



# GBAR Real Estate Rewind

**Q1, 2024**

## Metro Boston

## Single Family

Quarter 1, 2024

Quarter 1, 2023

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	40	21.2%	\$1,255,000	5.5%	10	49	38	31.0%	33	\$1,190,000	8	39	29
Belmont	14	-30.0%	\$1,462,500	4.7%	11	19	27	-3.6%	20	\$1,397,500	16	27	28
Boston	128	-9.9%	\$717,500	1.3%	21	154	201	-7.4%	142	\$708,000	22	163	217
Brookline	17	70.0%	\$1,999,000	-30.5%	23	17	45	0.0%	10	\$2,875,000	10	19	45
Cambridge	10	-44.4%	\$2,675,000	45.6%	11	25	45	-6.3%	18	\$1,837,000	20	22	48
Chelsea	2	-33.3%	\$622,500	12.2%	14	4	1	-85.7%	3	\$555,000	37	3	7
Dedham	37	27.6%	\$755,000	28.0%	17	48	45	50.0%	29	\$590,000	21	26	30
Everett	7	-22.2%	\$620,000	5.1%	19	11	12	-7.7%	9	\$590,000	19	16	13
Milton	29	11.5%	\$870,000	-4.1%	20	32	29	-3.3%	26	\$907,000	15	31	30
Newton	68	15.3%	\$1,975,000	35.3%	15	111	175	22.4%	59	\$1,460,000	14	105	143
Revere	25	0.0%	\$560,000	-4.9%	18	37	32	39.1%	25	\$589,000	22	30	23
Somerville	15	15.4%	\$1,200,000	38.7%	18	17	24	60.0%	13	\$865,000	57	12	15
Waltham	35	-23.9%	\$735,000	-3.9%	16	38	37	-17.8%	46	\$764,950	21	42	45
Watertown	11	0.0%	\$842,000	-9.9%	21	18	13	-13.3%	11	\$934,000	10	8	15
Winthrop	9	12.5%	\$710,000	5.8%	11	13	10	-33.3%	8	\$671,250	48	13	15

<b>Metro Boston</b>	<b>447</b>	<b>-1.1%</b>	<b>\$865,000</b>	<b>1.6%</b>	<b>17</b>	<b>593</b>	<b>734</b>	<b>4.4%</b>	<b>452</b>	<b>\$851,750</b>	<b>18</b>	<b>556</b>	<b>703</b>
<b>GBAR</b>	<b>1,579</b>	<b>1.1%</b>	<b>\$830,000</b>	<b>11.4%</b>	<b>16</b>	<b>2,002</b>	<b>1,979</b>	<b>-6.5%</b>	<b>1,562</b>	<b>\$745,000</b>	<b>19</b>	<b>1,913</b>	<b>2,117</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

Central Middlesex

Single Family

Quarter 1, 2024

Quarter 1, 2023

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	19	18.8%	\$945,000	4.4%	15	28	27	12.5%	16	\$905,500	15	21	24
Bedford	15	15.4%	\$1,215,000	47.3%	9	22	19	-5.0%	13	\$825,000	16	18	20
Boxborough	2	-77.8%	\$759,000	8.4%	23	4	3	-57.1%	9	\$700,000	19	9	7
Concord	19	-20.8%	\$1,453,000	-8.5%	14	42	46	0.0%	24	\$1,588,225	23	34	46
Hudson	15	-21.1%	\$625,000	19.1%	20	30	32	45.5%	19	\$525,000	19	19	22
Lexington	46	35.3%	\$1,667,500	-21.9%	16	56	59	-24.4%	34	\$2,135,750	19	55	78
Lincoln	7	-36.4%	\$790,000	-35.7%	33	7	11	-8.3%	11	\$1,228,000	24	16	12
Maynard	13	44.4%	\$615,180	16.1%	18	15	9	125.0%	9	\$530,000	14	13	4
Stow	5	-64.3%	\$795,000	17.3%	19	8	11	-21.4%	14	\$677,500	21	13	14
Sudbury	36	63.6%	\$1,114,500	1.8%	19	48	43	0.0%	22	\$1,094,500	18	37	43
Wayland	20	53.8%	\$1,118,000	28.5%	10	23	22	29.4%	13	\$870,000	16	19	17
Weston	20	-9.1%	\$2,550,000	47.6%	19	26	40	-37.5%	22	\$1,727,500	20	27	64

Central Middlesex	217	5.3%	\$1,231,000	12.9%	16	309	322	-8.3%	206	\$1,090,000	19	281	351
GBAR	1,579	1.1%	\$830,000	11.4%	16	2,002	1,979	-6.5%	1,562	\$745,000	19	1,913	2,117

