

# MONTHLY MARKET INSIGHTS REPORT

October 2024

## Single-Family Homes

The 885 homes sold was the sixteenth highest sales total on record for the month, and a 12.0 percent increase in sales volume from the October 2023 sales total of 790 homes sold. Additionally, the median sales price rose to a new record-high price for the month of October at \$855,000, which is a 3.0 percent increase from the October 2023 median sales price of \$829,950.

## Condominiums

With 718 condos sold, it was a modest 0.7 percent increase from the October 2023 total of 692 units sold. This is the sixteenth highest sales total on record of the month. The median sales price for condos also reached a new record high for the month of October at \$700,000, which was a 3.8 percent increase from the October 2023 median sales price of \$695,000.

## Multi-Family Homes

This month, 158 multi-family homes were sold in Greater Boston, which was a 13.6 percent increase on the 139 units sold in October 2023.



## CONTENTS

Greater Boston	2
Median Sales Price	3
Closed Sales	4
New Listings	5
Pending Sales	6
Days on Market	7
Price SqFt	8
Sold Price Ratio	9
Active Inventory	10
Months Supply of Inventory	11
Central Middlesex	12
Eastern Middlesex	13
Metro Boston	14
Metro West	15
Southern Norfolk	16
City of Boston	17
Multi-Family	18
Regional Map	20

## Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

Three Center Plaza, Mezzanine Suite  
Boston, MA 02108  
Phone: 617-423-8700  
Email: [housingreports@gbreb.com](mailto:housingreports@gbreb.com)

68 Main Street  
Reading, MA 01867  
Online: [www.gbar.org](http://www.gbar.org)



Data thru 11/10/24

# Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

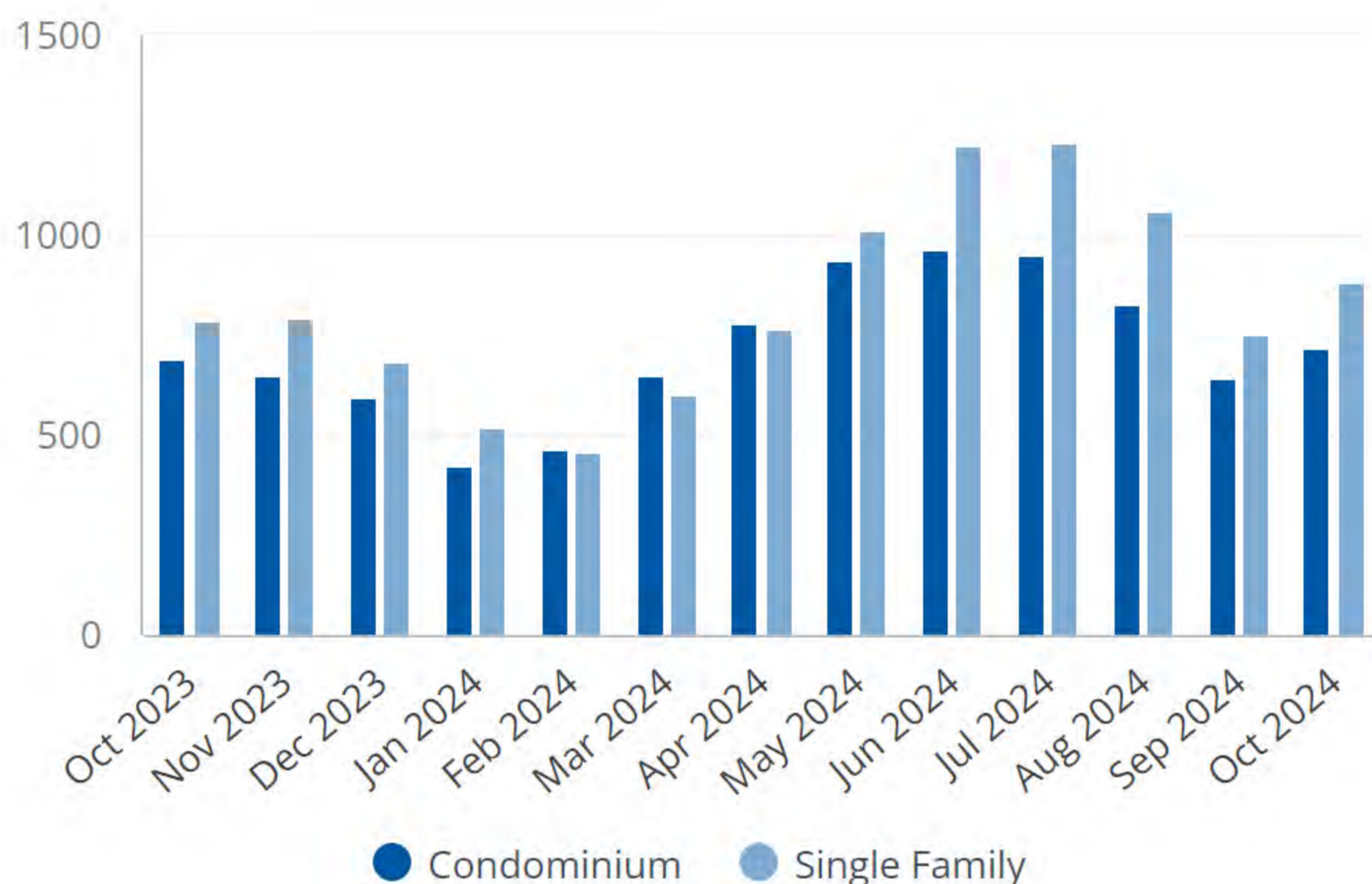
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$855,000	\$829,950	⬆️ 3.0%	\$850,000	⬆️ 0.6%	\$900,000	\$850,000	⬆️ 5.9%
Closed Sales	885	790	⬆️ 12.0%	751	⬆️ 17.8%	8,524	8,220	⬆️ 3.7%
New Listings	1,182	984	⬆️ 20.1%	1,535	⬆️ -23.0%	11,779	10,639	⬆️ 10.7%
Pending Sales	1,021	842	⬆️ 21.3%	872	⬆️ 17.1%	9,003	8,504	⬆️ 5.9%
Median Days on Market	20	19.5	⬆️ 2.6%	19	⬆️ 5.3%	17	17	⬆️ 0.0%
Price per Square Foot	\$429	\$411	⬆️ 4.5%	\$426	⬆️ 0.7%	\$435	\$409	⬆️ 6.4%
Sold to Original Price Ratio	100.6%	101.0%	⬆️ -0.4%	99.5%	⬆️ 1.1%	102.1%	102.0%	⬆️ 0.1%
Active Inventory	1,664	1,372	⬆️ 21.3%	1,766	⬆️ -5.8%	—	—	—
Months Supply of Inventory	1.9	1.7	⬆️ 8.3%	2.4	⬆️ -20.0%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$700,000	\$695,000	⬆️ 0.7%	\$672,000	⬆️ 4.2%	\$719,000	\$701,900	⬆️ 2.4%
Closed Sales	718	692	⬆️ 3.8%	641	⬆️ 12.0%	7,372	7,613	⬆️ -3.2%
New Listings	1,191	1,019	⬆️ 16.9%	1,578	⬆️ -24.5%	11,618	11,005	⬆️ 5.6%
Pending Sales	837	690	⬆️ 21.3%	707	⬆️ 18.4%	7,678	7,704	⬆️ -0.3%
Median Days on Market	23	20	⬆️ 15.0%	20	⬆️ 15.0%	20	20	⬆️ 0.0%
Price per Square Foot	\$580	\$539	⬆️ 7.6%	\$579	⬆️ 0.3%	\$603	\$587	⬆️ 2.7%
Sold to Original Price Ratio	99.0%	100.4%	⬆️ -1.4%	98.7%	⬆️ 0.3%	99.8%	99.9%	⬆️ -0.1%
Active Inventory	2,253	1,851	⬆️ 21.7%	2,295	⬆️ -1.8%	—	—	—
Months Supply of Inventory	3.1	2.7	⬆️ 17.3%	3.6	⬆️ -12.4%	—	—	—

### Number of Closed Sales



### Median Sales Price



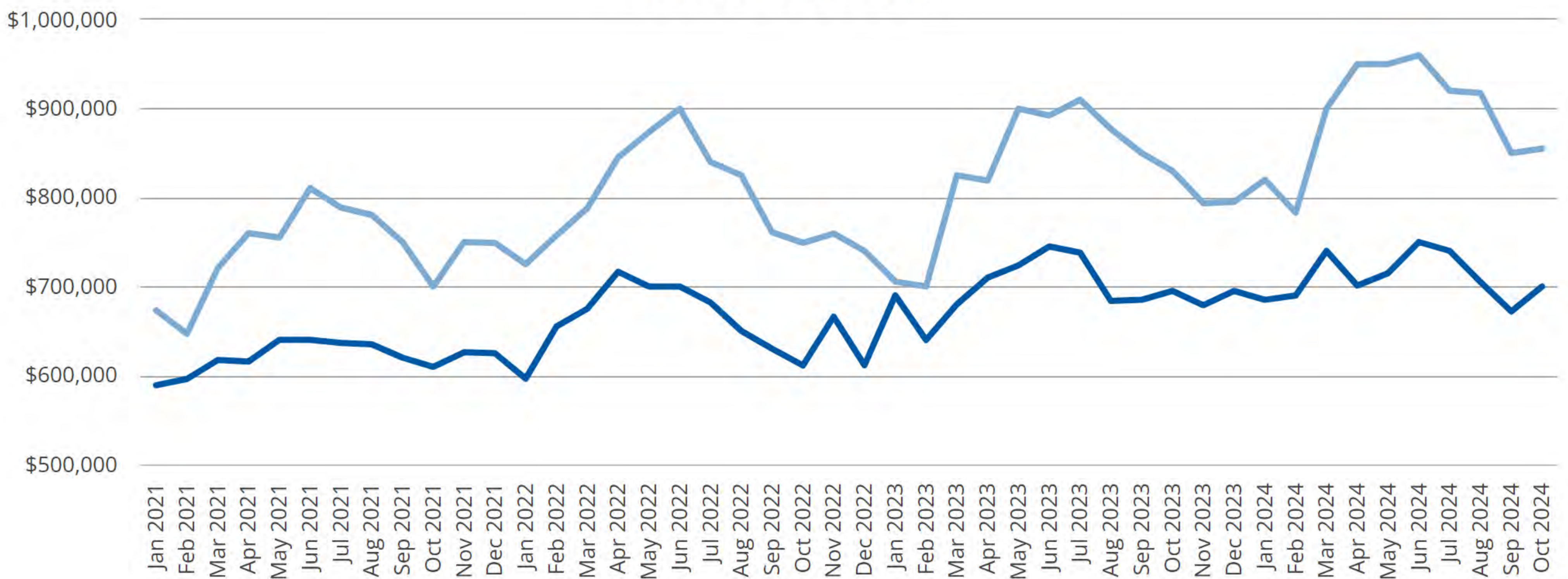
# Median Sales Price



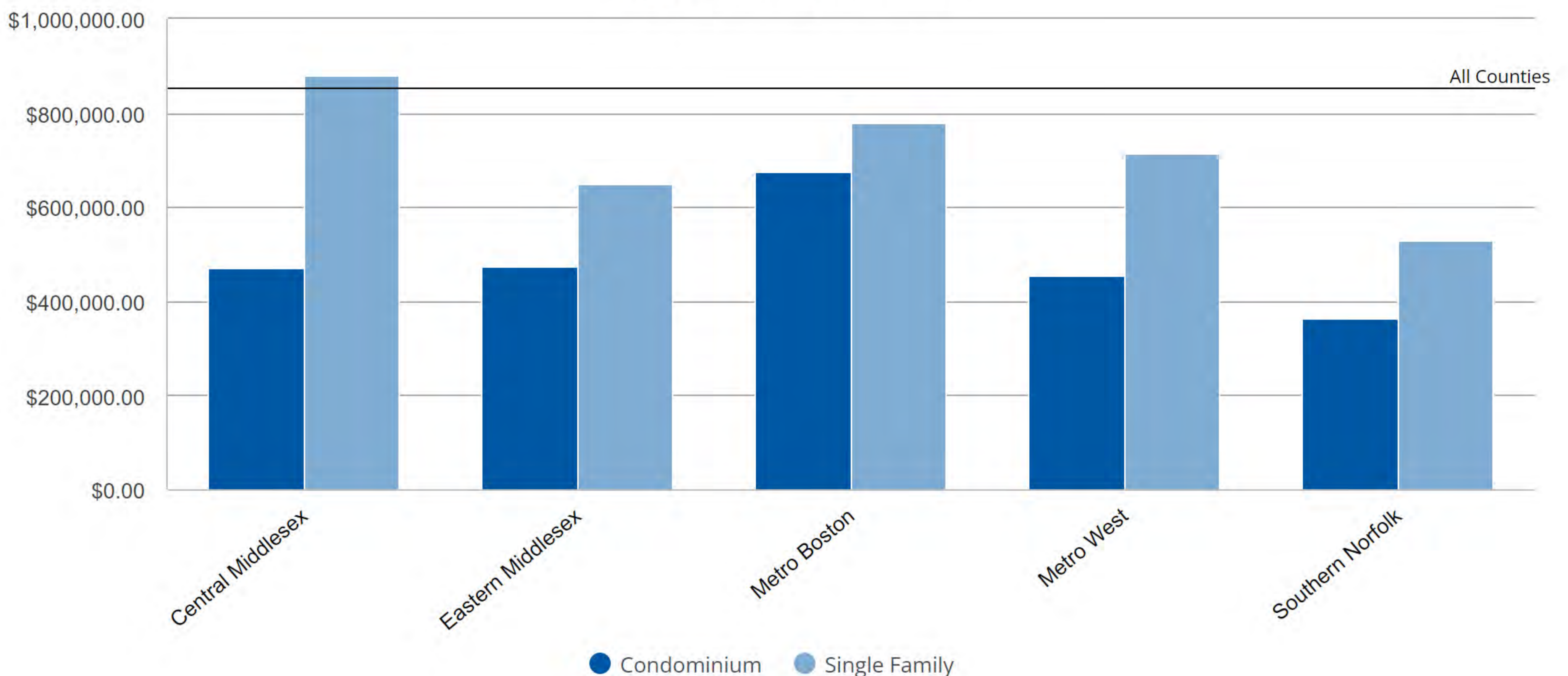
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	<b>\$855,000</b>	⬆️ 0.6%	⬆️ 3.0%	⬆️ 5.9%
CONDO	<b>\$700,000</b>	⬆️ 4.2%	⬆️ 0.7%	⬆️ 2.4%

