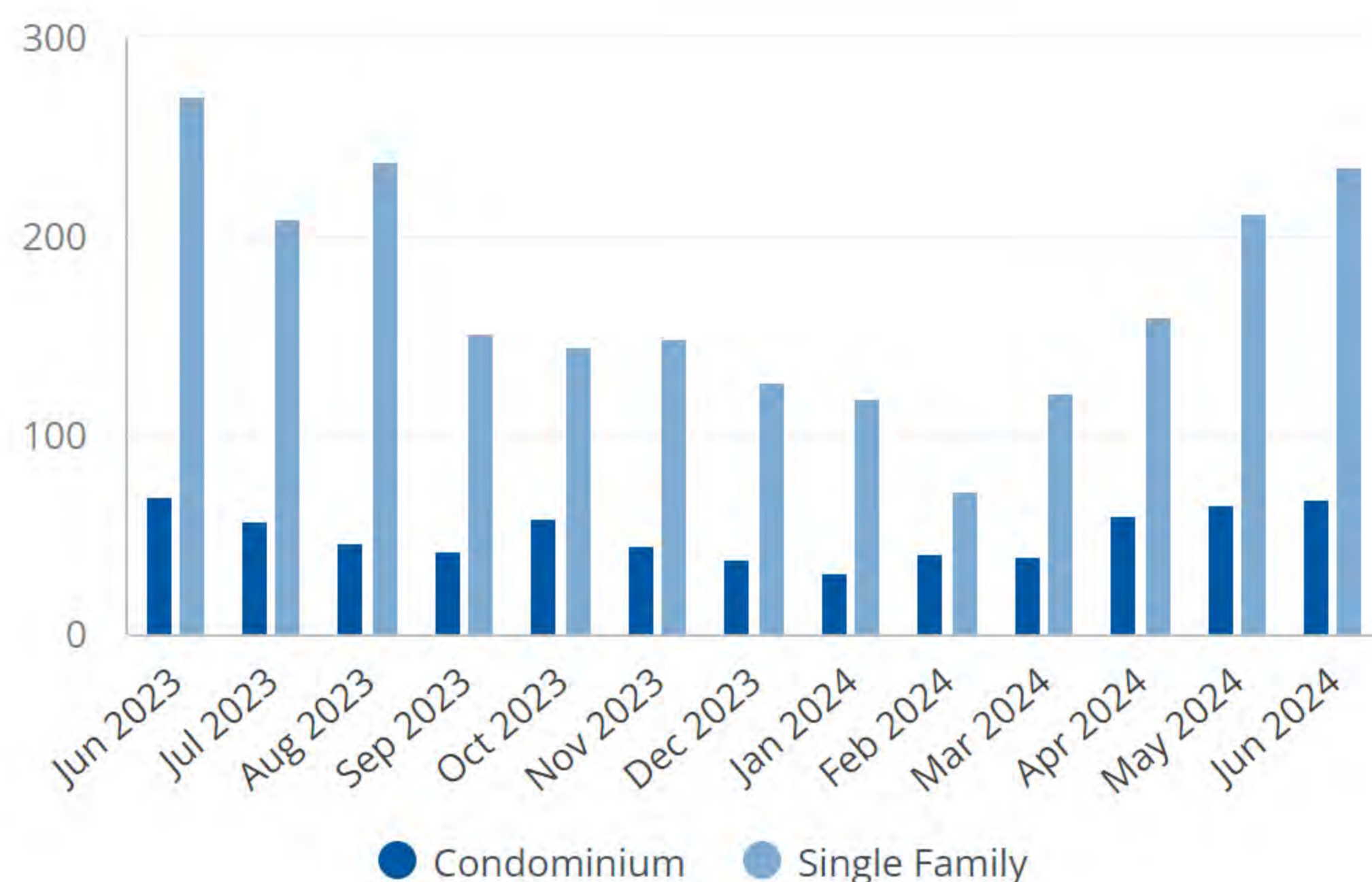
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,120,000	\$925,000	⬆️ 21.1%	\$1,000,000	⬆️ 12.0%	\$1,000,006	\$890,000	⬆️ 12.4%
Closed Sales	236	271	⬆️ -12.9%	212	⬆️ 11.3%	921	846	⬆️ 8.9%
New Listings	303	250	⬆️ 21.2%	351	⬆️ -13.7%	1,463	1,289	⬆️ 13.5%
Pending Sales	250	242	⬆️ 3.3%	260	⬆️ -3.8%	1,119	1,059	⬆️ 5.7%
Median Days on Market	16	15	⬆️ 6.7%	13.5	⬆️ 18.5%	13	15	⬆️ -13.3%
Price per Square Foot	\$424	\$401	⬆️ 5.6%	\$419	⬆️ 1.1%	\$414	\$391	⬆️ 5.8%
Sold to Original Price Ratio	104.5%	105.3%	⬆️ -0.7%	104.4%	⬆️ 0.1%	102.9%	102.2%	⬆️ 0.6%
Active Inventory	314	224	⬆️ 40.2%	294	⬆️ 6.8%	—	—	—
Months Supply of Inventory	1.3	0.8	⬆️ 61.0%	1.4	⬆️ -4.1%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$715,000	\$659,500	⬆️ 8.4%	\$687,000	⬆️ 4.1%	\$671,825	\$619,000	⬆️ 8.5%
Closed Sales	68	70	⬆️ -2.9%	66	⬆️ 3.0%	306	318	⬆️ -3.8%
New Listings	65	62	⬆️ 4.8%	92	⬆️ -29.3%	407	384	⬆️ 6.0%
Pending Sales	59	57	⬆️ 3.5%	72	⬆️ -18.1%	343	321	⬆️ 6.9%
Median Days on Market	17	16	⬆️ 6.3%	15	⬆️ 13.3%	16	17	⬆️ -5.9%
Price per Square Foot	\$381	\$358	⬆️ 6.3%	\$398	⬆️ -4.3%	\$385	\$353	⬆️ 9.1%
Sold to Original Price Ratio	101.2%	102.2%	⬆️ -1.0%	104.5%	⬆️ -3.2%	102.3%	102.0%	⬆️ 0.3%
Active Inventory	69	65	⬆️ 6.2%	75	⬆️ -8.0%	—	—	—
Months Supply of Inventory	1.0	0.9	⬆️ 9.3%	1.1	⬆️ -10.7%	—	—	—