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





# GBAR Real Estate Rewind

**Q1, 2024**

## Metro West

## Single Family

Quarter 1, 2024

Quarter 1, 2023

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	17	41.7%	\$600,000	-6.6%	11	22	18	63.6%	12	\$642,500	14	13	11
Dover	12	50.0%	\$2,130,500	60.2%	9	16	14	-44.0%	8	\$1,330,000	26	14	25
Framingham	61	17.3%	\$682,000	8.2%	11	74	44	12.8%	52	\$630,275	9	61	39
Holliston	15	-37.5%	\$714,236	21.5%	15	28	24	50.0%	24	\$588,000	18	31	16
Hopkinton	31	55.0%	\$1,040,000	25.7%	20	24	23	-46.5%	20	\$827,260	20	27	43
Medfield	14	75.0%	\$860,000	-10.0%	18	21	18	-30.8%	8	\$955,000	18	17	26
Medway	17	30.8%	\$700,000	12.7%	21	16	10	-68.8%	13	\$621,000	59	22	32
Millis	17	240.0%	\$647,500	15.6%	16	18	12	-40.0%	5	\$560,000	20	14	20
Natick	49	69.0%	\$880,000	11.0%	15	64	54	-6.9%	29	\$792,500	20	46	58
Needham	32	-27.3%	\$1,495,000	10.7%	12	53	52	-1.9%	44	\$1,350,000	16	40	53
Sherborn	9	28.6%	\$1,100,000	0.0%	12	13	13	8.3%	7	\$1,100,000	7	3	12
Wellesley	38	-2.6%	\$2,201,000	19.0%	12	61	57	-6.6%	39	\$1,850,000	12	62	61

<b>Metro West</b>	<b>312</b>	<b>19.5%</b>	<b>\$927,000</b>	<b>7.5%</b>	<b>14</b>	<b>410</b>	<b>339</b>	<b>-14.4%</b>	<b>261</b>	<b>\$862,500</b>	<b>18</b>	<b>350</b>	<b>396</b>
<b>GBAR</b>	<b>1,579</b>	<b>1.1%</b>	<b>\$830,000</b>	<b>11.4%</b>	<b>16</b>	<b>2,002</b>	<b>1,979</b>	<b>-6.5%</b>	<b>1,562</b>	<b>\$745,000</b>	<b>19</b>	<b>1,913</b>	<b>2,117</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

**Eastern Middlesex**

**Single Family**

Quarter 1, 2024

Quarter 1, 2023

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	41	86.4%	\$785,000	0.0%	19	49	27	-47.1%	22	\$785,000	21	35	51
Malden	20	-20.0%	\$665,000	7.3%	17	31	24	100.0%	25	\$620,000	15	26	12
Medford	33	-21.4%	\$865,000	25.4%	12	31	18	-40.0%	42	\$690,000	24	46	30
Melrose	27	-12.9%	\$856,000	16.5%	9	26	20	-23.1%	31	\$735,000	13	24	26
North Reading	16	-27.3%	\$1,022,500	56.7%	27	17	15	-25.0%	22	\$652,500	15	21	20
Reading	27	-3.6%	\$820,000	7.9%	13	41	26	-16.1%	28	\$760,000	19	33	31
Stoneham	19	-5.0%	\$794,000	10.7%	13	21	17	21.4%	20	\$717,500	16	25	14
Wakefield	20	-20.0%	\$712,500	3.3%	15	28	19	-38.7%	25	\$690,000	14	29	31
Wilmington	28	-22.2%	\$710,000	10.1%	18	30	16	-33.3%	36	\$645,000	17	48	24
Winchester	25	78.6%	\$1,430,000	13.3%	16	42	47	14.6%	14	\$1,262,500	21	31	41
Woburn	27	-40.0%	\$810,000	32.8%	18	33	25	-19.4%	45	\$610,000	20	39	31

<b>Eastern Middlesex</b>	<b>283</b>	<b>-8.7%</b>	<b>\$820,000</b>	<b>19.3%</b>	<b>16</b>	<b>349</b>	<b>254</b>	<b>-18.3%</b>	<b>310</b>	<b>\$687,400</b>	<b>18</b>	<b>357</b>	<b>311</b>
<b>GBAR</b>	<b>1,579</b>	<b>1.1%</b>	<b>\$830,000</b>	<b>11.4%</b>	<b>16</b>	<b>2,002</b>	<b>1,979</b>	<b>-6.5%</b>	<b>1,562</b>	<b>\$745,000</b>	<b>19</b>	<b>1,913</b>	<b>2,117</b>