## Historical Activity



## Region Comparison



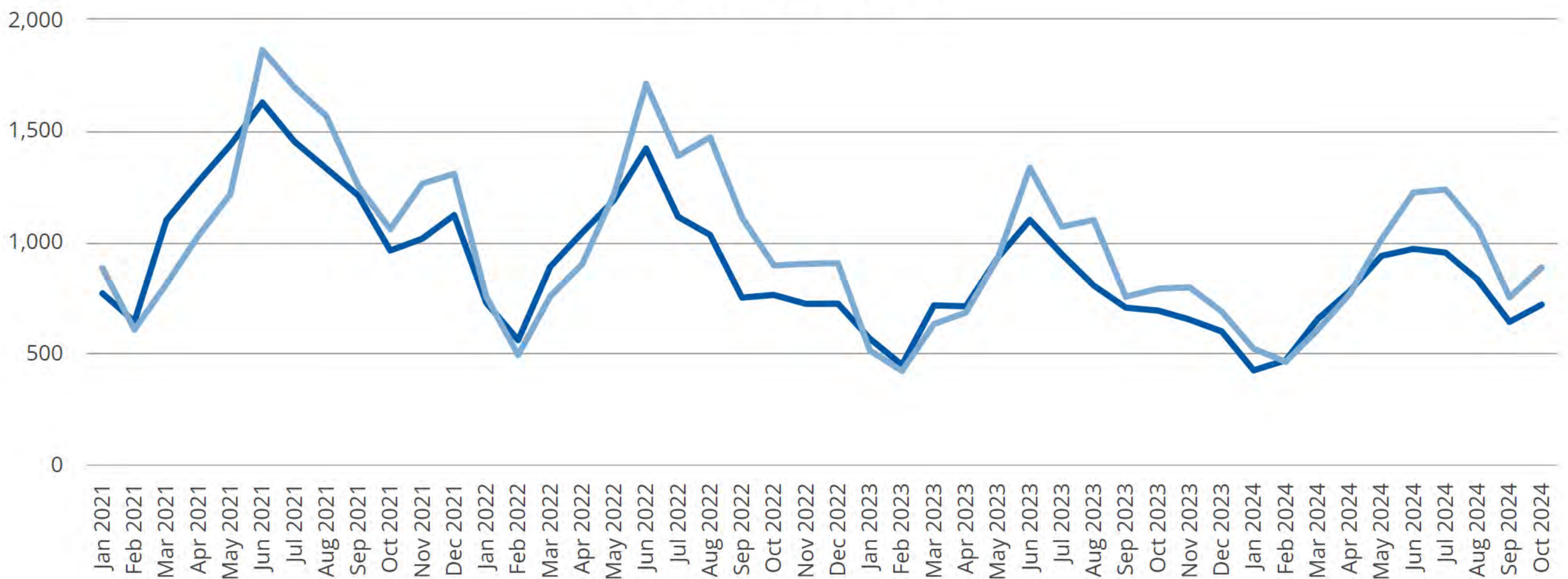
# Closed Sales



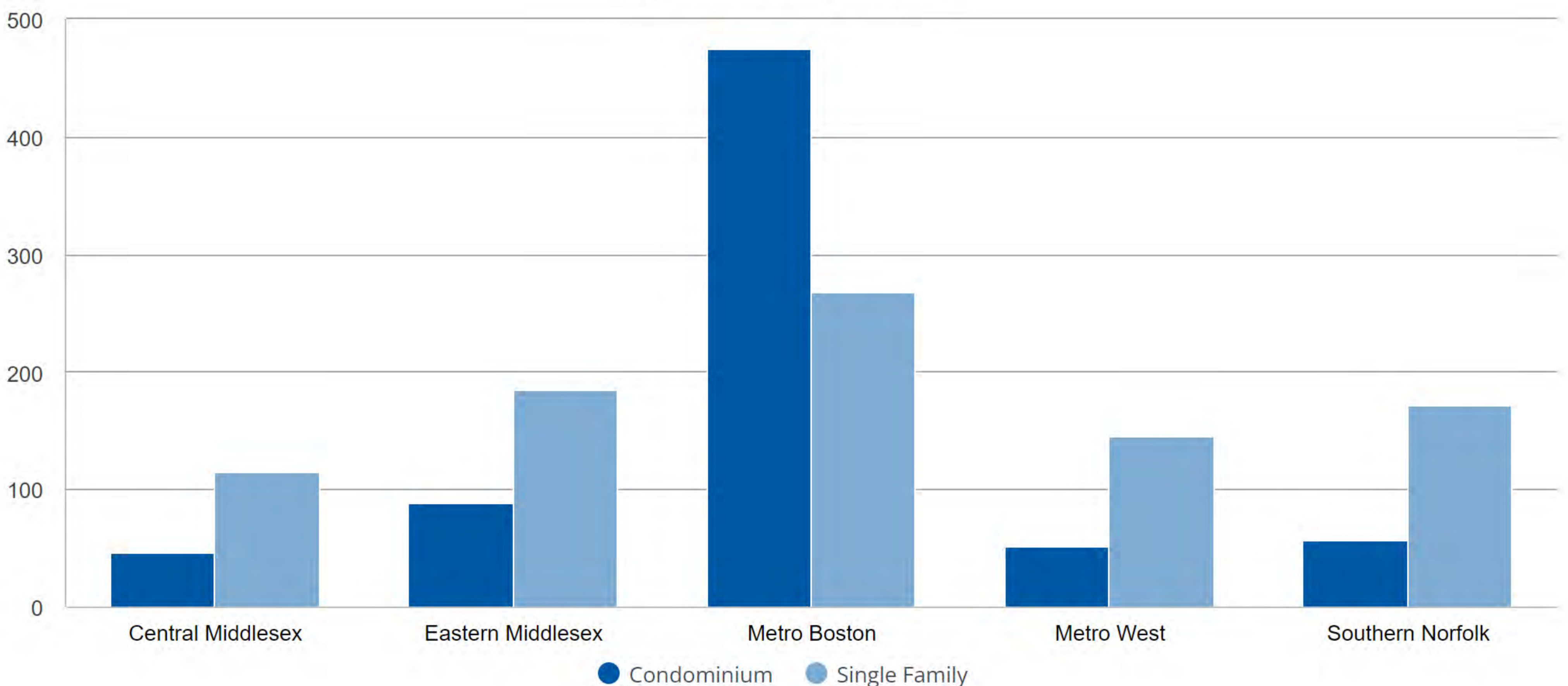
The number of properties that sold.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	885	⬆️ 17.8%	⬆️ 12.0%	⬆️ 3.7%
CONDO	718	⬆️ 12.0%	⬆️ 3.8%	⬆️ -3.2%

## Historical Activity



## Region Comparison



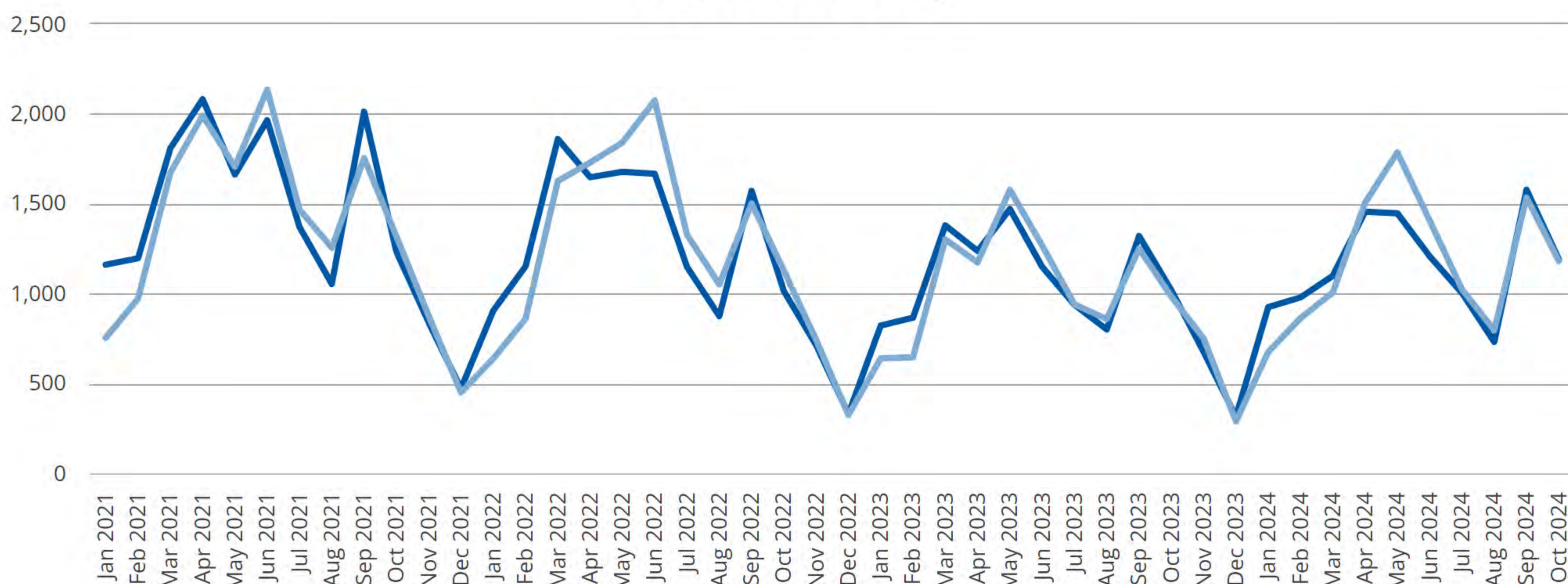
# New Listings



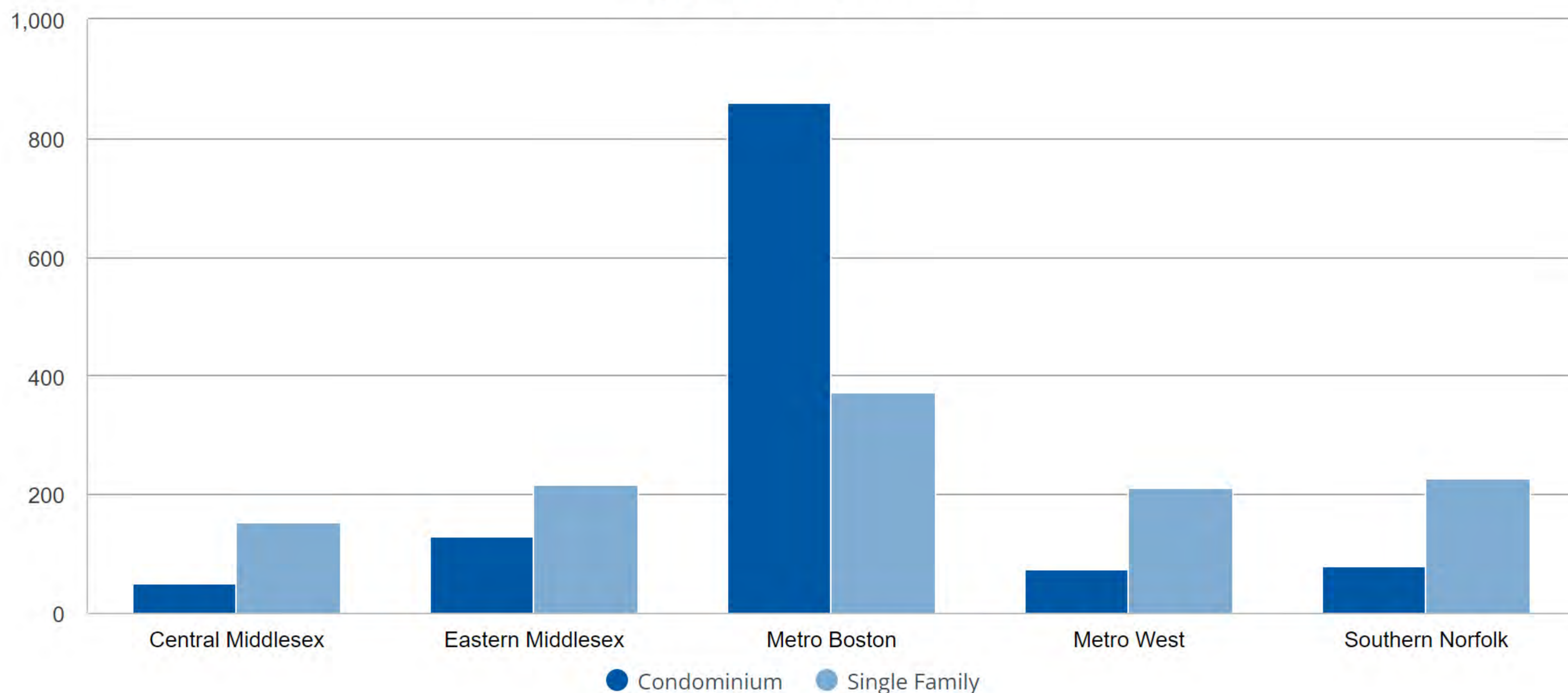
The number of properties listed regardless of current status.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,182	⚡ -23.0%	⬆️ 20.1%	⬆️ 10.7%
CONDO	1,191	⚡ -24.5%	⬆️ 16.9%	⬆️ 5.6%

## Historical Activity



## Region Comparison



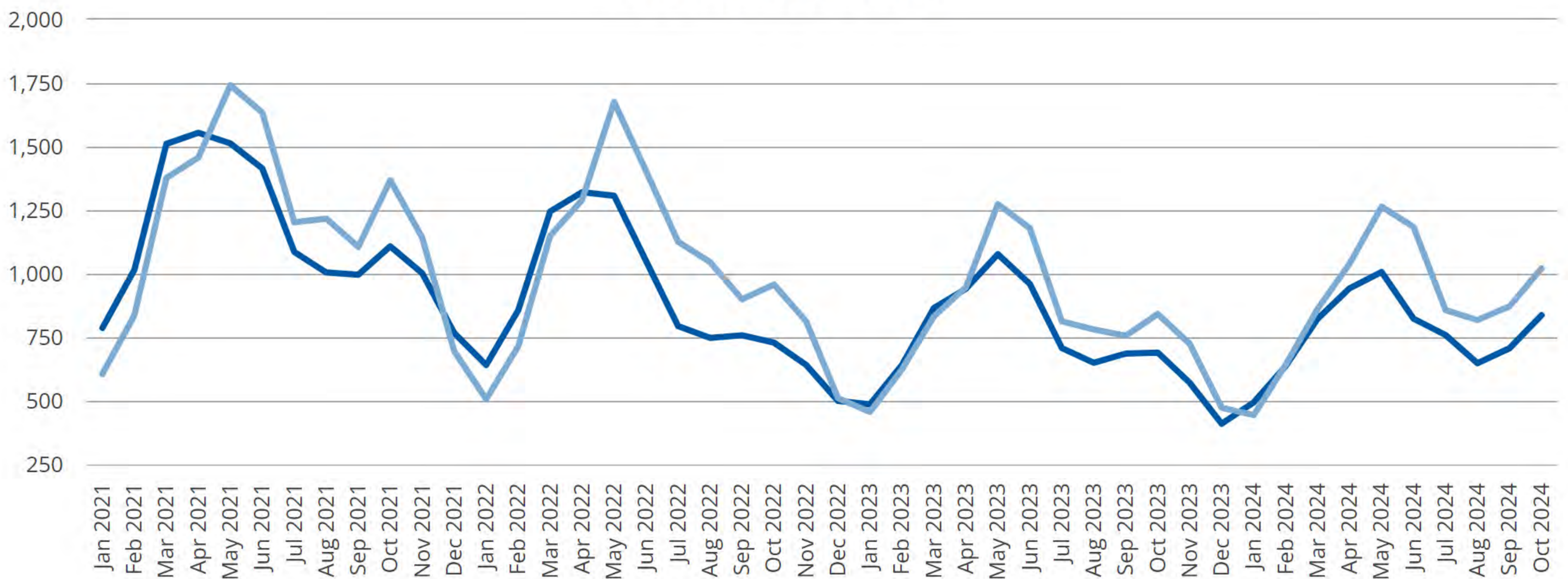
# Pending Sales



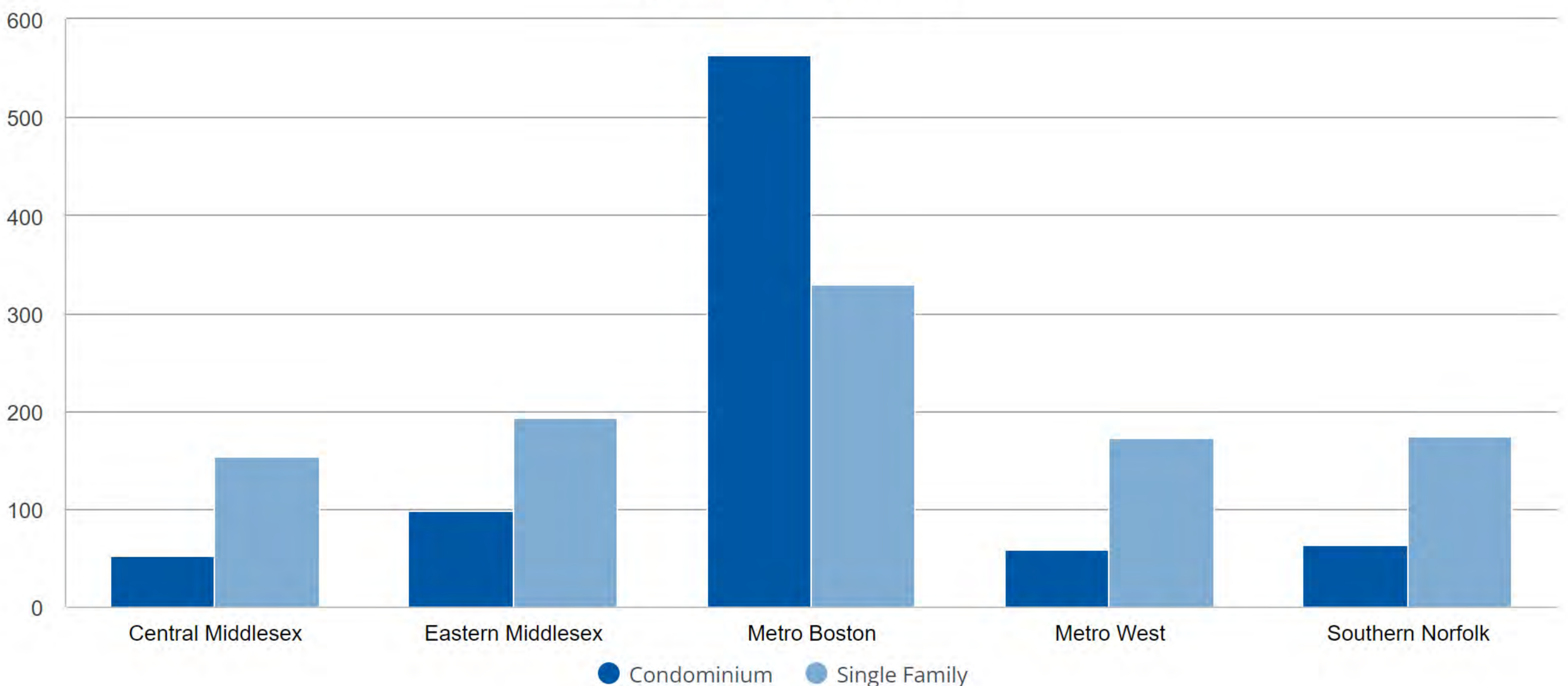
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	October 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	1,021	⬆️	17.1%	⬆️	21.3%	⬆️	5.9%
CONDO	837	⬆️	18.4%	⬆️	21.3%	⬆️	-0.3%