Number of Closed Sales



Median Sales Price



# Southern Norfolk Region



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

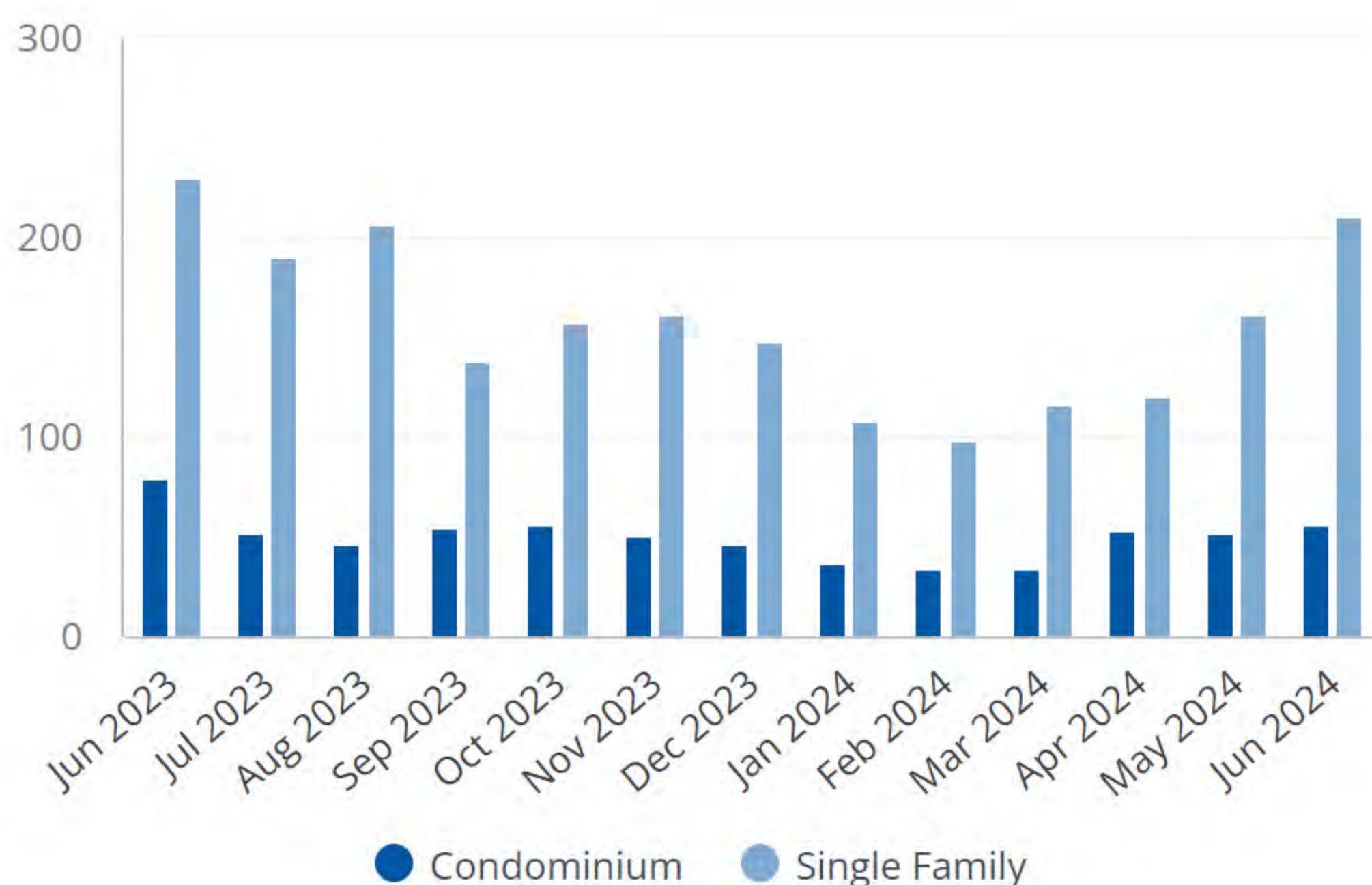
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$725,000	\$680,000	↑ 6.6%	\$737,000	↓ -1.6%	\$695,000	\$650,000	↑ 6.9%
Closed Sales	211	230	↓ -8.3%	161	↑ 31.1%	815	842	↓ -3.2%
New Listings	247	224	↑ 10.3%	301	↓ -17.9%	1,202	1,116	↑ 7.7%
Pending Sales	235	194	↑ 21.1%	201	↑ 16.9%	951	941	↑ 1.1%
Median Days on Market	19	16	↑ 18.8%	15	↑ 26.7%	17	17	↔ 0.0%
Price per Square Foot	\$355	\$346	↑ 2.6%	\$360	↓ -1.4%	\$352	\$333	↑ 5.7%
Sold to Original Price Ratio	103.3%	104.2%	↓ -0.9%	104.7%	↓ -1.3%	102.4%	101.6%	↑ 0.8%
Active Inventory	249	208	↑ 19.7%	264	↓ -5.7%	—	—	—
Months Supply of Inventory	1.2	0.9	↑ 30.5%	1.6	↓ -28.0%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$532,450	\$455,000	↑ 17.0%	\$467,500	↑ 13.9%	\$480,000	\$460,650	↑ 4.2%
Closed Sales	56	79	↓ -29.1%	52	↑ 7.7%	266	350	↓ -24.0%
New Listings	69	67	↑ 3.0%	91	↓ -24.2%	380	396	↓ -4.0%
Pending Sales	59	49	↑ 20.4%	62	↓ -4.8%	305	332	↓ -8.1%
Median Days on Market	18	16	↑ 12.5%	16	↑ 12.5%	17	19	↓ -10.5%
Price per Square Foot	\$362	\$331	↑ 9.4%	\$324	↑ 11.7%	\$330	\$333	↓ -0.9%
Sold to Original Price Ratio	102.6%	102.2%	↑ 0.3%	103.2%	↓ -0.6%	102.3%	101.7%	↑ 0.6%
Active Inventory	83	64	↑ 29.7%	79	↑ 5.1%	—	—	—
Months Supply of Inventory	1.5	0.8	↑ 82.9%	1.5	↓ -2.4%	—	—	—