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# GBAR Real Estate Rewind

**Q1, 2024**

Southern Norfolk

Single Family

Quarter 1, 2024

Quarter 1, 2023

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	3	-66.7%	\$425,000	-21.3%	24	4	4	-20.0%	9	\$540,000	13	7	5
Bellingham	27	0.0%	\$435,000	-8.4%	21	28	23	-36.1%	27	\$475,000	22	36	36
Canton	31	10.7%	\$850,000	0.0%	20	25	29	38.1%	28	\$849,750	22	31	21
Foxboro	15	-21.1%	\$650,000	10.9%	27	17	16	-20.0%	19	\$586,000	25	19	20
Franklin	26	-10.3%	\$660,000	23.4%	14	28	21	-22.2%	29	\$535,000	16	28	27
Mansfield	16	0.0%	\$577,500	-23.3%	18	17	15	15.4%	16	\$752,500	14	21	13
Norfolk	15	-21.1%	\$815,000	10.2%	19	18	26	-10.3%	19	\$739,900	31	22	29
Norwood	29	26.1%	\$615,000	7.8%	16	31	13	-40.9%	23	\$570,500	17	32	22
Randolph	42	2.4%	\$540,000	8.0%	19	42	35	25.0%	41	\$500,000	23	41	28
Sharon	22	-12.0%	\$702,500	11.4%	20	28	26	0.0%	25	\$630,500	21	21	26
Stoughton	34	-12.8%	\$572,500	8.0%	17	33	30	-14.3%	39	\$530,000	27	37	35
Walpole	28	12.0%	\$765,000	11.7%	14	26	26	8.3%	25	\$685,000	17	27	24
Westwood	25	13.6%	\$1,230,000	0.7%	15	23	33	3.1%	22	\$1,221,000	20	32	32
Wrentham	7	-36.4%	\$587,500	4.9%	20	21	33	-13.2%	11	\$560,000	20	15	38

Southern Norfolk	320	-3.9%	\$642,500	8.4%	18	341	330	-7.3%	333	\$592,500	20	369	356
GBAR	1,579	1.1%	\$830,000	11.4%	16	2,002	1,979	-6.5%	1,562	\$745,000	19	1,913	2,117

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# GBAR Real Estate Rewind

## Q1, 2024

### Metro Boston

### Condominium

Quarter 1, 2024

Quarter 1, 2023

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	36	-32.1%	\$735,000	-17.4%	16	42	41	17.1%	53	\$890,000	18	53	35
Belmont	14	40.0%	\$915,000	1.7%	21	16	17	70.0%	10	\$900,000	14	10	10
Boston	574	-20.5%	\$740,000	3.5%	23	777	1,476	1.4%	722	\$715,000	24	813	1,456
Brookline	57	-9.5%	\$1,000,000	24.1%	20	77	124	5.1%	63	\$806,000	22	82	118
Cambridge	81	-3.6%	\$915,000	-7.3%	16	103	154	10.0%	84	\$987,500	21	108	140
Chelsea	18	50.0%	\$527,500	10.5%	26	27	41	-6.8%	12	\$477,500	15	17	44
Dedham	5	-54.6%	\$405,000	-24.9%	38	8	6	0.0%	11	\$539,000	20	7	6
Everett	21	61.5%	\$410,000	18.8%	19	18	15	87.5%	13	\$345,000	19	14	8
Milton	8	33.3%	\$839,500	13.1%	101	13	16	-40.7%	6	\$742,500	75	15	27
Newton	53	51.4%	\$1,200,000	30.7%	20	71	99	-4.8%	35	\$918,500	29	56	104
Revere	20	17.7%	\$477,450	15.1%	18	24	17	88.9%	17	\$415,000	19	14	9
Somerville	57	-13.6%	\$1,048,000	18.1%	18	95	124	-33.3%	66	\$887,500	26	86	186
Waltham	43	43.3%	\$800,000	27.6%	16	43	30	66.7%	30	\$626,750	18	30	18
Watertown	30	-3.2%	\$647,500	-13.1%	17	38	32	-28.9%	31	\$745,000	18	49	45
Winthrop	8	-55.6%	\$510,000	1.0%	26	16	26	62.5%	18	\$505,000	31	19	16

<b>Metro Boston</b>	<b>1,025</b>	<b>-12.5%</b>	<b>\$770,000</b>	<b>2.7%</b>	<b>21</b>	<b>1,368</b>	<b>2,218</b>	<b>-0.2%</b>	<b>1,171</b>	<b>\$750,000</b>	<b>22</b>	<b>1,373</b>	<b>2,222</b>
<b>GBAR</b>	<b>1,533</b>	<b>-11.2%</b>	<b>\$715,000</b>	<b>5.3%</b>	<b>20</b>	<b>1,983</b>	<b>2,763</b>	<b>-3.4%</b>	<b>1,727</b>	<b>\$679,000</b>	<b>21</b>	<b>1,995</b>	<b>2,861</b>

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# GBAR Real Estate Rewind

**Q1, 2024**

Central Middlesex

Condominium

Quarter 1, 2024

Quarter 1, 2023

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	15	25.0%	\$399,900	7.9%	16	17	13	225.0%	12	\$370,500	11	14	4
Bedford	4	0.0%	\$822,000	-0.5%	17	6	8	100.0%	4	\$826,250	20	5	4
Boxborough	2	-80.0%	\$222,500	-8.6%	31	4	7	-53.3%	10	\$243,500	11	11	15
Concord	18	125.0%	\$616,000	2.1%	14	19	19	58.3%	8	\$603,275	15	12	12
Hudson	10	-50.0%	\$714,928	83.3%	14	16	21	-36.4%	20	\$390,000	15	35	33
Lexington	7	-36.4%	\$789,900	33.3%	17	9	10	42.9%	11	\$592,500	12	9	7
Lincoln	7	133.3%	\$480,000	14.7%	32	4	3	-50.0%	3	\$418,500	42	4	6
Maynard	8	33.3%	\$424,500	4.9%	18	6	4	0.0%	6	\$404,500	18	8	4
Stow	5	-28.6%	\$569,000	8.0%	31	5	4	100.0%	7	\$527,000	29	7	2
Sudbury	7	-41.7%	\$897,495	10.8%	23	11	20	-31.0%	12	\$810,000	18	7	29
Wayland	6	20.0%	\$784,950	44.0%	52	8	9	125.0%	5	\$545,000	87	3	4
Weston	3	-40.0%	\$2,550,000	270.9%	13	3	4	0.0%	5	\$687,500	13	8	4