## Historical Activity



## Region Comparison



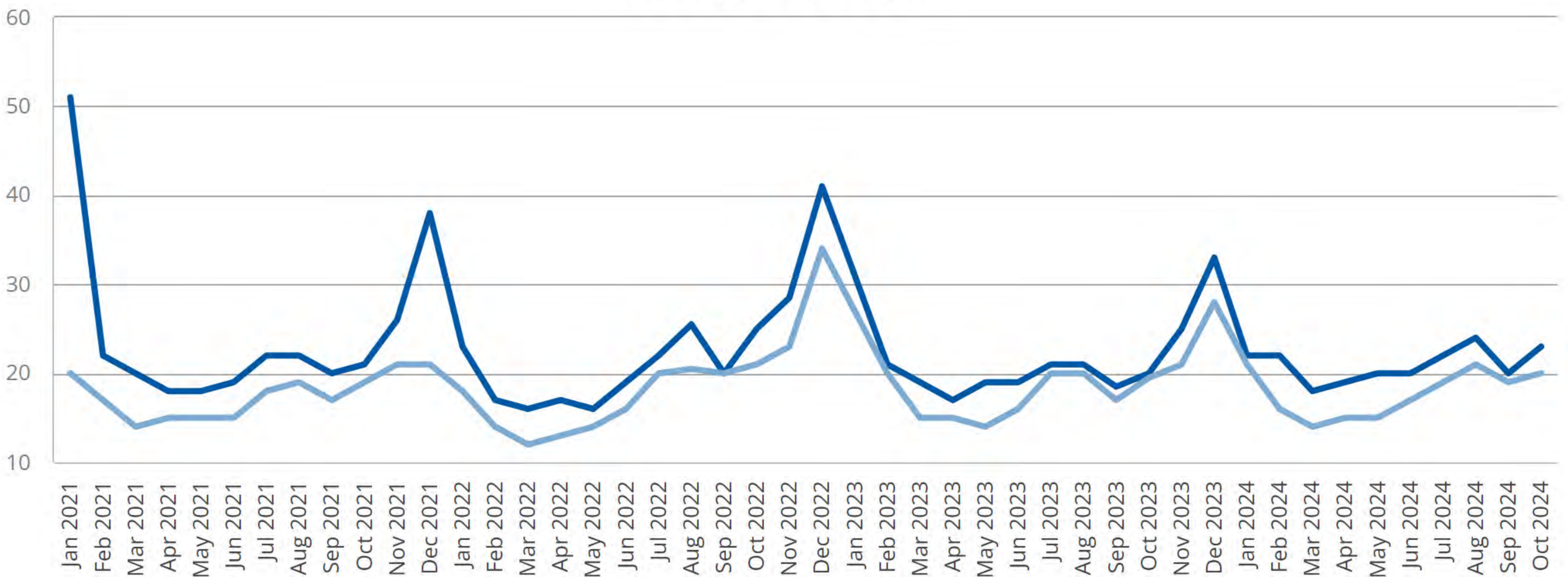
# Days on Market



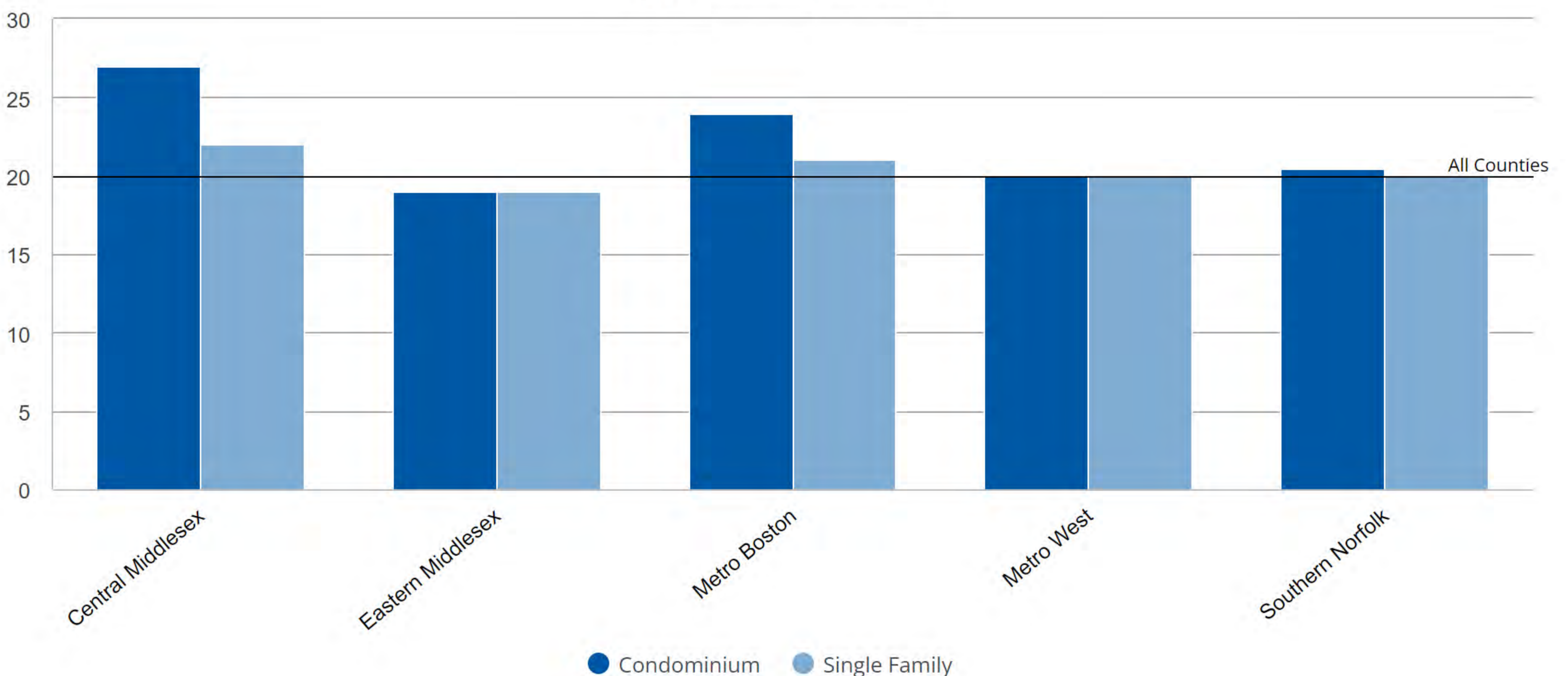
The median number of days between when a property is listed and the purchase contract date.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	20	⬆️ 5.3%	⬆️ 2.6%	⬆️ 0.0%
CONDO	23	⬆️ 15.0%	⬆️ 15.0%	⬆️ 0.0%

## Historical Activity



## Region Comparison



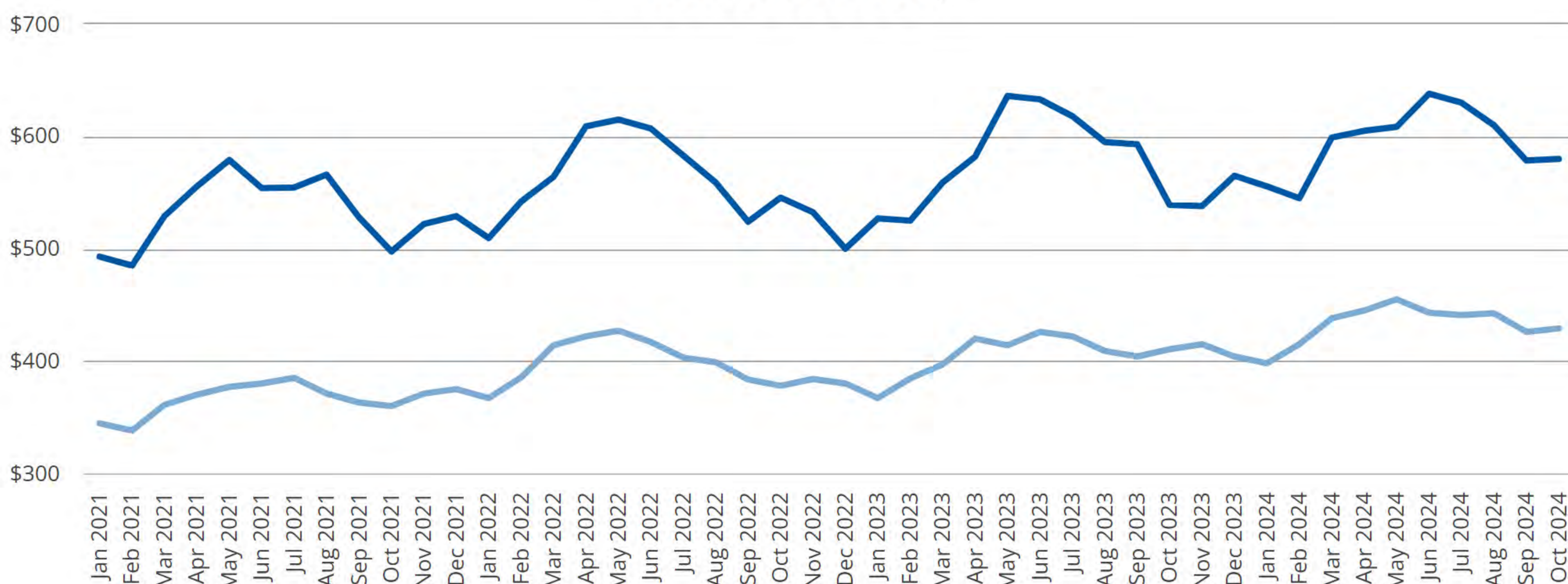
# Price per Square Foot



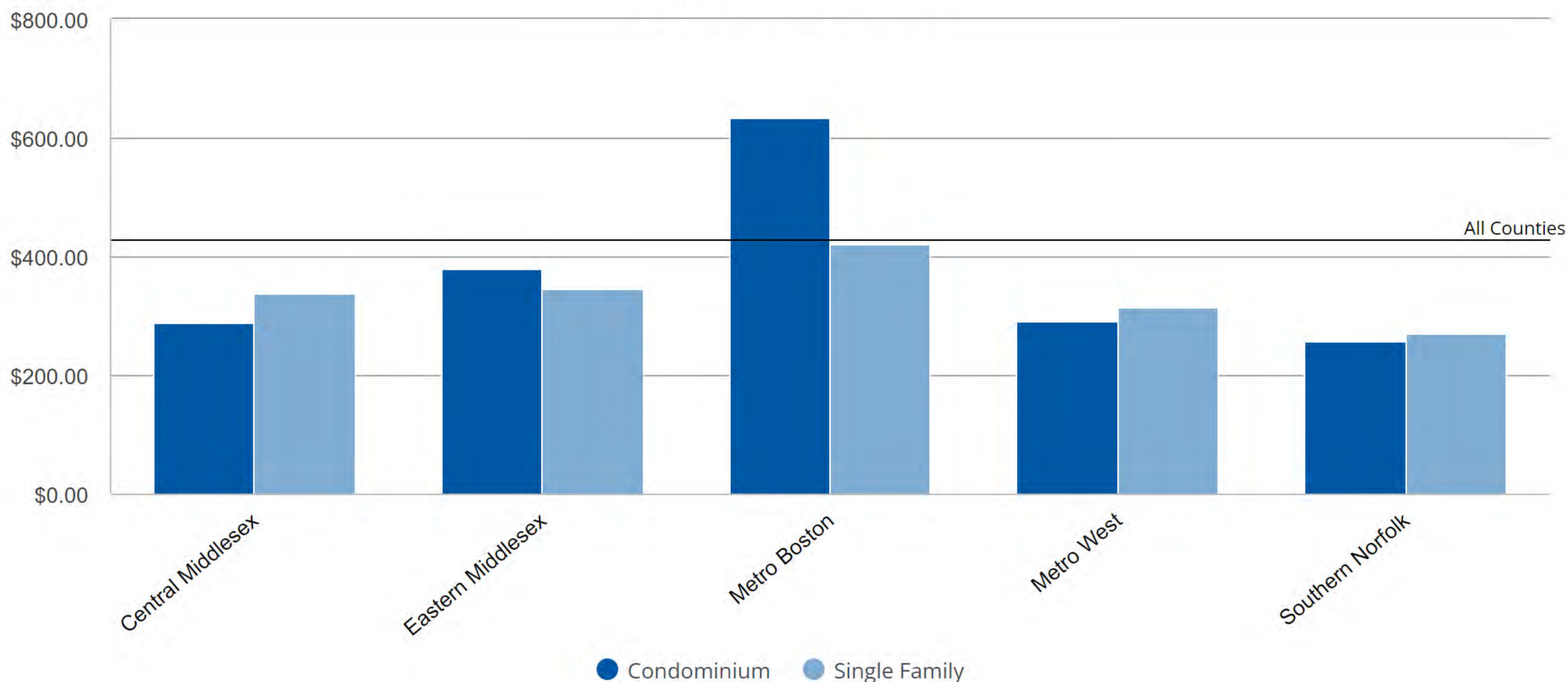
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	October 2024	Month over Month Change		Year over Year Change		Year to Date Change	
SFH	<b>\$429</b>	⬆️	<b>0.7%</b>	⬆️	<b>4.5%</b>	⬆️	<b>6.4%</b>
CONDO	<b>\$580</b>	⬆️	<b>0.3%</b>	⬆️	<b>7.6%</b>	⬆️	<b>2.7%</b>