Number of Closed Sales



Median Sales Price



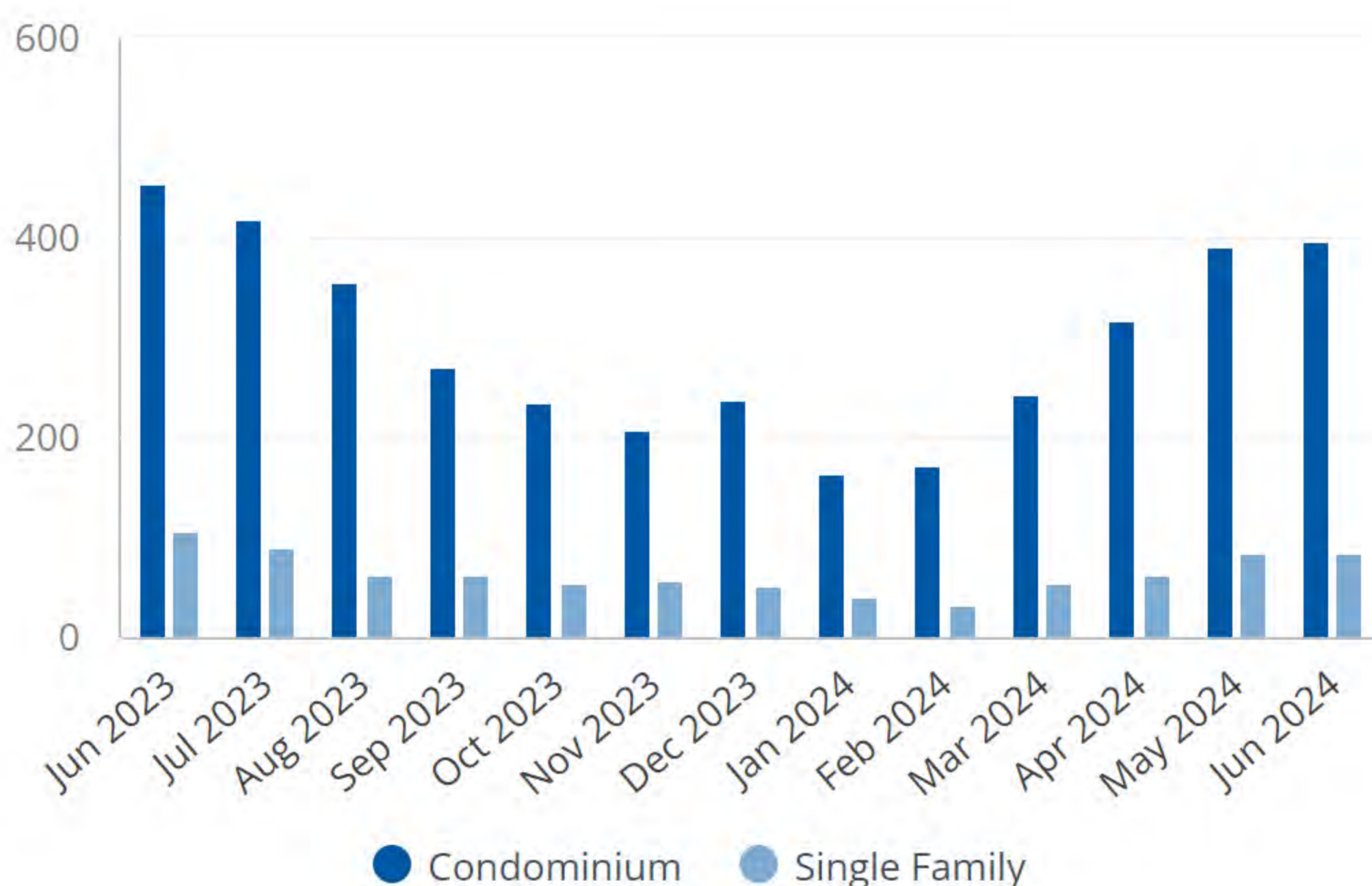
## Single Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$850,000	\$909,000	▼ -6.5%	\$935,000	▼ -9.1%	\$845,000	\$775,000	▲ 9.0%
Closed Sales	85	106	▼ -19.8%	85	▶ 0.0%	361	379	▼ -4.7%
New Listings	110	99	▲ 11.1%	135	▼ -18.5%	576	576	▶ 0.0%
Pending Sales	88	95	▼ -7.4%	102	▼ -13.7%	428	436	▼ -1.8%
Median Days on Market	20	19	▲ 5.3%	18	▲ 11.1%	20	19	▲ 5.3%
Price per Square Foot	\$491	\$533	▼ -7.8%	\$557	▼ -11.8%	\$499	\$472	▲ 5.6%
Sold to Original Price Ratio	101.6%	101.8%	▼ -0.2%	100.6%	▲ 1.0%	100.1%	98.7%	▲ 1.4%
Active Inventory	155	121	▲ 28.1%	158	▼ -1.9%	—	—	—
Months Supply of Inventory	1.8	1.1	▲ 59.7%	1.9	▼ -1.9%	—	—	—