Central Middlesex	92	-10.7%	\$615,000	24.2%	17	108	122	-1.6%	103	\$495,211	16	123	124
GBAR	1,533	-11.2%	\$715,000	5.3%	20	1,983	2,763	-3.4%	1,727	\$679,000	21	1,995	2,861

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# GBAR Real Estate Rewind

**Q1, 2024**

## Metro West

## Condominium

Quarter 1, 2024

Quarter 1, 2023

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	18	12.5%	\$560,000	5.2%	11	17	8	-33.3%	16	\$532,450	14	18	12
Dover													
Framingham	21	-57.1%	\$305,000	-16.4%	10	35	14	-48.2%	49	\$364,900	21	34	27
Holliston	4	-20.0%	\$455,000	111.6%	9	6	2	0.0%	5	\$215,000	5	8	2
Hopkinton	5	-58.3%	\$854,770	44.6%	20	10	8	14.3%	12	\$591,000	13	15	7
Medfield	8	60.0%	\$664,500	-18.0%	14	11	8	-11.1%	5	\$810,000	17	4	9
Medway	9	50.0%	\$605,000	-18.2%	18	8	5	-64.3%	6	\$739,649	30	6	14
Millis	5	-61.5%	\$874,995	0.0%	60	15	18	-14.3%	13	\$874,870	99	15	21
Natick	15	-34.8%	\$662,000	-6.1%	18	25	26	73.3%	23	\$705,000	13	25	15
Needham	7	-41.7%	\$790,000	-33.6%	29	10	9	28.6%	12	\$1,190,000	27	9	7
Sherborn									3	\$832,300	27	2	5
Wellesley	17	466.7%	\$1,335,000	35.0%	22	18	26	18.2%	3	\$989,000	18	8	22

<b>Metro West</b>	<b>109</b>	<b>-25.9%</b>	<b>\$660,000</b>	<b>14.2%</b>	<b>17</b>	<b>155</b>	<b>125</b>	<b>-11.4%</b>	<b>147</b>	<b>\$578,000</b>	<b>17</b>	<b>144</b>	<b>141</b>
<b>GBAR</b>	<b>1,533</b>	<b>-11.2%</b>	<b>\$715,000</b>	<b>5.3%</b>	<b>20</b>	<b>1,983</b>	<b>2,763</b>	<b>-3.4%</b>	<b>1,727</b>	<b>\$679,000</b>	<b>21</b>	<b>1,995</b>	<b>2,861</b>

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# GBAR Real Estate Rewind

**Q1, 2024**

## Eastern Middlesex

## Condominium

Quarter 1, 2024

Quarter 1, 2023

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	4	100.0%	\$828,500	48.3%	14	6	3	-57.1%	2	\$558,500	22	5	7
Malden	17	0.0%	\$432,000	25.6%	18	25	16	0.0%	17	\$344,000	25	20	16
Medford	72	53.2%	\$794,500	26.1%	26	58	57	3.6%	47	\$630,000	18	65	55
Melrose	6	-50.0%	\$602,500	11.0%	7	12	6	-71.4%	12	\$543,000	14	19	21
North Reading	11	0.0%	\$515,000	9.6%	14	22	24	0.0%	11	\$469,995	21	18	24
Reading	14	-12.5%	\$655,500	-19.4%	17	20	20	0.0%	16	\$813,100	17	14	20
Stoneham	11	10.0%	\$440,000	17.5%	16	12	7	-12.5%	10	\$374,500	20	11	8
Wakefield	10	-16.7%	\$553,000	7.9%	15	13	6	-33.3%	12	\$512,500	13	13	9
Wilmington	2	-60.0%	\$729,900	14.1%	45	3	4	0.0%	5	\$639,900	25	8	4
Winchester	11	175.0%	\$785,000	25.4%	28	12	11	-31.3%	4	\$626,000	15	9	16
Woburn	44	120.0%	\$772,625	46.7%	16	31	31	29.2%	20	\$526,750	6	35	24

Eastern Middlesex	202	29.5%	\$691,308	25.7%	17	214	185	-9.3%	156	\$550,000	18	217	204
GBAR	1,533	-11.2%	\$715,000	5.3%	20	1,983	2,763	-3.4%	1,727	\$679,000	21	1,995	2,861