## Historical Activity



## Region Comparison



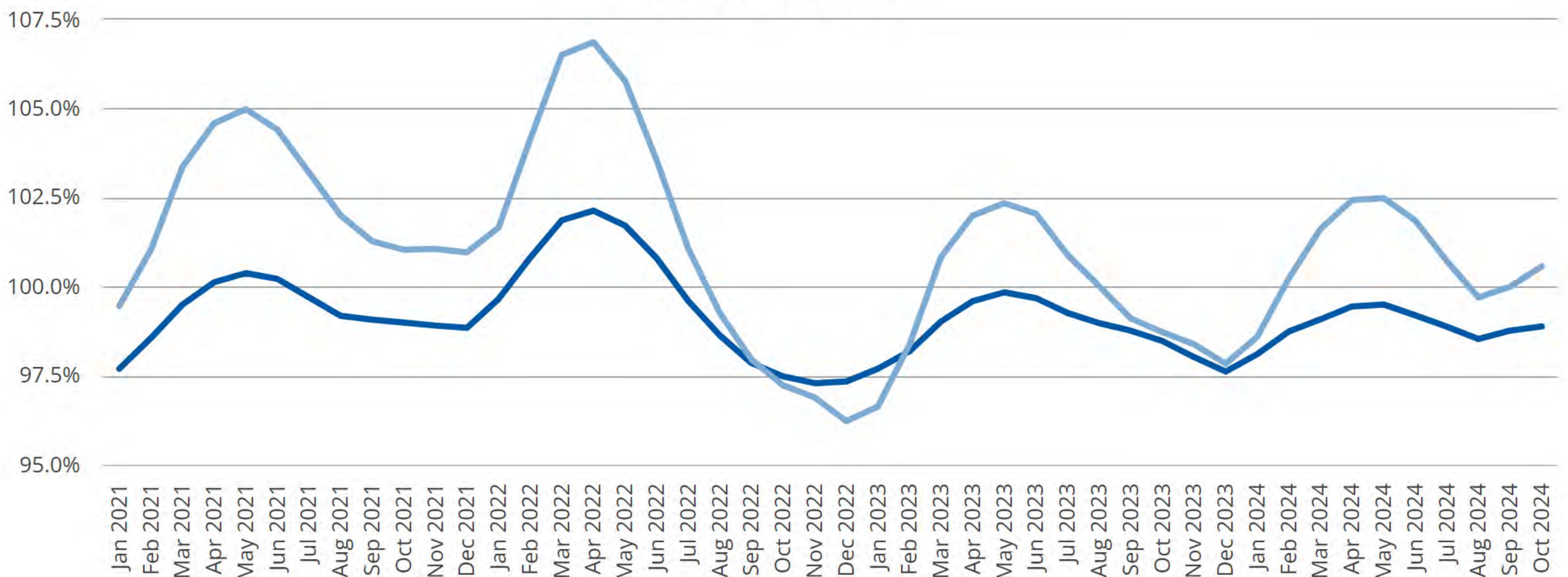
# Sold to Original Price Ratio



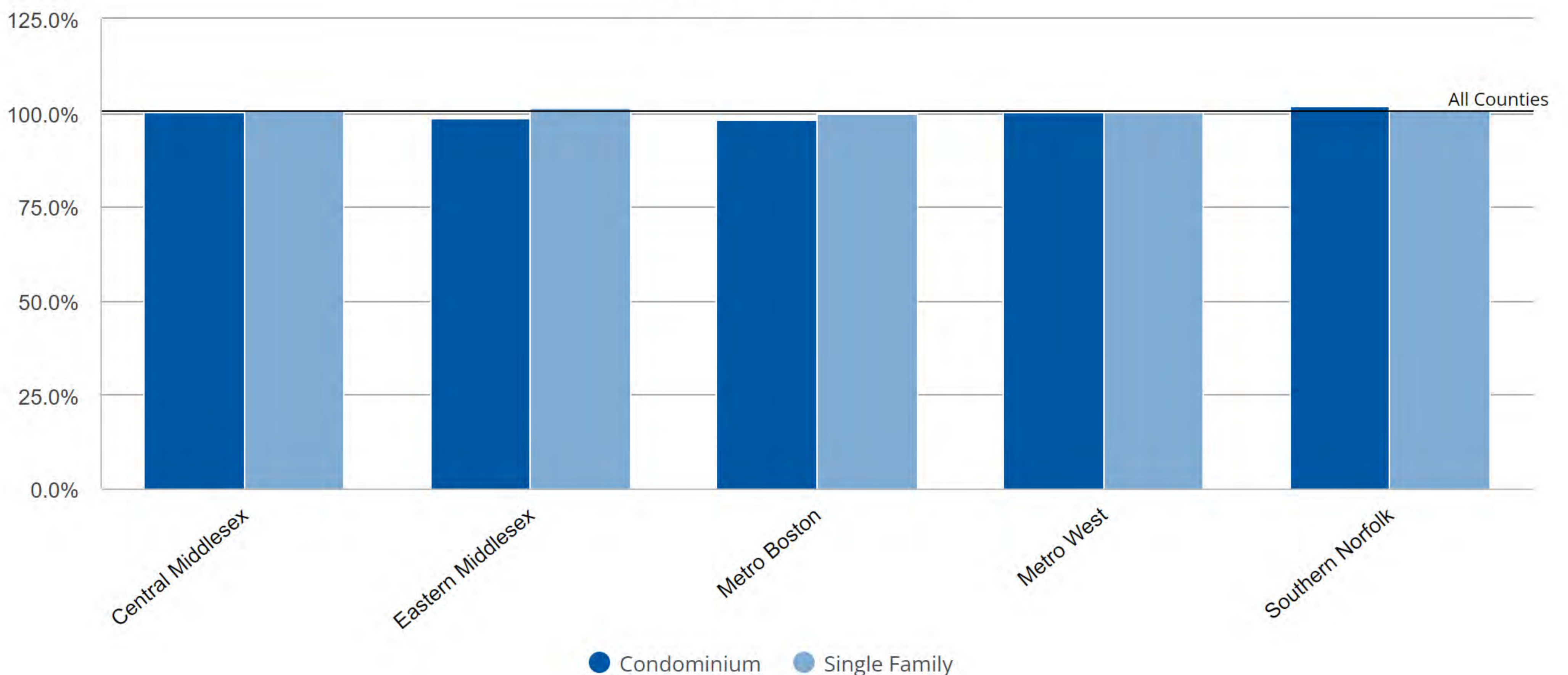
The average of the sales price divided by the original list price expressed as a percentage.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	100.6%	⬆️ 0.6%	⬆️ 1.9%	⬆️ 0.6%
CONDO	98.9%	⬆️ 0.1%	⬆️ 0.4%	⬆️ -0.1%

## Historical Activity



## Region Comparison



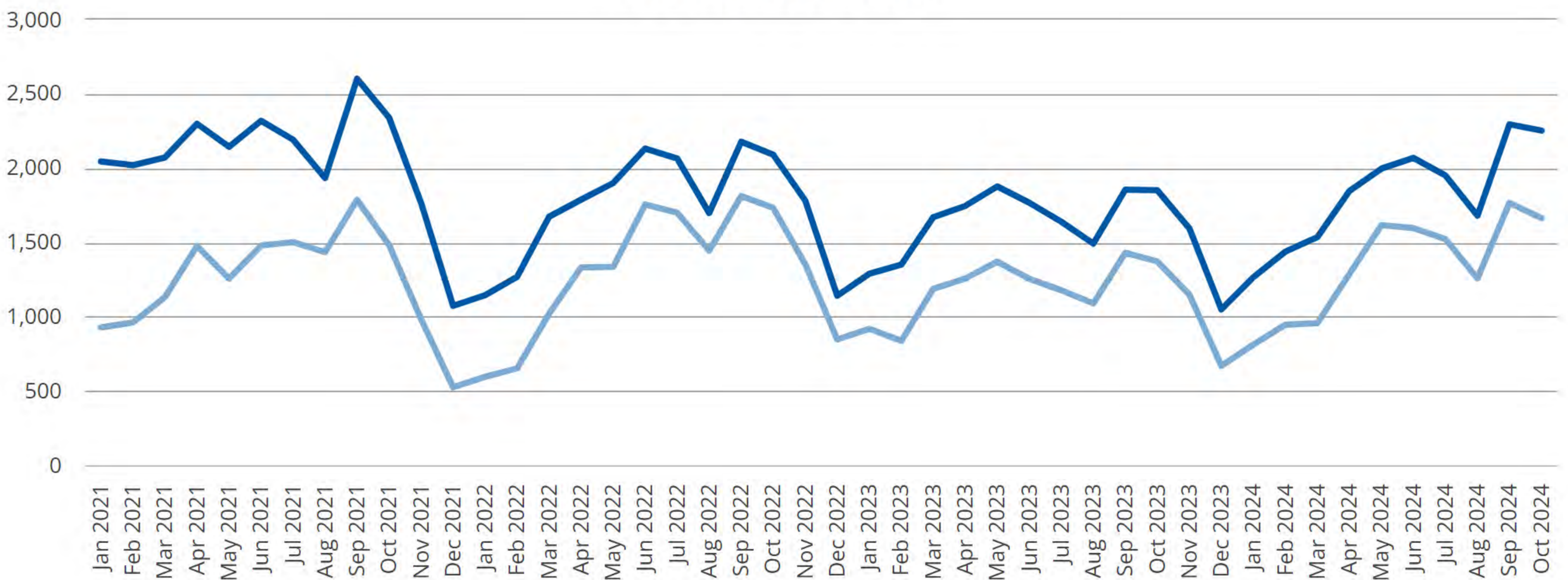
# Active Inventory



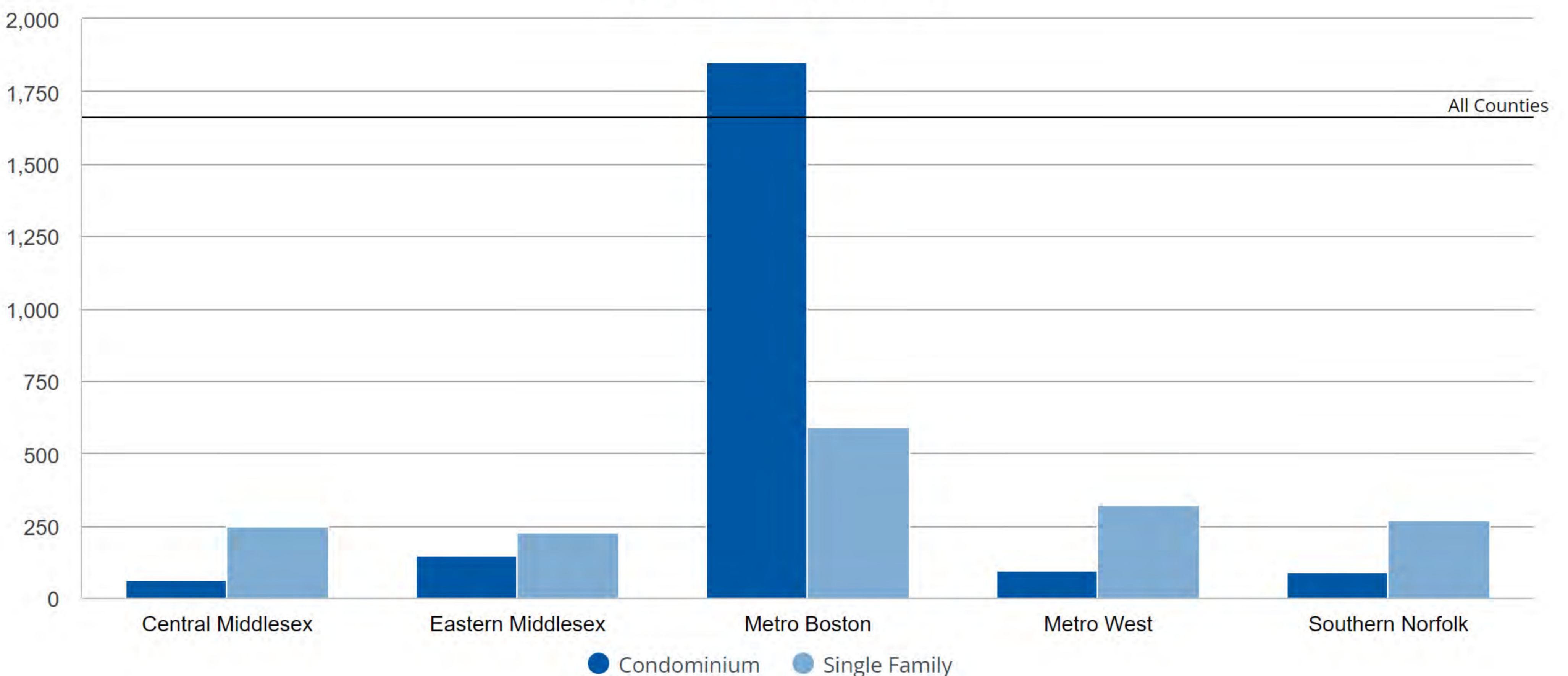
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,664	⚡ -5.8%	⬆️ 21.3%	—
CONDO	2,253	⚡ -1.8%	⬆️ 21.7%	—

## Historical Activity



## Region Comparison



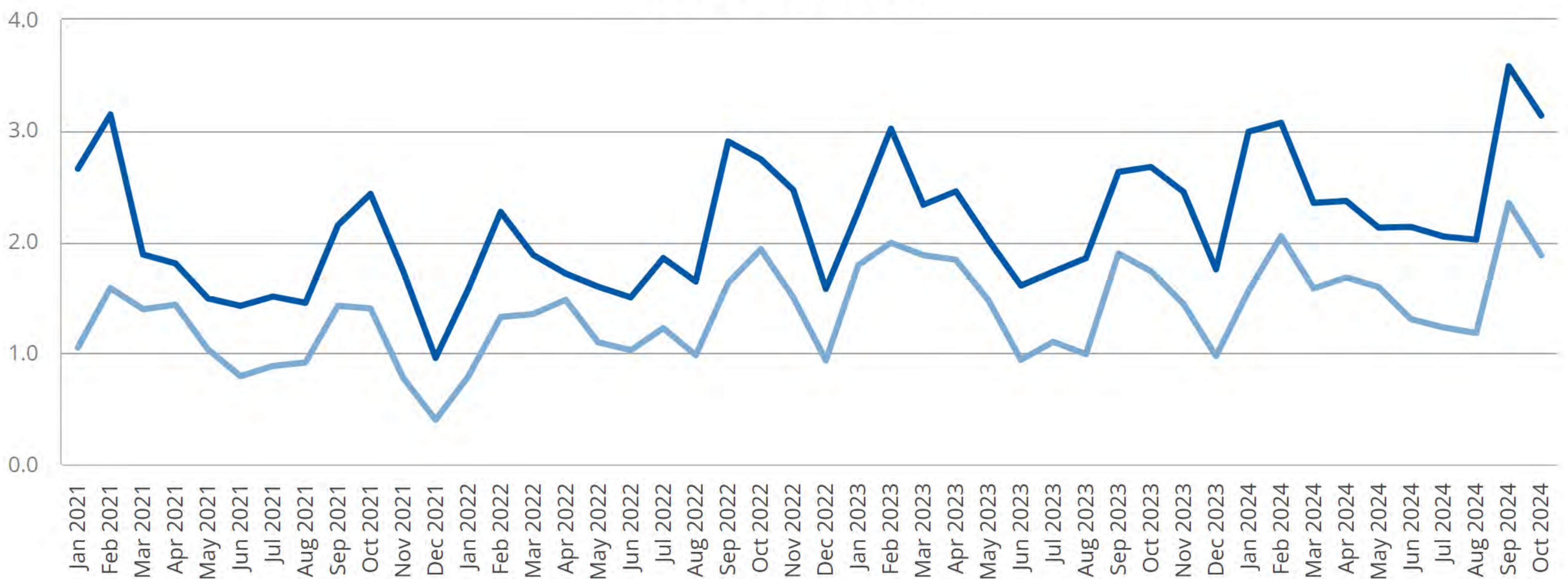
# Months Supply of Inventory



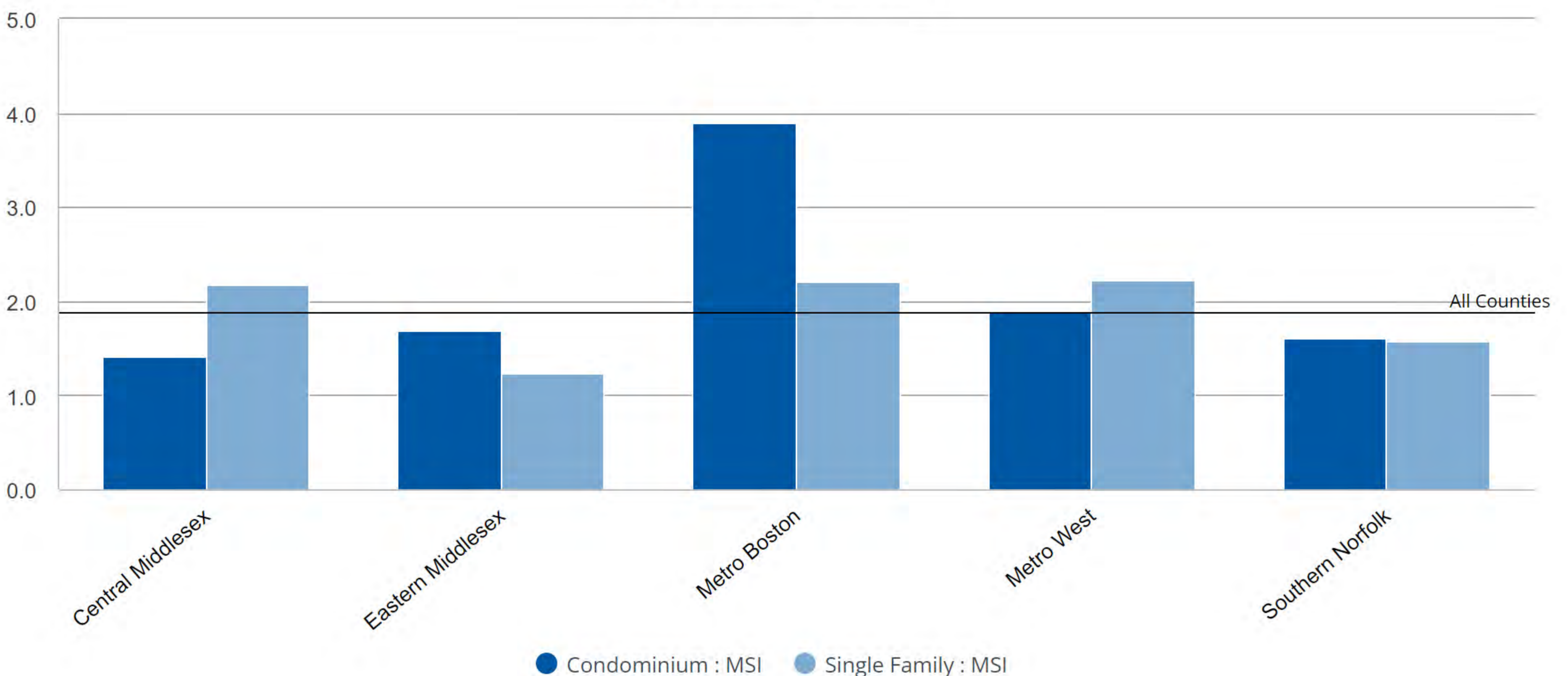
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	October 2024	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1.9	⚡ -20.0%	⬆️ 8.3%	—
CONDO	3.1	⚡ -12.4%	⬆️ 17.3%	—