## Condominiums

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$780,000	\$768,750	▲ 1.5%	\$754,000	▲ 3.4%	\$750,000	\$749,950	▲ 0.0%
Closed Sales	396	456	▼ -13.2%	392	▲ 1.0%	1,687	1,860	▼ -9.3%
New Listings	564	506	▲ 11.5%	660	▼ -14.5%	3,396	3,134	▲ 8.4%
Pending Sales	358	396	▼ -9.6%	444	▼ -19.4%	1,993	2,019	▼ -1.3%
Median Days on Market	23	21	▲ 9.5%	24	▼ -4.2%	22	21	▲ 4.8%
Price per Square Foot	\$811	\$795	▲ 2.0%	\$811	▼ -0.1%	\$800	\$792	▲ 1.0%
Sold to Original Price Ratio	98.8%	99.3%	▼ -0.5%	99.6%	▼ -0.8%	98.6%	98.4%	▲ 0.2%
Active Inventory	1,207	1,021	▲ 18.2%	1,164	▲ 3.7%	—	—	—
Months Supply of Inventory	3.0	2.2	▲ 36.1%	3.0	▲ 2.6%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

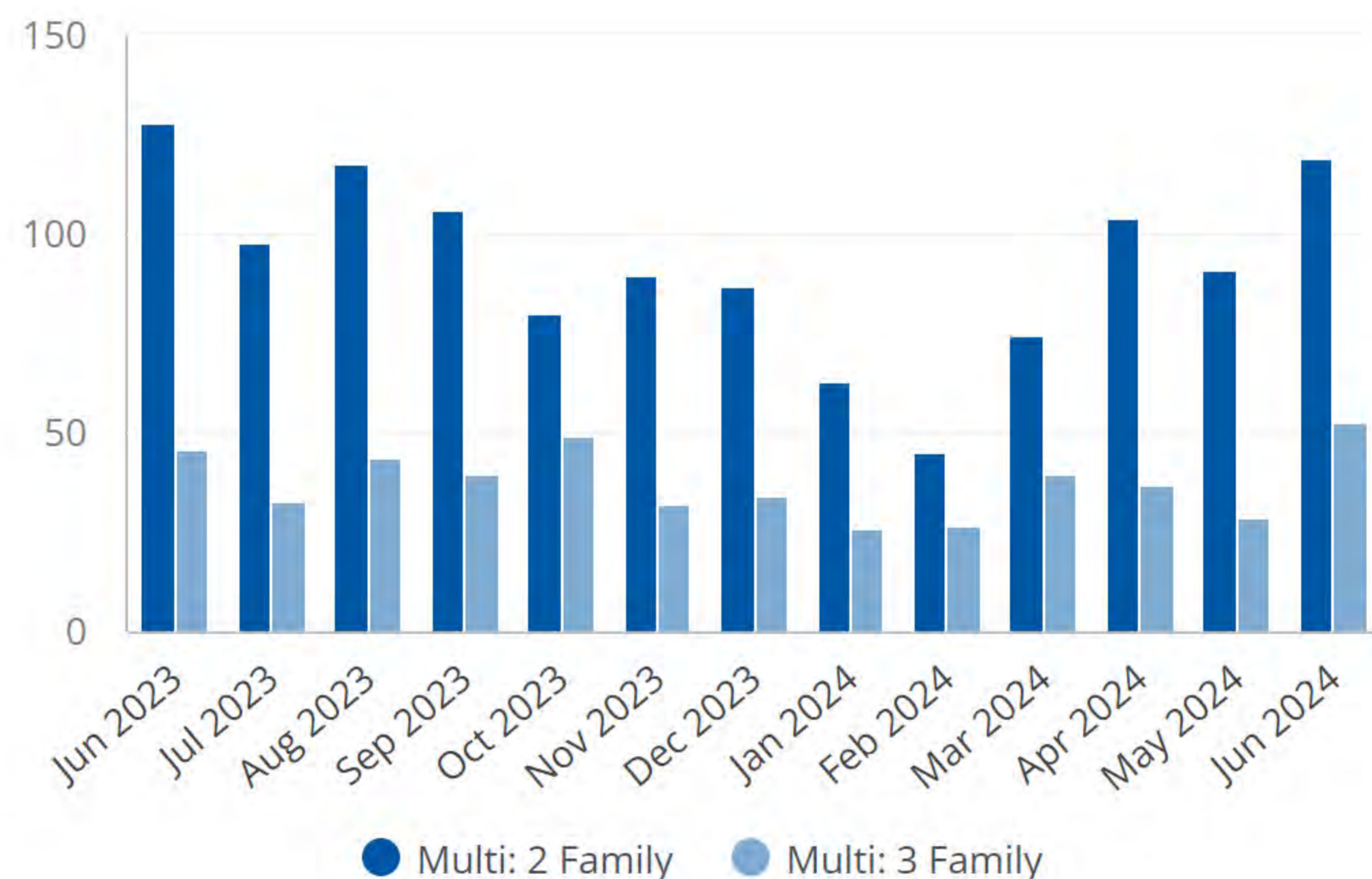
## 2 Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,050,000	\$900,000	⬆️ 16.7%	\$930,000	⬆️ 12.9%	\$950,000	\$870,000	⬆️ 9.2%
Closed Sales	119	128	⬆️ -7.0%	91	⬆️ 30.8%	497	514	⬆️ -3.3%
New Listings	158	161	⬆️ -1.9%	185	⬆️ -14.6%	875	767	⬆️ 14.1%
Pending Sales	125	133	⬆️ -6.0%	138	⬆️ -9.4%	598	565	⬆️ 5.8%
Median Days on Market	17	18	⬆️ -5.6%	16	⬆️ 6.3%	16	20	⬆️ -20.0%
Price per Square Foot	\$401	\$355	⬆️ 13.0%	\$371	⬆️ 8.1%	\$379	\$349	⬆️ 8.8%
Sold to Original Price Ratio	103.2%	102.1%	⬆️ 1.1%	102.1%	⬆️ 1.1%	101.9%	99.1%	⬆️ 2.8%
Active Inventory	181	143	⬆️ 26.6%	180	⬆️ 0.6%	—	—	—
Months Supply of Inventory	1.5	1.1	⬆️ 36.1%	2.0	⬆️ -23.1%	—	—	—