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





# GBAR Real Estate Rewind

**Q1, 2024**

## Southern Norfolk

## Condominium

Quarter 1, 2024

Quarter 1, 2023

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													
Bellingham	10	100.0%	\$507,500	41.0%	29	15	11	-8.3%	5	\$360,000	6	7	12
Canton	18	-52.6%	\$610,661	6.0%	21	24	26	18.2%	38	\$576,240	20	12	22
Foxboro	3	-40.0%	\$405,000	12.5%	18	6	8	-11.1%	5	\$360,000	14	7	9
Franklin	19	35.7%	\$372,500	38.0%	16	21	12	-29.4%	14	\$270,000	18	15	17
Mansfield	2	0.0%	\$326,500	-31.1%	21	2	4	0.0%	2	\$474,000	16	6	4
Norfolk									2	\$610,000	24	12	16
Norwood	13	-13.3%	\$449,900	9.7%	17	14	8	-55.6%	15	\$410,000	22	12	18
Randolph	12	-20.0%	\$390,500	15.3%	6	14	5	-61.5%	15	\$338,632	31	12	13
Sharon									5	\$325,000	19	4	3
Stoughton	11	0.0%	\$429,400	15.3%	14	15	13	-38.1%	11	\$372,480	17	18	21
Walpole	12	-55.6%	\$470,750	-19.0%	17	14	6	-60.0%	27	\$581,405	20	15	15
Westwood	1	-85.7%	\$480,000	-43.5%	105	5	7	-53.3%	7	\$849,900	26	10	15
Wrentham	4	0.0%	\$325,000	-45.7%	23	3	8	60.0%	4	\$598,504	26	8	5

<b>Southern Norfolk</b>	<b>105</b>	<b>-30.0%</b>	<b>\$451,000</b>	<b>-5.4%</b>	<b>18</b>	<b>138</b>	<b>113</b>	<b>-33.5%</b>	<b>150</b>	<b>\$476,797</b>	<b>20</b>	<b>138</b>	<b>170</b>
<b>GBAR</b>	<b>1,533</b>	<b>-11.2%</b>	<b>\$715,000</b>	<b>5.3%</b>	<b>20</b>	<b>1,983</b>	<b>2,763</b>	<b>-3.4%</b>	<b>1,727</b>	<b>\$679,000</b>	<b>21</b>	<b>1,995</b>	<b>2,861</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

## Metro Boston

## Multi-Family

Quarter 1, 2024

Quarter 1, 2023

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	1	-92.3%	\$965,000	-12.7%	12	5	7	40.0%	13	\$1,105,000	13	10	5
Belmont	3	-25.0%	\$1,470,000	27.7%	8	4	3	-66.7%	4	\$1,151,500	23	5	9
Boston	119	-0.8%	\$1,050,000	8.8%	21	145	235	-13.0%	120	\$965,000	29	125	270
Brookline	7	16.7%	\$2,300,000	-8.9%	16	5	8	-38.5%	6	\$2,525,000	14	3	13
Cambridge	9	0.0%	\$1,650,000	-12.0%	14	13	30	100.0%	9	\$1,875,000	95	7	15
Chelsea	11	83.3%	\$965,000	32.7%	27	13	19	18.8%	6	\$727,500	17	6	16
Dedham	2	100.0%	\$810,000	9.5%	21	3	3		1	\$740,000	16	1	
Everett	12	-33.3%	\$864,000	12.9%	25	5	16	-11.1%	18	\$765,000	27	15	18
Milton	3	200.0%	\$850,000	-5.6%	19	3	2	100.0%	1	\$900,000	25	2	1
Newton	9	0.0%	\$1,300,000	-11.9%	16	13	16	-36.0%	9	\$1,475,000	19	6	25
Revere	10	-52.4%	\$799,950	3.2%	13	19	7	-66.7%	21	\$775,000	28	20	21
Somerville	22	22.2%	\$1,415,000	22.5%	20	27	42	-8.7%	18	\$1,155,000	23	20	46
Waltham	5	25.0%	\$1,700,000	70.0%	15	4	11	-8.3%	4	\$1,000,000	25	9	12
Watertown	6	-45.5%	\$1,102,500	10.6%	21	6	10	-33.3%	11	\$997,000	17	10	15
Winthrop	4	33.3%	\$895,000	-14.8%	29	9	11	-26.7%	3	\$1,050,000	23	4	15

<b>Metro Boston</b>	<b>223</b>	<b>-8.6%</b>	<b>\$1,075,000</b>	<b>12.6%</b>	<b>20</b>	<b>274</b>	<b>420</b>	<b>-12.7%</b>	<b>244</b>	<b>\$955,000</b>	<b>27</b>	<b>243</b>	<b>481</b>
<b>GBAR</b>	<b>305</b>	<b>-7.9%</b>	<b>\$976,000</b>	<b>6.8%</b>	<b>19</b>	<b>377</b>	<b>509</b>	<b>-10.1%</b>	<b>331</b>	<b>\$914,000</b>	<b>25</b>	<b>321</b>	<b>566</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