## Historical Activity



## Region Comparison



# Central Middlesex Region



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

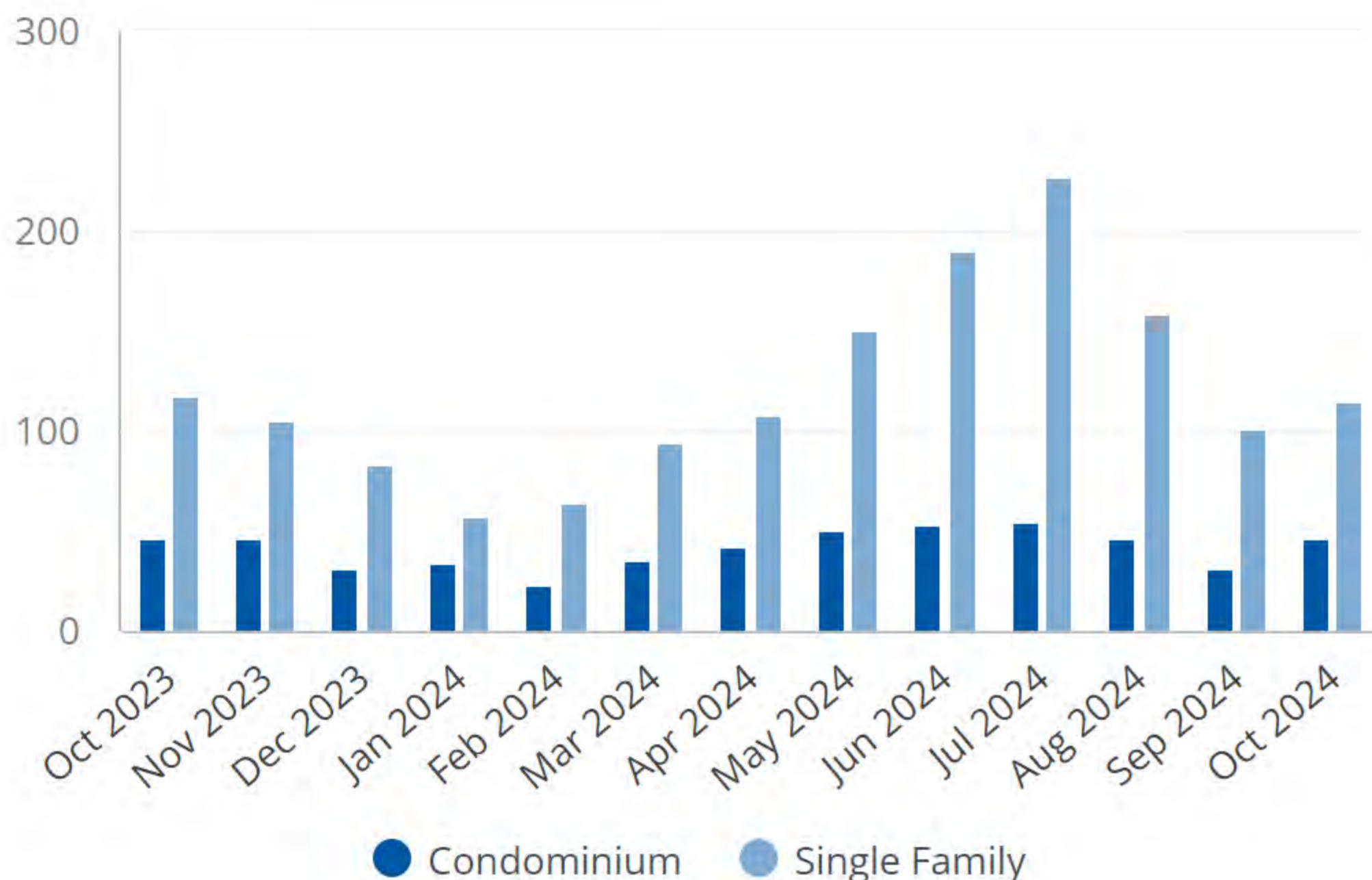
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,005,000	\$1,088,750	▼ -7.7%	\$1,065,000	▼ -5.6%	\$1,200,000	\$1,182,500	▲ 1.5%
Closed Sales	115	118	▼ -2.5%	101	▲ 13.9%	1,269	1,240	▲ 2.3%
New Listings	153	145	▲ 5.5%	232	▼ -34.1%	1,764	1,612	▲ 9.4%
Pending Sales	153	120	▲ 27.5%	118	▲ 29.7%	1,342	1,286	▲ 4.4%
Median Days on Market	22	19	▲ 15.8%	19	▲ 15.8%	18	16	▲ 12.5%
Price per Square Foot	\$402	\$428	▼ -6.0%	\$419	▼ -4.1%	\$436	\$418	▲ 4.3%
Sold to Original Price Ratio	100.4%	101.3%	▼ -0.8%	98.9%	▲ 1.5%	102.0%	102.5%	▼ -0.5%
Active Inventory	250	235	▲ 6.4%	293	▼ -14.7%	—	—	—
Months Supply of Inventory	2.2	2.0	▲ 9.2%	2.9	▼ -25.1%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$564,650	\$640,500	▼ -11.8%	\$597,250	▼ -5.5%	\$620,500	\$600,000	▲ 3.4%
Closed Sales	46	47	▼ -2.1%	32	▲ 43.8%	418	441	▼ -5.2%
New Listings	50	55	▼ -9.1%	78	▼ -35.9%	523	549	▼ -4.7%
Pending Sales	53	35	▲ 51.4%	43	▲ 23.3%	428	444	▼ -3.6%
Median Days on Market	27	19	▲ 42.1%	16	▲ 68.8%	19	17	▲ 11.8%
Price per Square Foot	\$373	\$358	▲ 4.2%	\$382	▼ -2.2%	\$380	\$359	▲ 5.7%
Sold to Original Price Ratio	100.2%	103.1%	▼ -2.9%	100.8%	▼ -0.6%	101.5%	102.1%	▼ -0.6%
Active Inventory	65	67	▼ -3.0%	76	▼ -14.5%	—	—	—
Months Supply of Inventory	1.4	1.4	▼ -0.9%	2.4	▼ -40.5%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Eastern Middlesex Region



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

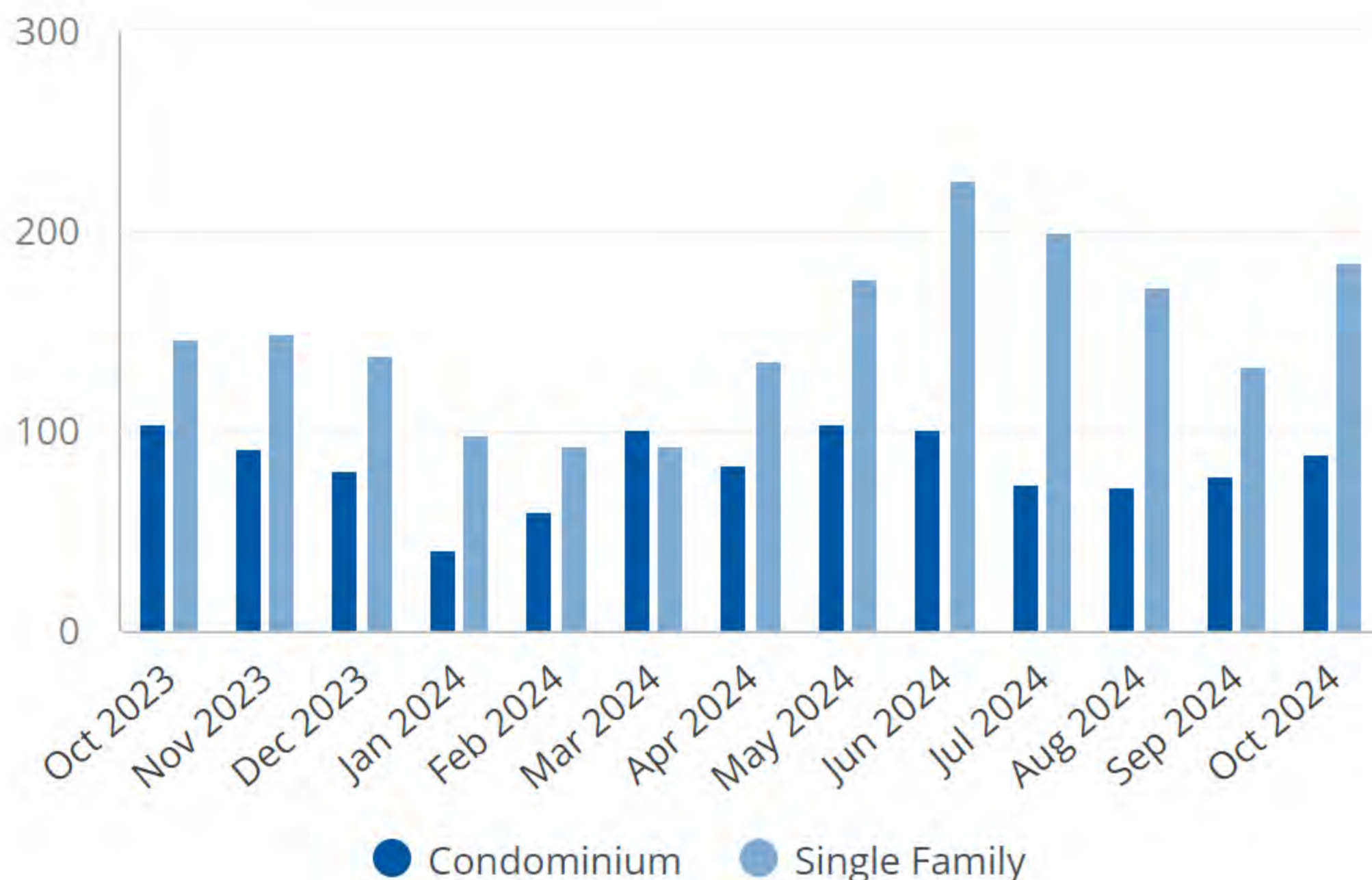
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$840,000	\$801,500	↑ 4.8%	\$792,500	↑ 6.0%	\$845,000	\$780,000	↑ 8.3%
Closed Sales	185	146	↑ 26.7%	133	↑ 39.1%	1,514	1,534	↓ -1.3%
New Listings	217	169	↑ 28.4%	287	↓ -24.4%	2,000	1,814	↑ 10.3%
Pending Sales	193	142	↑ 35.9%	182	↑ 6.0%	1,626	1,560	↑ 4.2%
Median Days on Market	19	18	↑ 5.6%	16.5	↑ 15.2%	15	16	↓ -6.3%
Price per Square Foot	\$428	\$432	↓ -0.9%	\$418	↑ 2.4%	\$436	\$406	↑ 7.4%
Sold to Original Price Ratio	101.6%	102.0%	↓ -0.4%	101.5%	↑ 0.1%	103.8%	102.8%	↑ 1.0%
Active Inventory	227	198	↑ 14.6%	246	↓ -7.7%	—	—	—
Months Supply of Inventory	1.2	1.4	↓ -9.5%	1.8	↓ -33.7%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$615,000	\$615,738	↓ -0.1%	\$592,500	↑ 3.8%	\$629,950	\$605,000	↑ 4.1%
Closed Sales	89	104	↓ -14.4%	78	↑ 14.1%	804	777	↑ 3.5%
New Listings	128	94	↑ 36.2%	137	↓ -6.6%	1,059	1,028	↑ 3.0%
Pending Sales	98	85	↑ 15.3%	82	↑ 19.5%	795	853	↓ -6.8%
Median Days on Market	19	15	↑ 26.7%	18.5	↑ 2.7%	17	16	↑ 6.3%
Price per Square Foot	\$487	\$468	↑ 4.2%	\$486	↑ 0.3%	\$491	\$449	↑ 9.4%
Sold to Original Price Ratio	98.2%	101.4%	↓ -3.1%	100.1%	↓ -1.9%	101.0%	101.4%	↓ -0.4%
Active Inventory	150	107	↑ 40.2%	142	↑ 5.6%	—	—	—
Months Supply of Inventory	1.7	1.0	↑ 63.8%	1.8	↓ -7.4%	—	—	—

### 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

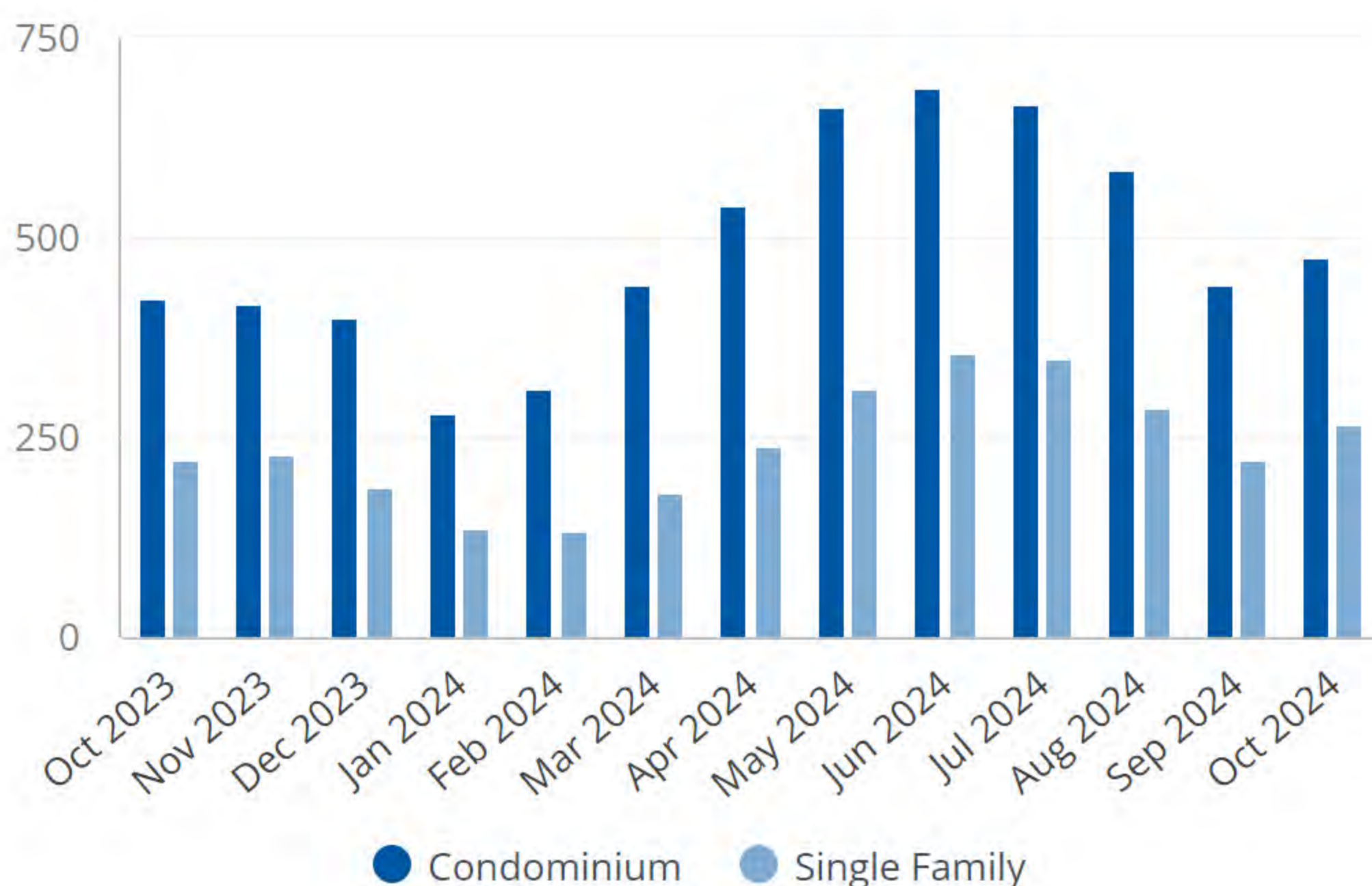
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$925,000	\$899,450	⬆️ 2.8%	\$959,000	⬇️ -3.5%	\$995,000	\$945,000	⬆️ 5.3%
Closed Sales	268	224	⬆️ 19.6%	221	⬆️ 21.3%	2,480	2,318	⬆️ 7.0%
New Listings	372	308	⬆️ 20.8%	511	⬇️ -27.2%	3,692	3,300	⬆️ 11.9%
Pending Sales	329	243	⬆️ 35.4%	258	⬆️ 27.5%	2,649	2,409	⬆️ 10.0%
Median Days on Market	21	21	➡️ 0.0%	19.5	⬆️ 7.7%	19	18	⬆️ 5.6%
Price per Square Foot	\$509	\$484	⬆️ 5.1%	\$525	⬇️ -3.1%	\$532	\$500	⬆️ 6.4%
Sold to Original Price Ratio	100.1%	99.6%	⬆️ 0.5%	98.3%	⬆️ 1.9%	101.1%	101.0%	⬆️ 0.1%
Active Inventory	593	488	⬆️ 21.5%	654	⬇️ -9.3%	—	—	—
Months Supply of Inventory	2.2	2.2	⬆️ 1.6%	3.0	⬇️ -25.2%	—	—	—