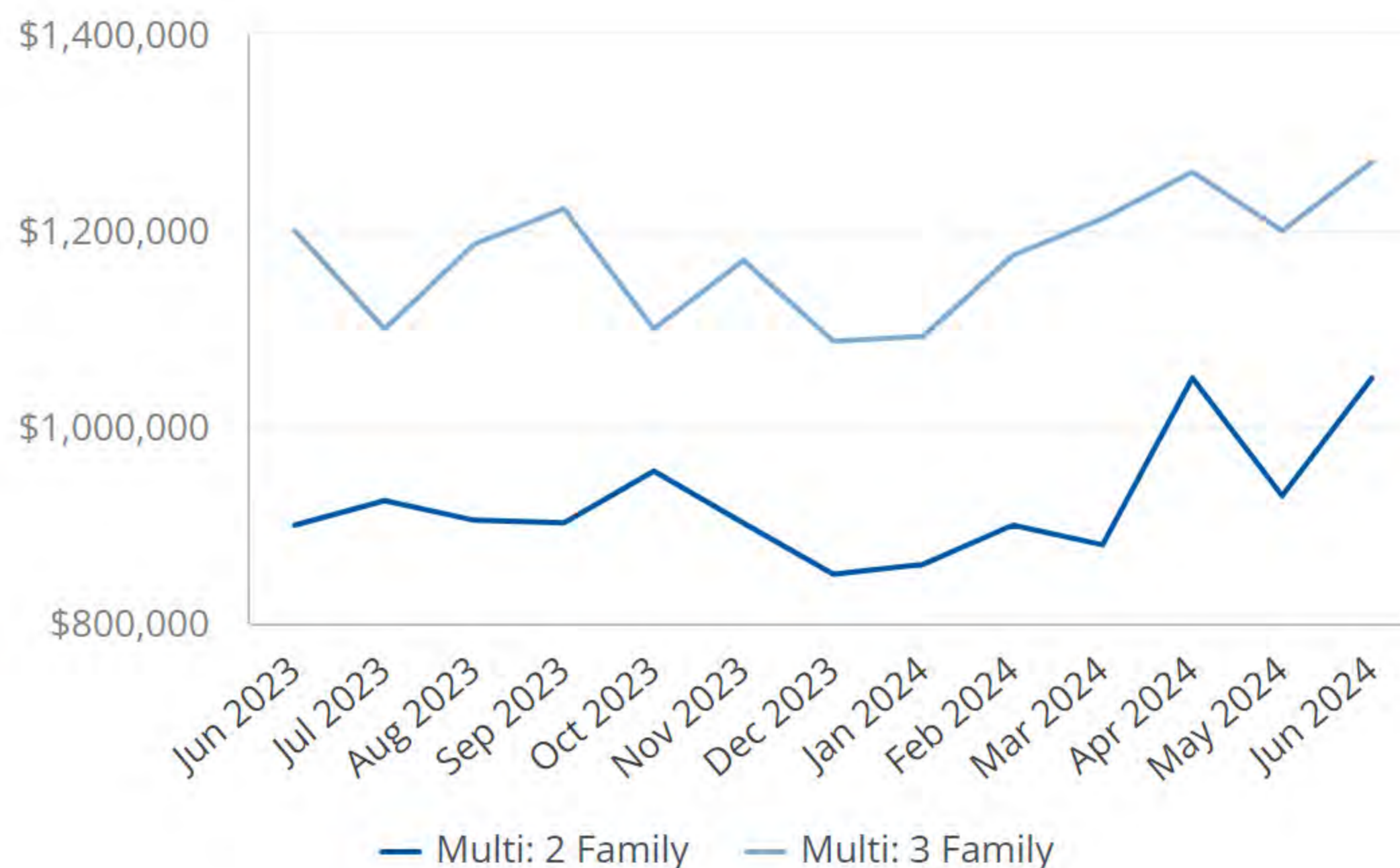
## 3 Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,270,000	\$1,200,000	⬆️ 5.8%	\$1,200,000	⬆️ 5.8%	\$1,205,000	\$1,100,000	⬆️ 9.5%
Closed Sales	53	46	⬆️ 15.2%	29	⬆️ 82.8%	212	173	⬆️ 22.5%
New Listings	59	61	⬆️ -3.3%	72	⬆️ -18.1%	352	336	⬆️ 4.8%
Pending Sales	37	49	⬆️ -24.5%	51	⬆️ -27.5%	226	211	⬆️ 7.1%
Median Days on Market	20	23	⬆️ -13.0%	21	⬆️ -4.8%	21	24	⬆️ -12.5%
Price per Square Foot	\$382	\$339	⬆️ 12.7%	\$363	⬆️ 5.2%	\$376	\$328	⬆️ 14.6%
Sold to Original Price Ratio	103.8%	96.1%	⬆️ 8.0%	97.0%	⬆️ 7.0%	98.8%	95.6%	⬆️ 3.4%
Active Inventory	95	104	⬆️ -8.7%	92	⬆️ 3.3%	—	—	—
Months Supply of Inventory	1.8	2.3	⬆️ -20.7%	3.2	⬆️ -43.5%	—	—	—