**Central Middlesex**

**Multi-Family**

Quarter 1, 2024

Quarter 1, 2023

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													
Boxborough									1	\$610,000			
Concord									1	\$1,275,000			
Hudson	3	200.0%	\$635,000	19.6%	19	4	6	500.0%	1	\$531,000	7	1	1
Lexington									1	\$865,000	44	2	1
Lincoln									2	\$417,500			
Maynard	3		\$680,000		18	3	3						
Wayland									1	\$620,000			

<b>Central Middlesex</b>	<b>6</b>	<b>-14.3%</b>	<b>\$657,500</b>	<b>7.8%</b>	<b>19</b>	<b>11</b>	<b>13</b>	<b>85.7%</b>	<b>7</b>	<b>\$610,000</b>	<b>63</b>	<b>5</b>	<b>7</b>
<b>GBAR</b>	<b>305</b>	<b>-7.9%</b>	<b>\$976,000</b>	<b>6.8%</b>	<b>19</b>	<b>377</b>	<b>509</b>	<b>-10.1%</b>	<b>331</b>	<b>\$914,000</b>	<b>25</b>	<b>321</b>	<b>566</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

## Metro West

## Multi-Family

Quarter 1, 2024

Quarter 1, 2023

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									1	\$485,000	6	1	3
Framingham	10	233.3%	\$737,500	-7.2%	17	8	9	28.6%	3	\$795,000	9	5	7
Holliston													
Hopkinton													
Medfield													
Medway	1	0.0%	\$1,150,000	53.5%	7	1	2		1	\$749,000	27	1	1
Millis									1	\$400,000			
Natick									2	\$802,500	123	2	2
Needham									1	\$750,000	32	1	1
Wellesley													

<b>Metro West</b>	<b>11</b>	<b>22.2%</b>	<b>\$775,000</b>	<b>3.5%</b>	<b>13</b>	<b>13</b>	<b>18</b>	<b>12.5%</b>	<b>9</b>	<b>\$749,000</b>	<b>27</b>	<b>11</b>	<b>16</b>
<b>GBAR</b>	<b>305</b>	<b>-7.9%</b>	<b>\$976,000</b>	<b>6.8%</b>	<b>19</b>	<b>377</b>	<b>509</b>	<b>-10.1%</b>	<b>331</b>	<b>\$914,000</b>	<b>25</b>	<b>321</b>	<b>566</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

**Eastern Middlesex**

**Multi-Family**

Quarter 1, 2024

Quarter 1, 2023

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	14	-33.3%	\$902,500	20.0%	15	22	17	30.8%	21	\$752,000	16	16	13
Medford	14	27.3%	\$963,450	-8.2%	10	15	12	50.0%	11	\$1,050,000	15	8	8
Melrose	6	50.0%	\$915,000	-5.4%	12	7	4	0.0%	4	\$967,500	14	3	4
Reading									1	\$745,000	86	1	3
Stoneham	4	300.0%	\$880,000	-0.6%	24	5	1	0.0%	1	\$885,000	15	4	1
Wakefield	2	0.0%	\$731,900	-11.6%	19	7	5	66.7%	2	\$827,500	47	2	3
Winchester	1	0.0%	\$1,810,000	57.4%	8	2			1	\$1,150,000			
Woburn	6	-14.3%	\$850,000	29.8%	10	4	2	-33.3%	7	\$655,000	22	3	3

<b>Eastern Middlesex</b>	<b>47</b>	<b>-2.1%</b>	<b>\$900,000</b>	<b>8.1%</b>	<b>12</b>	<b>65</b>	<b>44</b>	<b>18.9%</b>	<b>48</b>	<b>\$832,500</b>	<b>16</b>	<b>37</b>	<b>37</b>
<b>GBAR</b>	<b>305</b>	<b>-7.9%</b>	<b>\$976,000</b>	<b>6.8%</b>	<b>19</b>	<b>377</b>	<b>509</b>	<b>-10.1%</b>	<b>331</b>	<b>\$914,000</b>	<b>25</b>	<b>321</b>	<b>566</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

Southern Norfolk

Multi-Family

Quarter 1, 2024

Quarter 1, 2023

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		\$750,000		35	1	1		1	\$640,000	72	2	3
Bellingham									3	\$435,000	29	2	1
Canton									2	\$690,000	20	1	2
Foxboro	1	-66.7%	\$762,000	22.9%	17	1	2		3	\$620,000	20	3	3
Franklin	2		\$832,500		23	2	2						
Mansfield	1		\$700,000		30	3	2	0.0%	4	\$652,500	24	3	2
Norfolk													
Norwood	2	-71.4%	\$962,500	21.1%	9	2	1	-83.3%	7	\$795,000	26	7	6
Randolph	4	300.0%	\$747,450	24.6%	14	1	2	0.0%	1	\$600,000	21	1	2
Sharon	1		\$720,000										
Stoughton	6	200.0%	\$660,000	-22.4%	11	3	1	-66.7%	2	\$850,000	33	4	3
Walpole													
Wrentham													