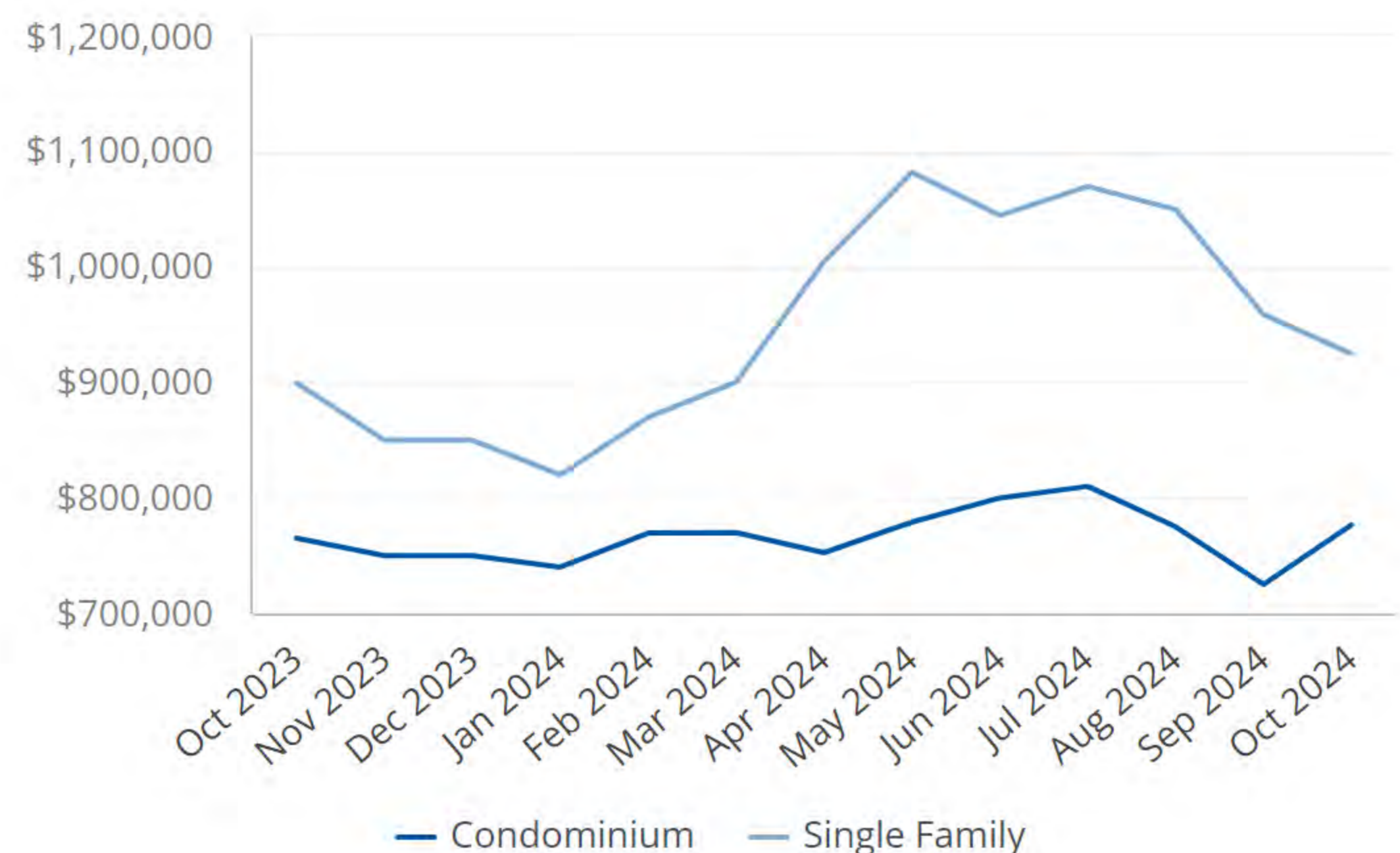
## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$776,650	\$765,000	⬆️ 1.5%	\$725,000	⬆️ 7.1%	\$779,000	\$770,000	⬆️ 1.2%
Closed Sales	475	425	⬆️ 11.8%	443	⬆️ 7.2%	5,096	5,313	⬆️ -4.1%
New Listings	859	750	⬆️ 14.5%	1,192	⬇️ -27.9%	8,693	8,187	⬆️ 6.2%
Pending Sales	564	485	⬆️ 16.3%	488	⬆️ 15.6%	5,385	5,370	⬆️ 0.3%
Median Days on Market	24	22	⬆️ 9.1%	21	⬆️ 14.3%	22	21	⬆️ 4.8%
Price per Square Foot	\$725	\$680	⬆️ 6.6%	\$702	⬆️ 3.2%	\$723	\$709	⬆️ 2.0%
Sold to Original Price Ratio	98.5%	99.3%	⬆️ -0.8%	98.0%	⬆️ 0.6%	99.1%	99.1%	⬆️ 0.0%
Active Inventory	1,850	1,542	⬆️ 20.0%	1,894	⬇️ -2.3%	—	—	—
Months Supply of Inventory	3.9	3.6	⬆️ 7.3%	4.3	⬇️ -8.9%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Metro West Region



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

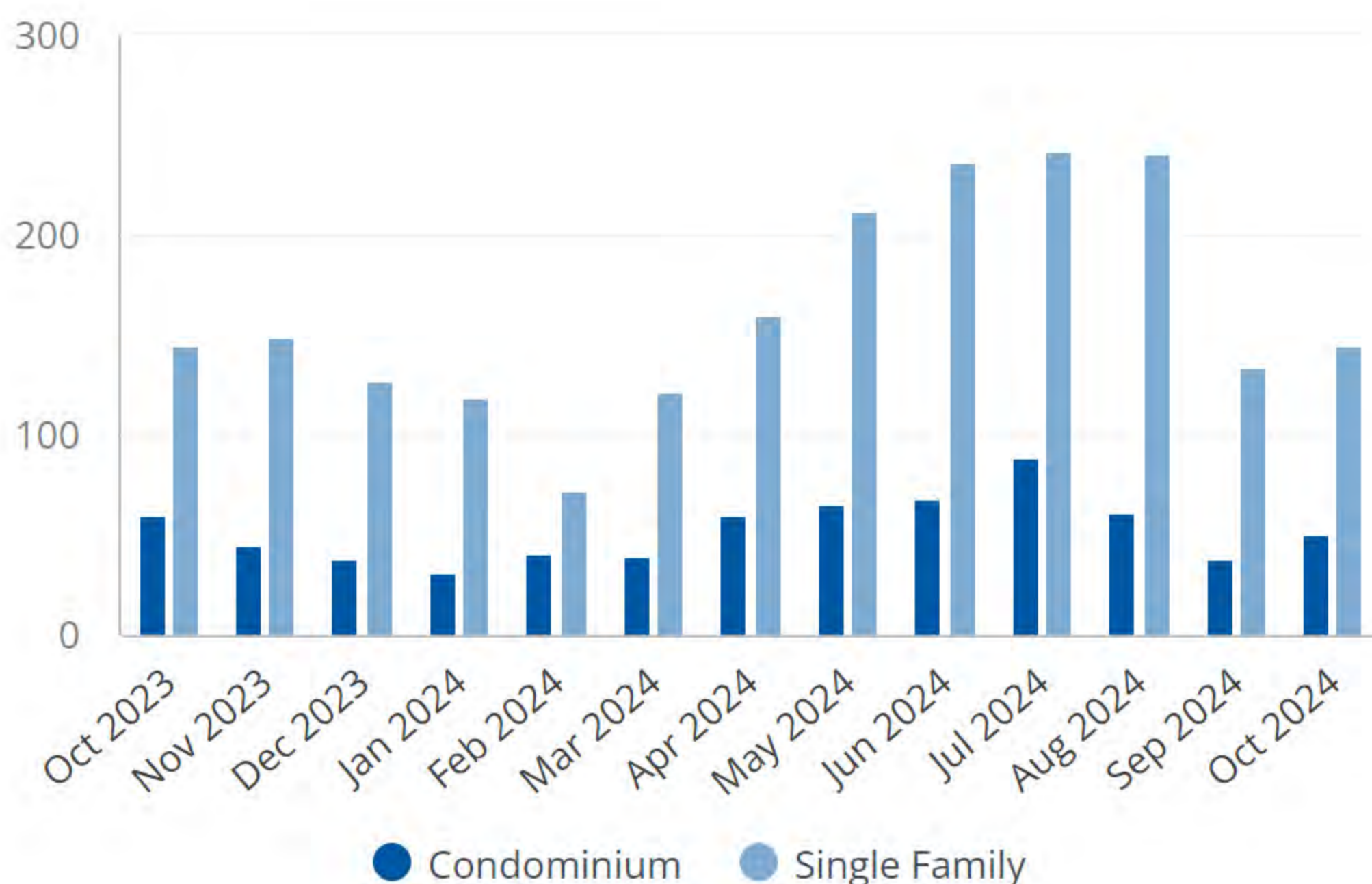
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$966,000	\$890,300	⬆️ 8.5%	\$952,500	⬆️ 1.4%	\$1,000,000	\$914,000	⬆️ 9.4%
Closed Sales	145	145	➡️ 0.0%	134	⬆️ 8.2%	1,685	1,591	⬆️ 5.9%
New Listings	212	190	⬆️ 11.6%	296	⬆️ -28.4%	2,296	2,055	⬆️ 11.7%
Pending Sales	172	166	⬆️ 3.6%	169	⬆️ 1.8%	1,753	1,669	⬆️ 5.0%
Median Days on Market	20	16	⬆️ 25.0%	18	⬆️ 11.1%	16	16	➡️ 0.0%
Price per Square Foot	\$401	\$392	⬆️ 2.3%	\$407	⬆️ -1.4%	\$412	\$390	⬆️ 5.5%
Sold to Original Price Ratio	100.4%	101.8%	⬆️ -1.3%	99.6%	⬆️ 0.8%	102.1%	102.3%	⬆️ -0.2%
Active Inventory	323	231	⬆️ 39.8%	326	⬆️ -0.9%	—	—	—
Months Supply of Inventory	2.2	1.6	⬆️ 39.8%	2.4	⬆️ -8.4%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$583,000	\$555,000	⬆️ 5.0%	\$679,900	⬆️ -14.3%	\$670,000	\$650,000	⬆️ 3.1%
Closed Sales	51	60	⬆️ -15.0%	39	⬆️ 30.8%	547	523	⬆️ 4.6%
New Listings	75	64	⬆️ 17.2%	85	⬆️ -11.8%	682	631	⬆️ 8.1%
Pending Sales	58	49	⬆️ 18.4%	42	⬆️ 38.1%	538	513	⬆️ 4.9%
Median Days on Market	20	18	⬆️ 11.1%	17	⬆️ 17.6%	17	17	➡️ 0.0%
Price per Square Foot	\$375	\$354	⬆️ 5.9%	\$390	⬆️ -3.8%	\$389	\$356	⬆️ 9.3%
Sold to Original Price Ratio	100.2%	101.2%	⬆️ -1.0%	100.7%	⬆️ -0.5%	101.6%	101.9%	⬆️ -0.3%
Active Inventory	96	75	⬆️ 28.0%	93	⬆️ 3.2%	—	—	—
Months Supply of Inventory	1.9	1.2	⬆️ 50.6%	2.4	⬆️ -21.1%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Southern Norfolk Region



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

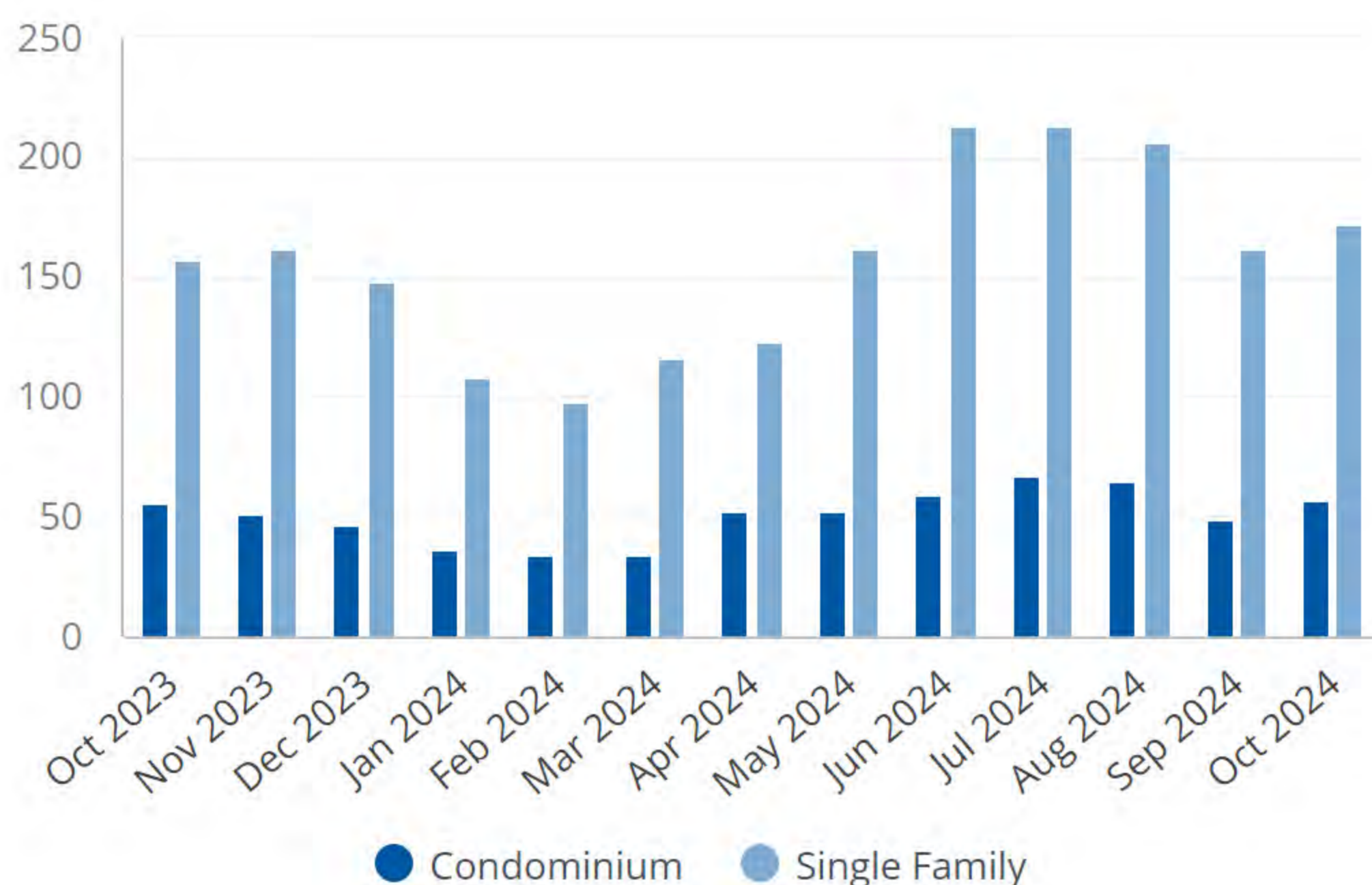
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$691,700	\$680,000	⬆️ 1.7%	\$725,000	⬇️ -4.6%	\$710,000	\$675,000	⬆️ 5.2%
Closed Sales	172	157	⬆️ 9.6%	162	⬆️ 6.2%	1,576	1,537	⬆️ 2.5%
New Listings	228	172	⬆️ 32.6%	209	⬆️ 9.1%	2,027	1,858	⬆️ 9.1%
Pending Sales	174	171	⬆️ 1.8%	145	⬆️ 20.0%	1,633	1,580	⬆️ 3.4%
Median Days on Market	20	20	⬆️ 0.0%	21	⬇️ -4.8%	19	19	⬆️ 0.0%
Price per Square Foot	\$364	\$338	⬆️ 7.7%	\$356	⬆️ 2.4%	\$359	\$338	⬆️ 6.2%
Sold to Original Price Ratio	100.6%	101.1%	⬇️ -0.5%	99.8%	⬆️ 0.8%	101.9%	102.0%	⬇️ -0.2%
Active Inventory	271	220	⬆️ 23.2%	247	⬆️ 9.7%	—	—	—
Months Supply of Inventory	1.6	1.4	⬆️ 12.4%	1.5	⬆️ 3.3%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$410,000	\$455,000	⬆️ -9.9%	\$465,000	⬇️ -11.8%	\$485,000	\$468,000	⬆️ 3.6%
Closed Sales	57	56	⬆️ 1.8%	49	⬆️ 16.3%	507	559	⬆️ -9.3%
New Listings	79	56	⬆️ 41.1%	86	⬇️ -8.1%	661	610	⬆️ 8.4%
Pending Sales	64	36	⬆️ 77.8%	52	⬆️ 23.1%	532	524	⬆️ 1.5%
Median Days on Market	20.5	20	⬆️ 2.5%	19	⬆️ 7.9%	19	19	⬆️ 0.0%
Price per Square Foot	\$339	\$329	⬆️ 3.2%	\$331	⬆️ 2.4%	\$334	\$335	⬆️ -0.3%
Sold to Original Price Ratio	102.2%	104.0%	⬇️ -1.7%	100.9%	⬆️ 1.3%	101.8%	102.0%	⬇️ -0.2%
Active Inventory	92	60	⬆️ 53.3%	90	⬆️ 2.2%	—	—	—
Months Supply of Inventory	1.6	1.1	⬆️ 50.6%	1.8	⬇️ -12.1%	—	—	—