Number of Closed Sales



Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

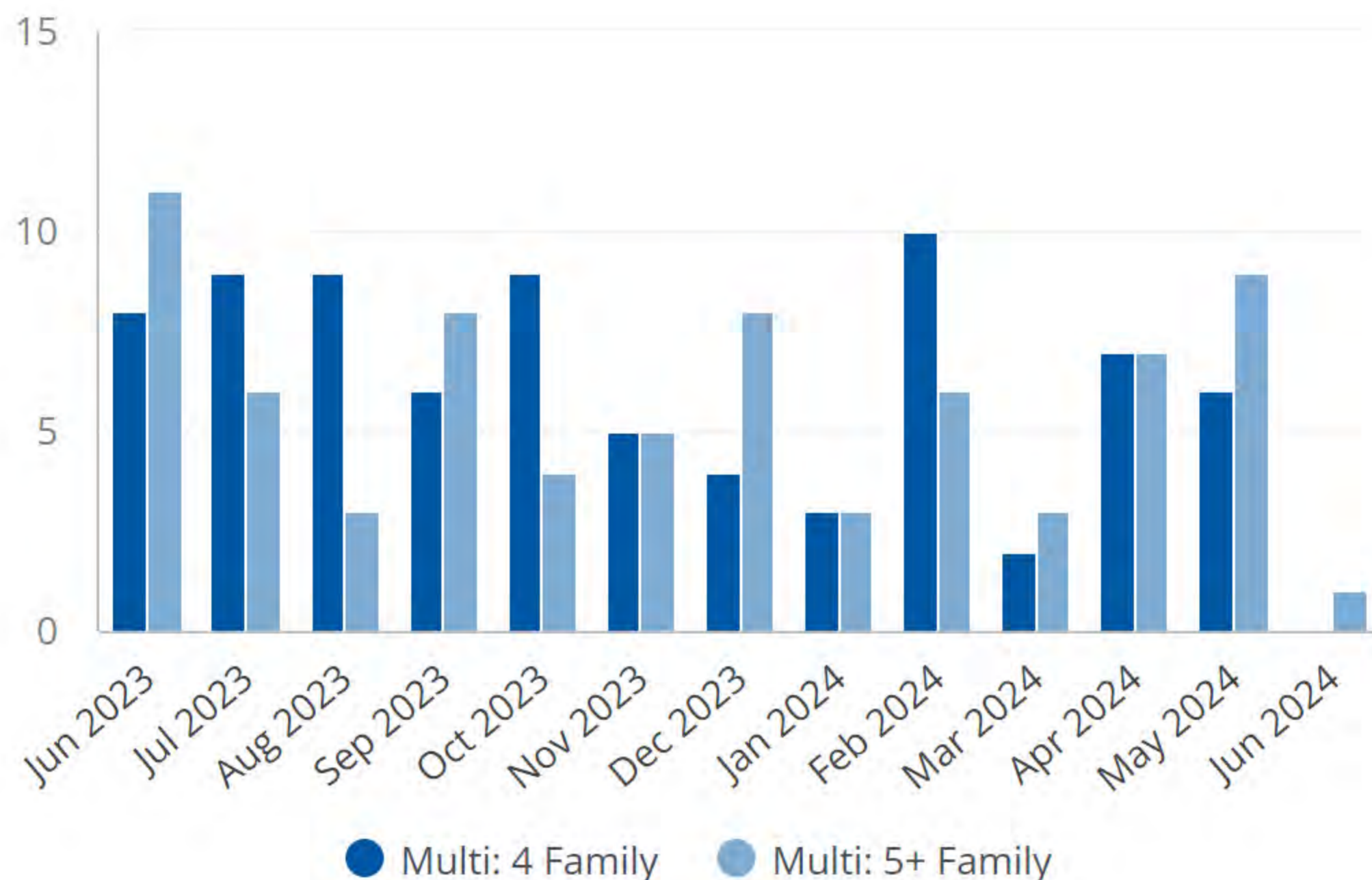
## 4 Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,515,000	\$1,312,500	⬆️ 15.4%	\$1,900,000	⬇️ -20.3%	\$1,425,000	\$1,180,000	⬆️ 20.8%
Closed Sales	6	8	⬇️ -25.0%	7	⬇️ -14.3%	32	34	⬇️ -5.9%
New Listings	21	14	⬆️ 50.0%	8	⬆️ 162.5%	73	79	⬇️ -7.6%
Pending Sales	11	7	⬆️ 57.1%	8	⬆️ 37.5%	43	39	⬆️ 10.3%
Median Days on Market	35	38	⬆️ -7.9%	22.5	⬆️ 55.6%	35	25	⬆️ 40.0%
Price per Square Foot	\$465	\$312	⬆️ 49.0%	\$576	⬇️ -19.3%	\$399	\$323	⬆️ 23.5%
Sold to Original Price Ratio	95.2%	101.4%	⬇️ -6.2%	98.1%	⬇️ -3.0%	96.7%	97.4%	⬇️ -0.7%
Active Inventory	27	26	⬆️ 3.8%	23	⬆️ 17.4%	—	—	—
Months Supply of Inventory	4.5	3.2	⬆️ 38.4%	3.3	⬆️ 36.9%	—	—	—