<b>Southern Norfolk</b>	<b>18</b>	<b>-21.7%</b>	<b>\$735,000</b>	<b>8.9%</b>	<b>16</b>	<b>14</b>	<b>14</b>	<b>-44.0%</b>	<b>23</b>	<b>\$675,000</b>	<b>24</b>	<b>25</b>	<b>25</b>
<b>GBAR</b>	<b>305</b>	<b>-7.9%</b>	<b>\$976,000</b>	<b>6.8%</b>	<b>19</b>	<b>377</b>	<b>509</b>	<b>-10.1%</b>	<b>331</b>	<b>\$914,000</b>	<b>25</b>	<b>321</b>	<b>566</b>

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





# GBAR Real Estate Rewind

## Q1, 2024

### Adjacent Communities ▼ Single Family ▼

Quarter 1, 2024

Quarter 1, 2023

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	45	15.4%	\$536,000	16.8%	19	62	62	37.8%	39	\$459,000	20	52	45
Berlin	2	-33.3%	\$544,500	14.4%	22	9	8	14.3%	3	\$476,000	25	5	7
Billerica	42	-16.0%	\$662,500	0.0%	16	41	34	-5.6%	50	\$662,500	20	47	36
Bolton	5	0.0%	\$800,000	28.0%	29	6	8	-38.5%	5	\$625,000	21	13	13
Braintree	41	-6.8%	\$720,000	8.1%	20	45	41	10.8%	44	\$666,000	19	45	37
Brockton	99	-11.6%	\$465,000	6.5%	22	125	107	-7.0%	112	\$436,500	22	123	115
Carlisle	3	-62.5%	\$1,150,000	-5.9%	13	10	18	50.0%	8	\$1,222,500	17	10	12
Chelmsford	41	10.8%	\$698,000	16.3%	19	46	33	50.0%	37	\$600,000	15	29	22
Easton	26	-16.1%	\$665,000	5.6%	30	37	39	2.6%	31	\$630,000	22	30	38
Harvard	7	40.0%	\$1,200,000	4.4%	43	9	7	-46.2%	5	\$1,150,000	18	3	13
Littleton	13	-23.5%	\$720,000	7.5%	15	19	18	28.6%	17	\$670,000	26	18	14
Lynnfield	11	22.2%	\$1,275,000	38.4%	21	14	18	-25.0%	9	\$921,000	14	13	24
Marlborough	30	-25.0%	\$590,000	11.9%	19	41	27	-20.6%	40	\$527,500	19	35	34
Milford	40	17.7%	\$575,250	17.1%	18	46	22	29.4%	34	\$491,250	16	33	17
North Attleboro	31	0.0%	\$495,000	-6.2%	19	35	29	-21.6%	31	\$527,615	22	31	37
Northborough	13	-27.8%	\$630,000	6.1%	17	14	19	46.2%	18	\$594,000	19	21	13
Plainville	10	42.9%	\$542,500	9.6%	18	5	2	-66.7%	7	\$495,000	14	7	6
Quincy	61	-7.6%	\$700,000	16.2%	20	67	67	0.0%	66	\$602,500	19	66	67
Saugus	35	-10.3%	\$665,000	11.4%	18	34	25	-30.6%	39	\$597,000	20	39	36
Southborough	21	61.5%	\$1,049,000	10.4%	15	22	18	0.0%	13	\$950,000	17	21	18
Tewksbury	29	-12.1%	\$640,000	11.3%	17	31	29	0.0%	33	\$575,000	19	34	29
Upton	9	-18.2%	\$510,000	-24.4%	14	8	8	-50.0%	11	\$674,999	21	16	16
Westborough	19	46.2%	\$780,000	25.8%	23	20	22	-12.0%	13	\$620,000	16	15	25
Westford	24	26.3%	\$744,500	3.8%	15	41	39	34.5%	19	\$717,000	17	38	29
<b>Adjacent Communities</b>	<b>657</b>	<b>-4.0%</b>	<b>\$625,000</b>	<b>10.6%</b>	<b>19</b>	<b>787</b>	<b>700</b>	<b>-0.4%</b>	<b>684</b>	<b>\$565,000</b>	<b>20</b>	<b>744</b>	<b>703</b>
<b>GBAR</b>	<b>1,579</b>	<b>1.1%</b>	<b>\$830,000</b>	<b>11.4%</b>	<b>16</b>	<b>2,002</b>	<b>1,979</b>	<b>-6.5%</b>	<b>1,562</b>	<b>\$745,000</b>	<b>19</b>	<b>1,913</b>	<b>2,117</b>