### Number of Closed Sales



### Median Sales Price



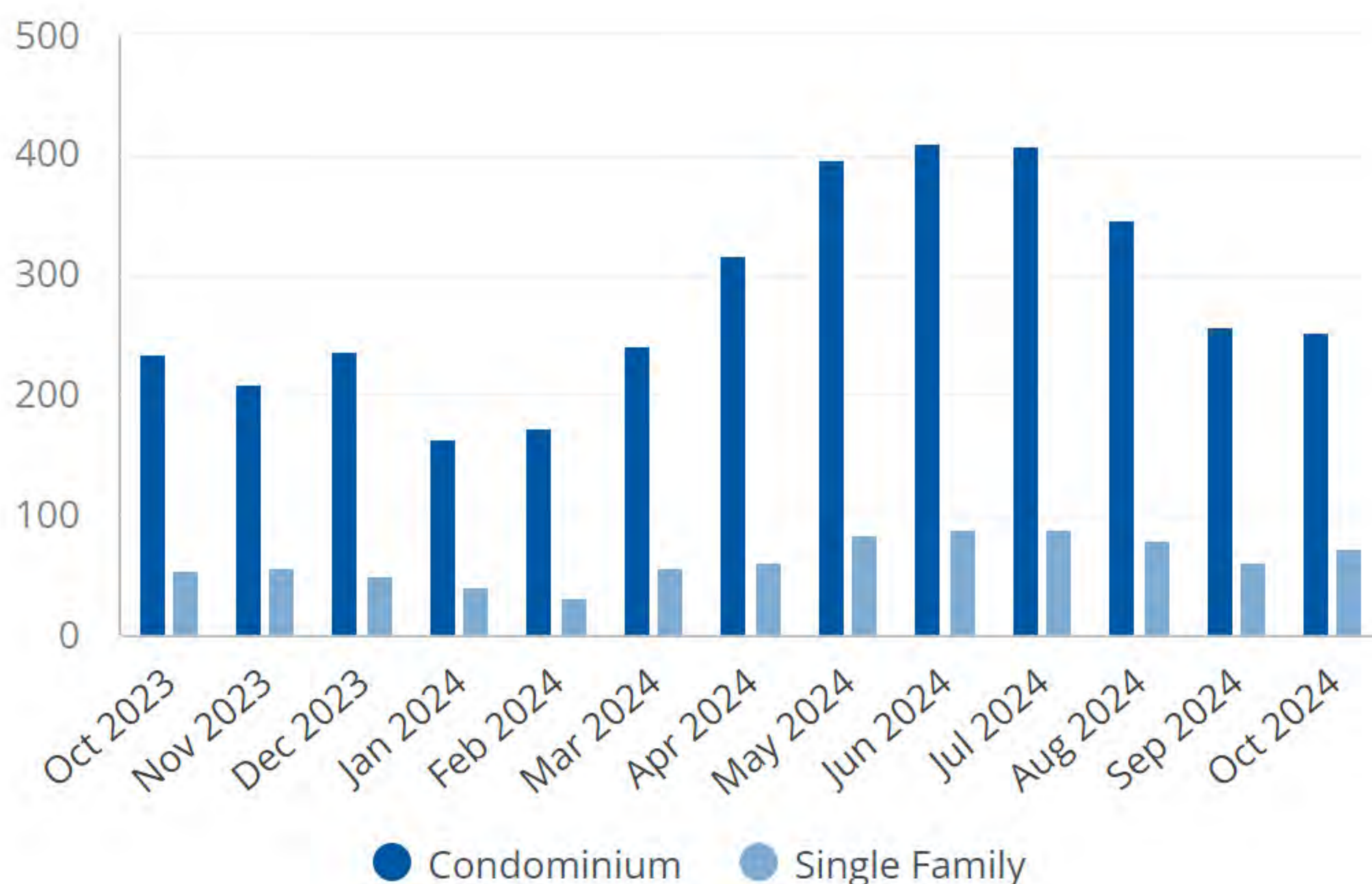
## Single Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$800,000	\$835,000	▼ -4.2%	\$862,000	▼ -7.2%	\$840,000	\$806,000	▲ 4.2%
Closed Sales	73	55	▲ 32.7%	61	▲ 19.7%	665	652	▲ 2.0%
New Listings	101	90	▲ 12.2%	140	▼ -27.9%	976	926	▲ 5.4%
Pending Sales	98	70	▲ 40.0%	66	▲ 48.5%	712	677	▲ 5.2%
Median Days on Market	27.5	23	▲ 19.6%	20.5	▲ 34.1%	20	20	▶ 0.0%
Price per Square Foot	\$496	\$481	▲ 3.1%	\$489	▲ 1.4%	\$493	\$476	▲ 3.6%
Sold to Original Price Ratio	99.3%	96.7%	▲ 2.7%	98.5%	▲ 0.7%	100.0%	99.3%	▲ 0.8%
Active Inventory	155	158	▼ -1.9%	185	▼ -16.2%	—	—	—
Months Supply of Inventory	2.1	2.9	▼ -26.1%	3.0	▼ -30.0%	—	—	—

## Condominiums

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$777,000	\$770,000	▲ 0.9%	\$680,000	▲ 14.3%	\$753,500	\$747,750	▲ 0.8%
Closed Sales	253	235	▲ 7.7%	259	▼ -2.3%	2,974	3,142	▼ -5.3%
New Listings	515	465	▲ 10.8%	739	▼ -30.3%	5,405	4,999	▲ 8.1%
Pending Sales	310	250	▲ 24.0%	250	▲ 24.0%	3,112	3,086	▲ 0.8%
Median Days on Market	26.5	24	▲ 10.4%	22	▲ 20.5%	24	22	▲ 9.1%
Price per Square Foot	\$789	\$768	▲ 2.7%	\$743	▲ 6.3%	\$796	\$788	▲ 1.0%
Sold to Original Price Ratio	97.7%	98.8%	▼ -1.1%	97.4%	▲ 0.3%	98.3%	98.5%	▼ -0.2%
Active Inventory	1,259	1,044	▲ 20.6%	1,284	▼ -1.9%	—	—	—
Months Supply of Inventory	5.0	4.4	▲ 12.0%	5.0	▲ 0.4%	—	—	—

### Number of Closed Sales



### Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

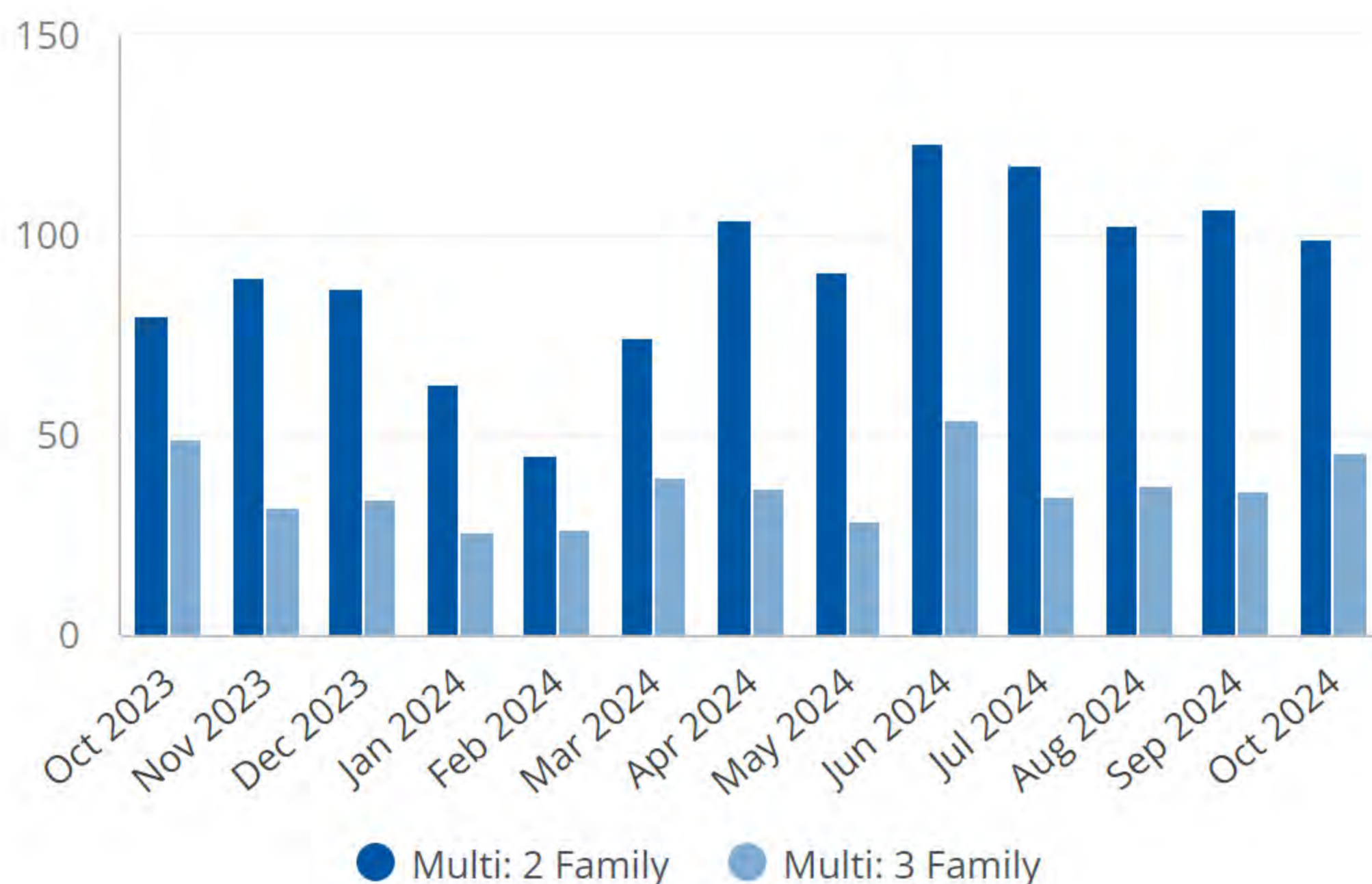
## 2 Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$935,000	\$955,000	▼ -2.1%	\$975,000	▼ -4.1%	\$955,000	\$899,500	▲ 6.2%
Closed Sales	99	80	▲ 23.8%	107	▼ -7.5%	928	916	▲ 1.3%
New Listings	174	133	▲ 30.8%	181	▼ -3.9%	1,480	1,294	▲ 14.4%
Pending Sales	142	103	▲ 37.9%	103	▲ 37.9%	1,024	945	▲ 8.4%
Median Days on Market	20	20	▶ 0.0%	20	▶ 0.0%	17	20	▼ -15.0%
Price per Square Foot	\$375	\$361	▲ 3.9%	\$408	▼ -8.0%	\$388	\$361	▲ 7.5%
Sold to Original Price Ratio	102.2%	102.1%	▲ 0.2%	99.1%	▲ 3.2%	101.8%	100.1%	▲ 1.7%
Active Inventory	204	189	▲ 7.9%	198	▲ 3.0%	—	—	—
Months Supply of Inventory	2.1	2.4	▼ -12.8%	1.9	▲ 11.4%	—	—	—

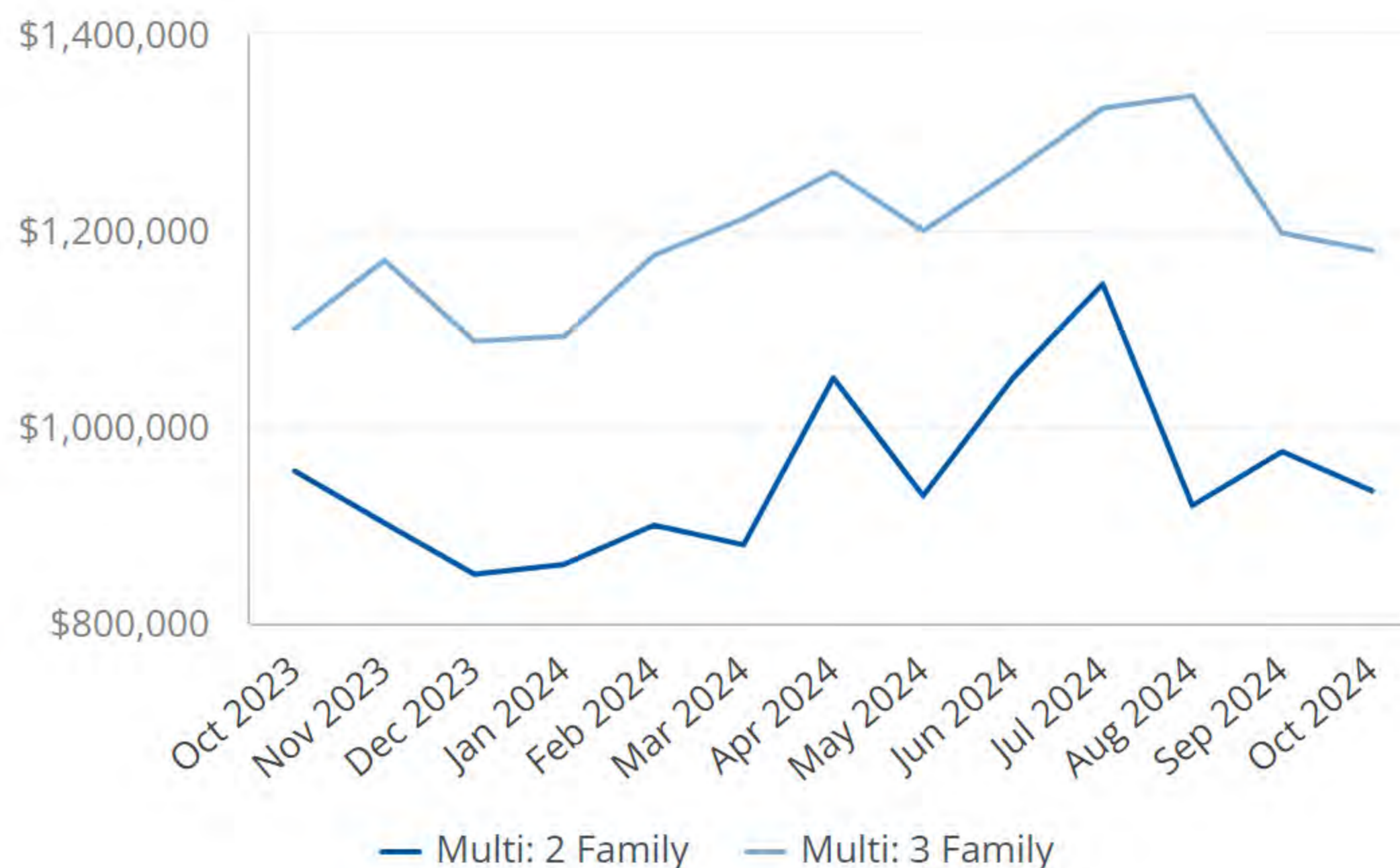
## 3 Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,180,000	\$1,100,000	▲ 7.3%	\$1,197,500	▼ -1.5%	\$1,213,998	\$1,120,000	▲ 8.4%
Closed Sales	46	49	▼ -6.1%	36	▲ 27.8%	368	339	▲ 8.6%
New Listings	76	73	▲ 4.1%	81	▼ -6.2%	608	579	▲ 5.0%
Pending Sales	50	37	▲ 35.1%	37	▲ 35.1%	393	353	▲ 11.3%
Median Days on Market	19	23	▼ -17.4%	20	▼ -5.0%	21	24	▼ -12.5%
Price per Square Foot	\$337	\$326	▲ 3.2%	\$356	▼ -5.3%	\$370	\$328	▲ 12.8%
Sold to Original Price Ratio	99.8%	97.8%	▲ 2.1%	96.9%	▲ 3.0%	98.6%	96.5%	▲ 2.3%
Active Inventory	100	114	▼ -12.3%	97	▲ 3.1%	—	—	—
Months Supply of Inventory	2.2	2.3	▼ -6.6%	2.7	▼ -19.3%	—	—	—