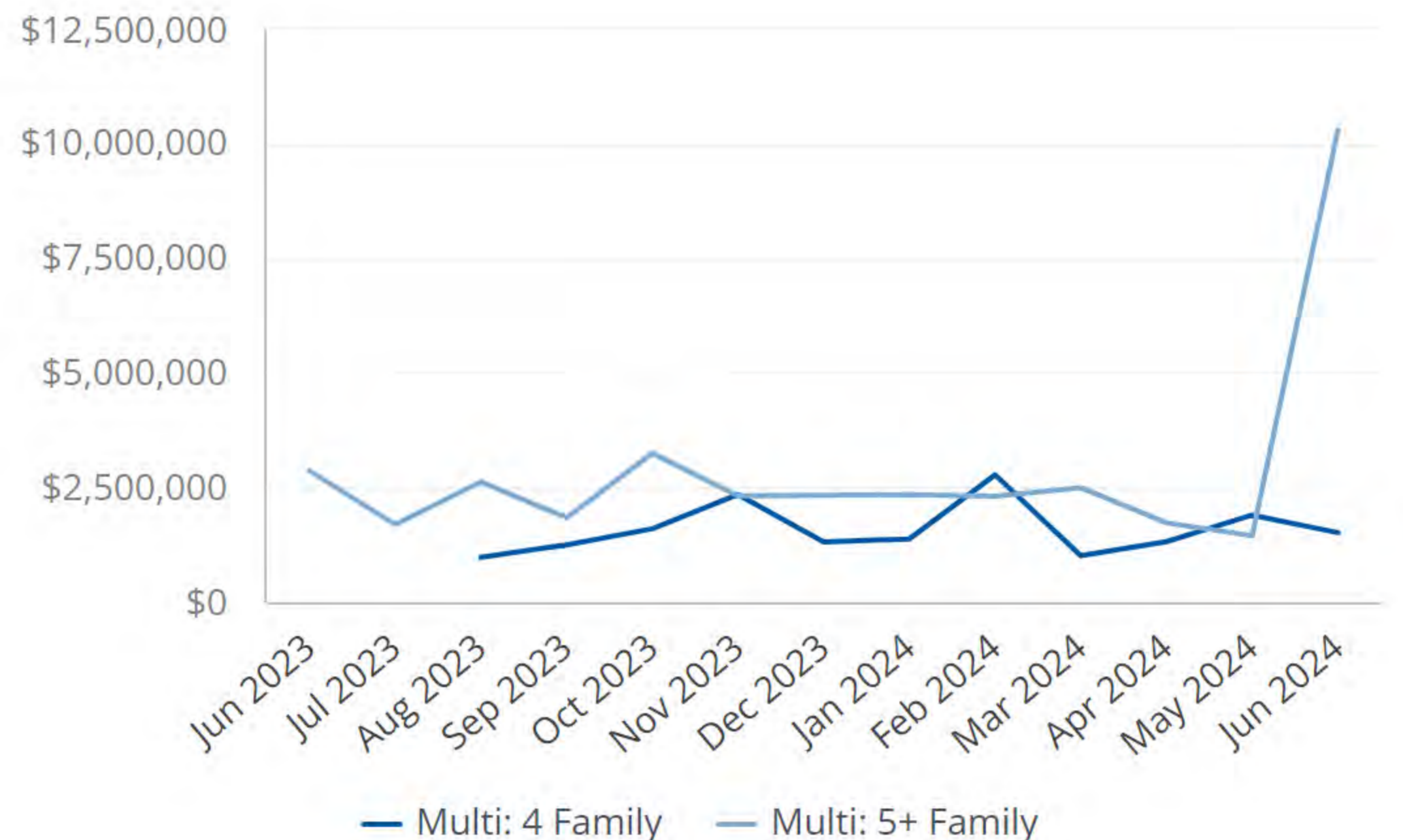
## 5+ Family Homes

	Jun 2024	Jun 2023	YoY	May 2024	MoM	2024	2023	YTD
Median Sales Price	\$10,300,000	\$2,864,000	⬆️ 259.6%	\$1,450,000	⬆️ 610.3%	\$2,200,000	\$2,640,000	⬇️ -16.7%
Closed Sales	1	11	⬇️ -90.9%	9	⬇️ -88.9%	29	29	⬆️ 0.0%
New Listings	17	14	⬆️ 21.4%	17	⬆️ 0.0%	101	102	⬇️ -1.0%
Pending Sales	12	3	⬆️ 300.0%	6	⬆️ 100.0%	46	31	⬆️ 48.4%
Median Days on Market	41	54	⬆️ -24.1%	45.5	⬇️ -9.9%	49	49	⬆️ 0.0%