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

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# GBAR Real Estate Rewind

Q1, 2024

## Adjacent Communities ▾ Condominium ▾

Quarter 1, 2024

Quarter 1, 2023

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	10	-33.3%	\$361,500	14.4%	13	16	11	22.2%	15	\$315,900	17	14	9
Berlin	7	133.3%	\$687,250	-8.9%	36	3	7	-22.2%	3	\$754,000	5	5	9
Billerica	6	-25.0%	\$297,500	-32.0%	14	12	6	200.0%	8	\$437,500	18	8	2
Bolton	1	-50.0%	\$667,000	1.9%	35	3	7	133.3%	2	\$654,500	26	2	3
Braintree	10	0.0%	\$437,500	-6.4%	18	11	10	-9.1%	10	\$467,500	18	11	11
Brockton	22	29.4%	\$286,500	15.5%	20	27	28	55.6%	17	\$248,000	25	18	18
Carlisle													
Chelmsford	23	-11.5%	\$420,000	-4.5%	17	36	21	-8.7%	26	\$439,950	18	22	23
Easton	11	-35.3%	\$375,000	15.4%	30	18	19	5.6%	17	\$325,000	21	18	18
Harvard									8	\$717,625	259	2	7
Littleton	1		\$460,000						1	\$682,500	18	2	2
Lynnfield	8	166.7%	\$642,500	39.1%	34	7	3	50.0%	3	\$462,000	12	2	2
Marlborough	15	25.0%	\$475,000	14.1%	13	17	12	-14.3%	12	\$416,250	15	21	14
Milford	10	11.1%	\$360,000	-13.5%	15	12	5	-50.0%	9	\$416,000	19	11	10
North Attleboro	8	-38.5%	\$283,000	-5.7%	14	12	10	11.1%	13	\$300,000	24	16	9
Northborough	3	-62.5%	\$455,000	46.4%	8	3			8	\$310,750	17	7	4
Plainville	2	0.0%	\$484,500	3.0%	39	3	2		2	\$470,500	15	3	
Quincy	42	-39.1%	\$434,000	0.9%	22	63	87	2.4%	69	\$430,000	16	101	85
Saugus	7	-12.5%	\$365,000	-19.5%	16	9	3	-25.0%	8	\$453,500	19	9	4
Southborough	5	150.0%	\$599,000	34.6%	22	3			2	\$444,950	8	2	
Tewksbury	19	35.7%	\$473,000	12.1%	14	26	22	0.0%	14	\$422,000	20	25	22
Upton	5	0.0%	\$669,999	2.3%	36	3	9	-47.1%	5	\$654,970	39	7	17
Westborough	9	-55.0%	\$475,700	9.3%	19	22	29	7.4%	20	\$435,370	42	14	27
Westford	3	-40.0%	\$660,000	32.0%	38	9	7	-22.2%	5	\$499,990	50	6	9
<b>Adjacent Communities</b>	<b>227</b>	<b>-18.1%</b>	<b>\$427,000</b>	<b>1.7%</b>	<b>19</b>	<b>316</b>	<b>302</b>	<b>-1.6%</b>	<b>277</b>	<b>\$420,000</b>	<b>19</b>	<b>326</b>	<b>307</b>
<b>GBAR</b>	<b>1,533</b>	<b>-11.2%</b>	<b>\$715,000</b>	<b>5.3%</b>	<b>20</b>	<b>1,983</b>	<b>2,763</b>	<b>-3.4%</b>	<b>1,727</b>	<b>\$679,000</b>	<b>21</b>	<b>1,995</b>	<b>2,861</b>

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





# GBAR Real Estate Rewind

**Q1, 2024**

## Adjacent Communities ▼ Multi-Family ▼

Quarter 1, 2024

Quarter 1, 2023

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	8	-20.0%	\$513,500	-7.3%	20	13	18	28.6%	10	\$553,750	20	11	14
Billerica									2	\$709,500	18	2	2
Bolton									1	\$400,000			
Braintree	3	50.0%	\$1,000,000	61.9%	22	3	4	33.3%	2	\$617,500	30	2	3
Brockton	23	-20.7%	\$668,000	6.0%	26	41	38	0.0%	29	\$630,000	25	26	38
Chelmsford									1	\$700,000	18	3	4
Easton									2	\$632,000	23	3	2
Littleton													
Lynnfield	1		\$850,000										
Marlborough	4	33.3%	\$655,000	28.4%	20	5	5	66.7%	3	\$510,000	14	7	3
Milford	1	-50.0%	\$531,000	21.5%	25	3	2	-50.0%	2	\$437,000	10	2	4
North Attleboro	6	0.0%	\$614,950	9.8%	44	7	11	57.1%	6	\$560,000	25	5	7
Plainville	2		\$583,500		7	2	1						
Quincy	14	-22.2%	\$820,000	9.3%	21	15	27	-10.0%	18	\$750,000	23	17	30
Saugus	2	0.0%	\$953,750	11.6%	31	2	2	0.0%	2	\$855,000	17	1	2
Southborough	1		\$470,000		81	1	3						
Tewksbury	1		\$710,000						1	\$790,000	0	1	
Upton													
Westborough	3		\$775,000		18	3	3	200.0%					
Westford	1		\$665,000										

Adjacent Communities	70	-11.4%	\$692,500	9.1%	22	101	122	6.1%	79	\$635,000	21	81	115
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GBAR	305	-7.9%	\$976,000	6.8%	19	377	509	-10.1%	331	\$914,000	25	321	566
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\* YOY (Year-over-Year) comparisons are from the same Quarter in the prior year.