Number of Closed Sales



Median Sales Price



# Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

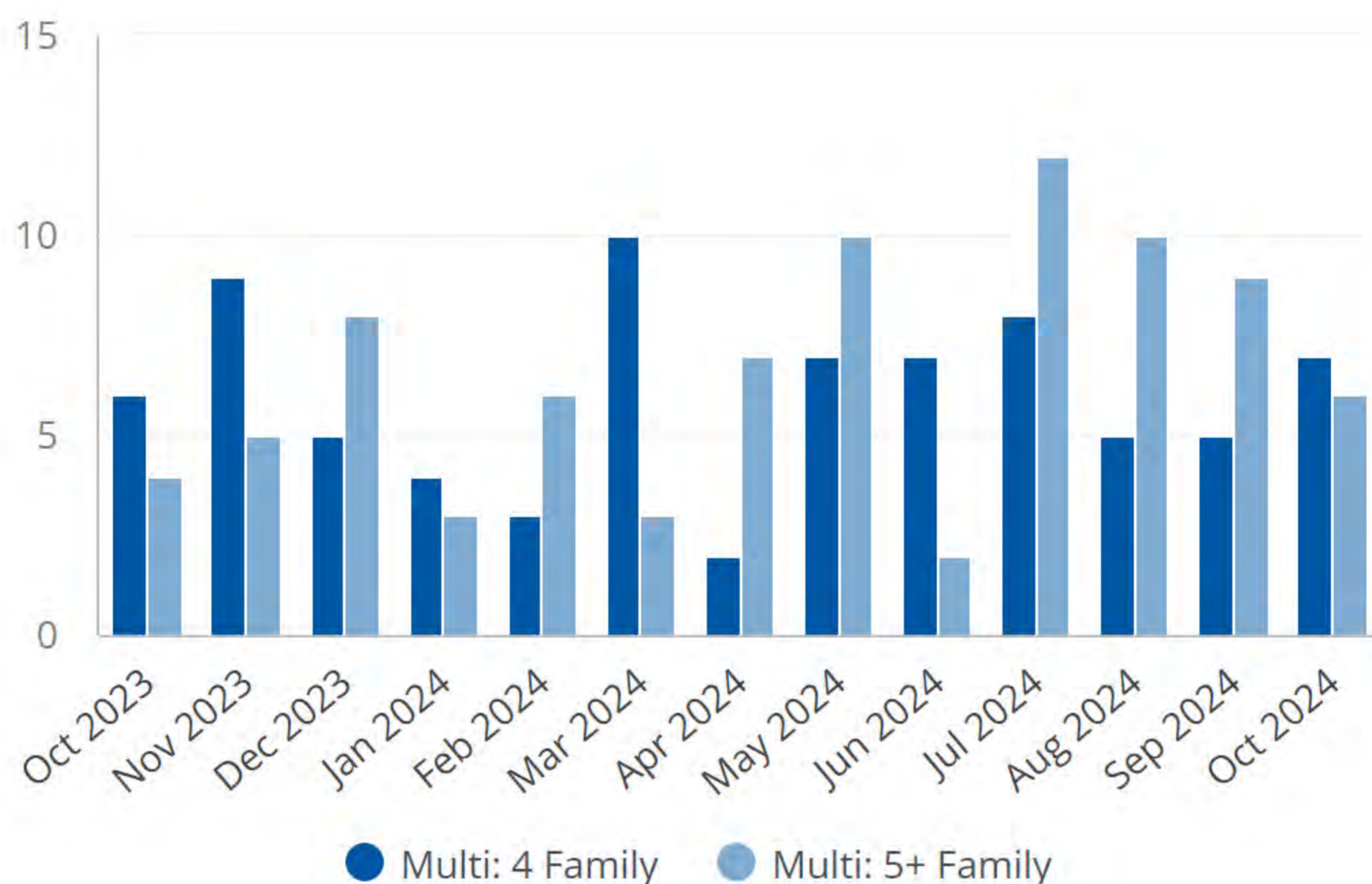
## 4 Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,350,000	\$1,602,500	▼ -15.8%	\$1,353,000	▼ -0.2%	\$1,502,500	\$1,200,000	▲ 25.2%
Closed Sales	7	6	▲ 16.7%	5	▲ 40.0%	58	58	▶ 0.0%
New Listings	17	12	▲ 41.7%	16	▲ 6.3%	122	119	▲ 2.5%
Pending Sales	7	6	▲ 16.7%	7	▶ 0.0%	61	65	▼ -6.2%
Median Days on Market	21	26.5	▼ -20.8%	24	▼ -12.5%	32	24	▲ 33.3%
Price per Square Foot	\$420	\$394	▲ 6.7%	\$303	▲ 38.6%	\$398	\$323	▲ 23.2%
Sold to Original Price Ratio	102.3%	103.3%	▼ -1.0%	95.3%	▲ 7.3%	97.3%	99.0%	▼ -1.8%
Active Inventory	34	16	▲ 112.5%	27	▲ 25.9%	—	—	—
Months Supply of Inventory	4.9	2.7	▲ 82.2%	5.4	▼ -10.0%	—	—	—

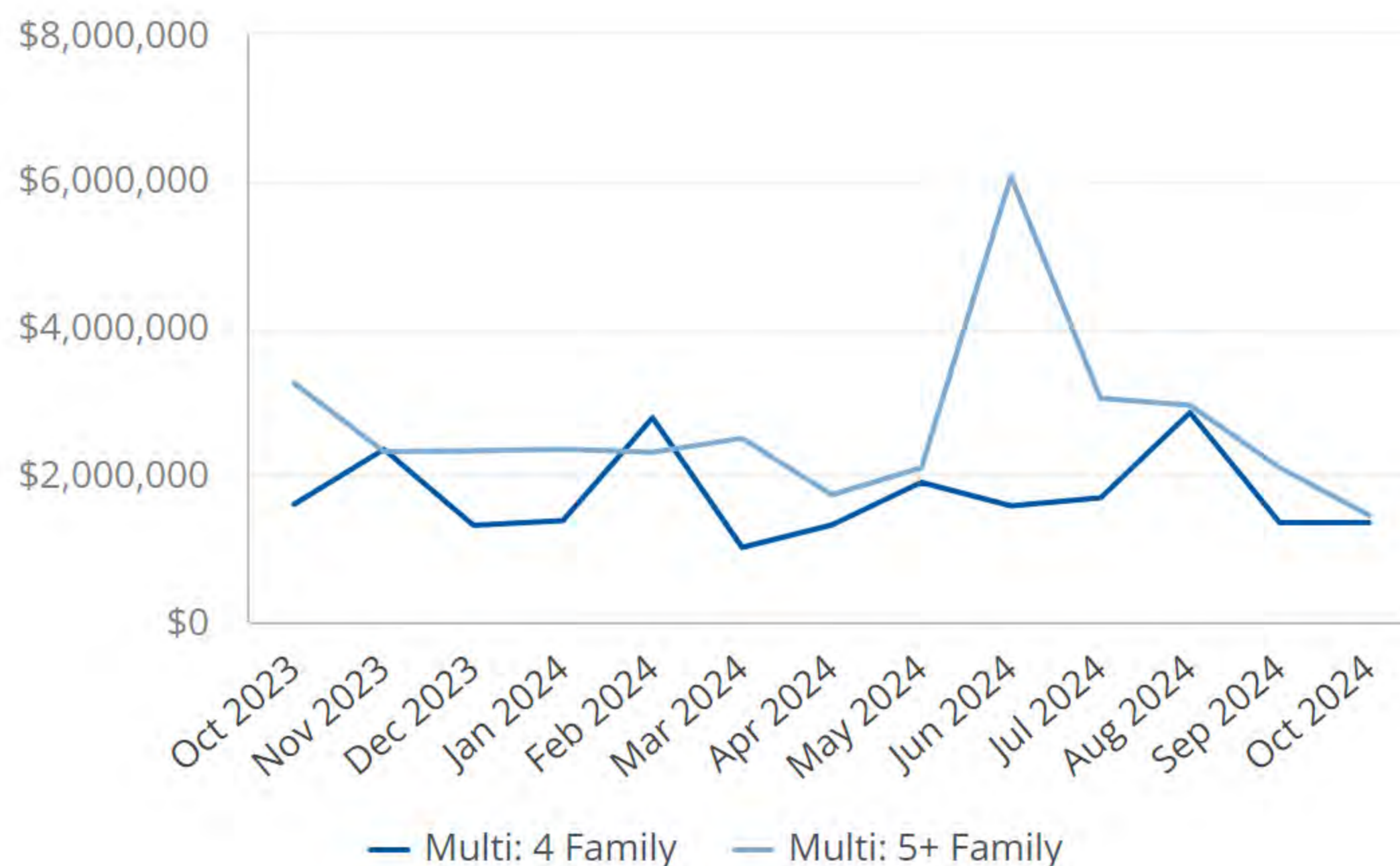
## 5+ Family Homes

	Oct 2024	Oct 2023	YoY	Sep 2024	MoM	2024	2023	YTD
Median Sales Price	\$1,450,000	\$3,250,000	▼ -55.4%	\$2,100,000	▼ -31.0%	\$2,410,500	\$2,535,000	▼ -4.9%
Closed Sales	6	4	▲ 50.0%	9	▼ -33.3%	68	50	▲ 36.0%
New Listings	13	22	▼ -40.9%	29	▼ -55.2%	178	173	▲ 2.9%
Pending Sales	8	4	▲ 100.0%	5	▲ 60.0%	72	51	▲ 41.2%
Median Days on Market	52	28.5	▲ 82.5%	58	▼ -10.3%	52	46	▲ 13.0%
Price per Square Foot	\$250	\$692	▼ -63.8%	\$519	▼ -51.8%	\$425	\$412	▲ 3.0%
Sold to Original Price Ratio	95.6%	93.1%	▲ 2.6%	95.8%	▼ -0.3%	96.8%	94.3%	▲ 2.6%
Active Inventory	59	61	▼ -3.3%	61	▼ -3.3%	—	—	—
Months Supply of Inventory	9.8	15.2	▼ -35.5%	6.8	▲ 45.0%	—	—	—

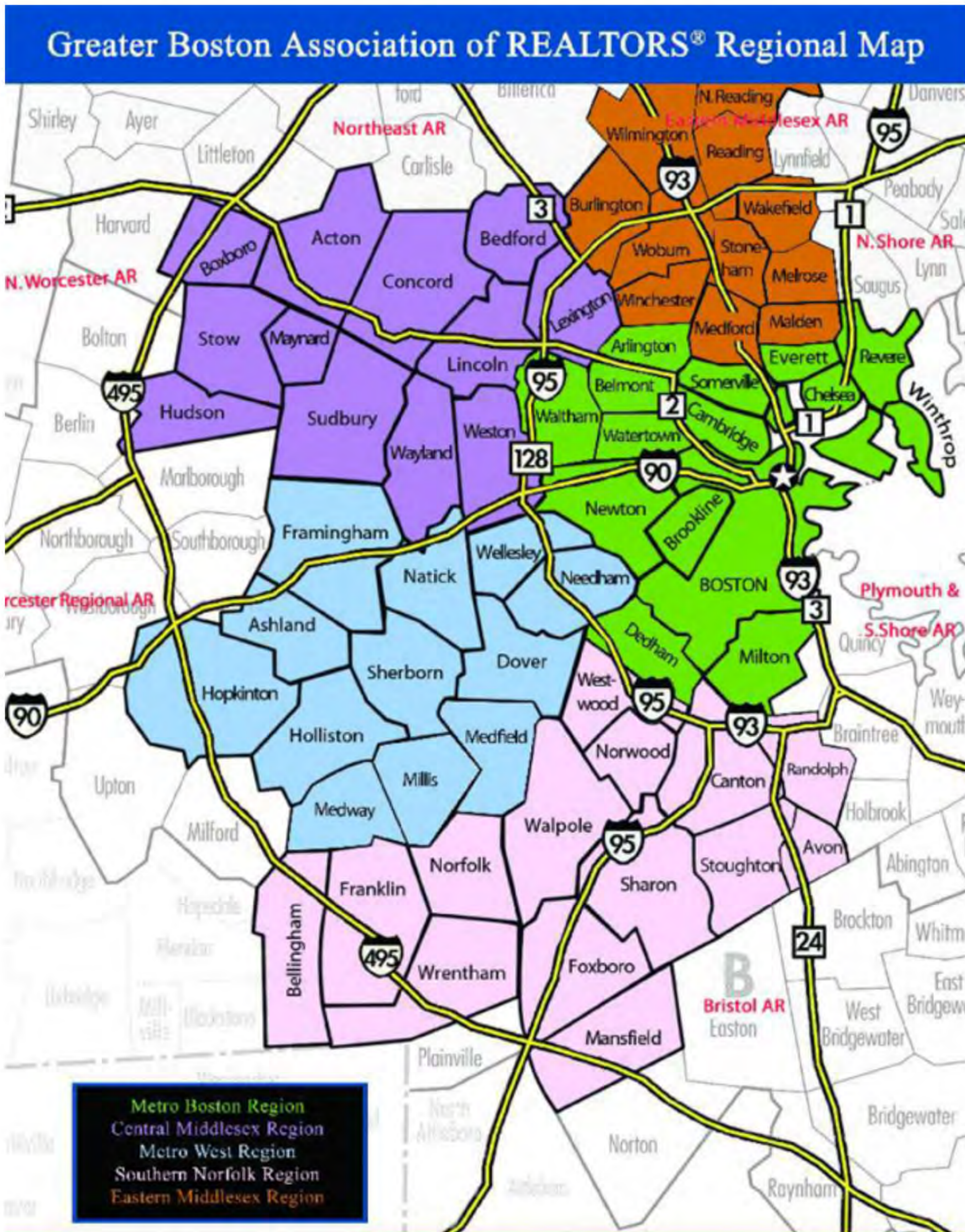
### Number of Closed Sales



### Median Sales Price



# GBAR JURISDICTIONAL AREA



## USAGE & DISCLAIMERS

Members of the Greater Boston Association of REALTORS® are authorized to reproduce and redistribute this copyrighted report or sections within in any format, including electronic or hard copy distribution. No other reprint or distribution of this report is granted unless specifically approved in writing by the GBAR, and all logos, graphics, or copyright information must not be removed or edited in any way.

Market trends and analysis based on data from the MLS Property Information Network, Inc. through the end of each month. Due to timing of data entry into the MLS, data shown may be different than previously reported.

*The Monthly Insights report provides monthly summaries of the overall market served by the Greater Boston Association of REALTORS®. As market conditions vary within smaller geographic areas, the Association also provides to its members an online, interactive dashboard which delivers timely, relevant data with many more metrics and filtering capabilities. Contact your Association representative for details.*