Price per Square Foot	\$844	\$572	⬆️ 47.6%	\$353	⬆️ 139.1%	\$388	\$403	⬇️ -3.7%
Sold to Original Price Ratio	82.4%	95.0%	⬇️ -13.2%	95.6%	⬇️ -13.8%	98.6%	94.8%	⬆️ 4.0%
Active Inventory	47	46	⬆️ 2.2%	50	⬇️ -6.0%	—	—	—
Months Supply of Inventory	46.5	4.2	⬆️ 1,013.8%	5.5	⬆️ 738.6%	—	—	—

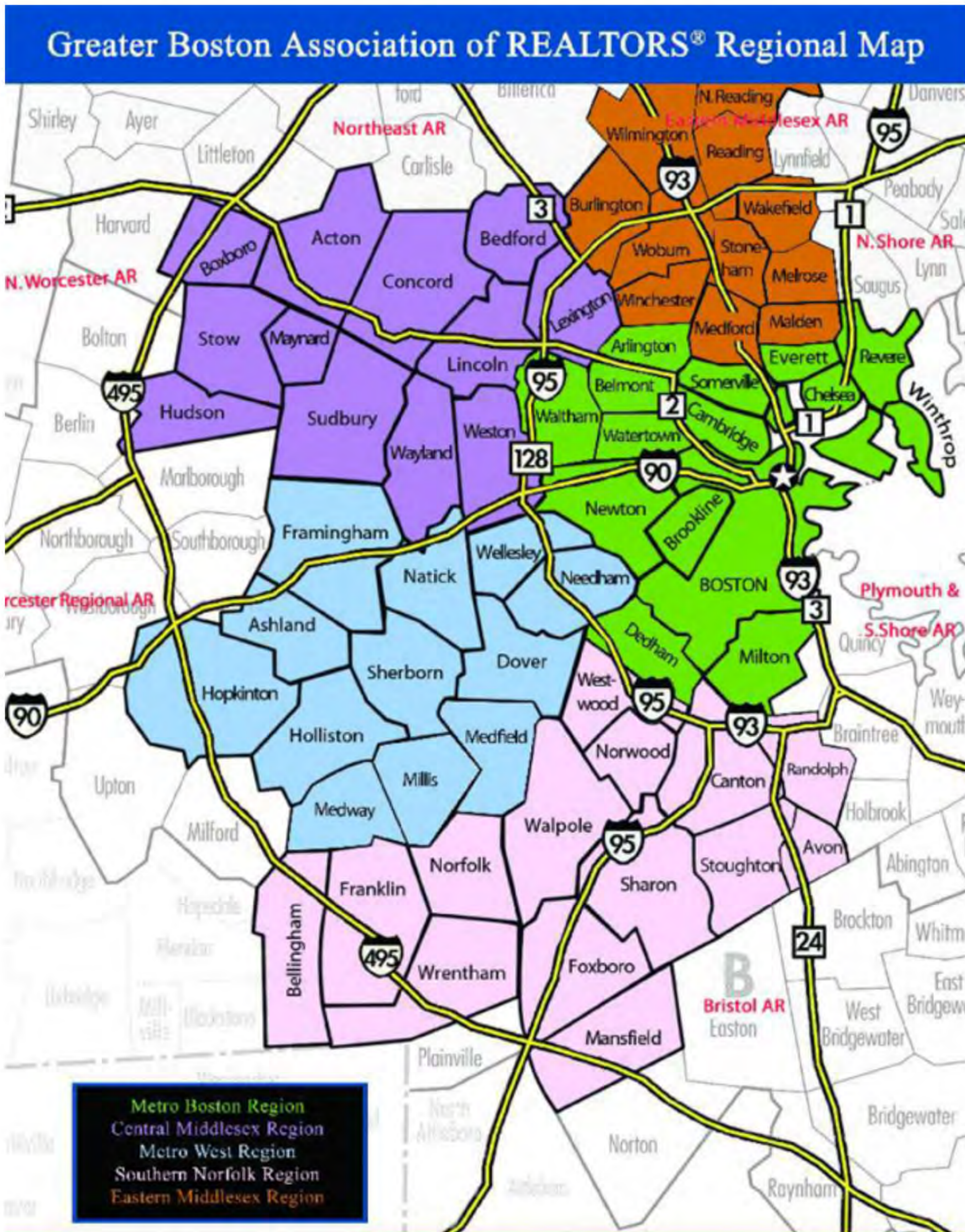
Number of Closed Sales



Median Sales Price



# GBAR JURISDICTIONAL AREA



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