

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Berkshire County Board of REALTORS®

+ 3.3%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 22.8%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	107	134	+ 25.2%	561	625	+ 11.4%
Closed Sales	111	110	- 0.9%	536	566	+ 5.6%
Median Sales Price*	\$360,000	\$342,500	- 4.9%	\$325,000	\$340,000	+ 4.6%
Inventory of Homes for Sale	421	508	+ 20.7%	--	--	--
Months Supply of Inventory	4.0	4.6	+ 14.4%	--	--	--
Cumulative Days on Market Until Sale	79	84	+ 6.0%	96	98	+ 2.0%
Percent of Original List Price Received*	97.2%	97.8%	+ 0.7%	95.3%	95.3%	- 0.0%
New Listings	205	231	+ 12.7%	816	970	+ 18.9%

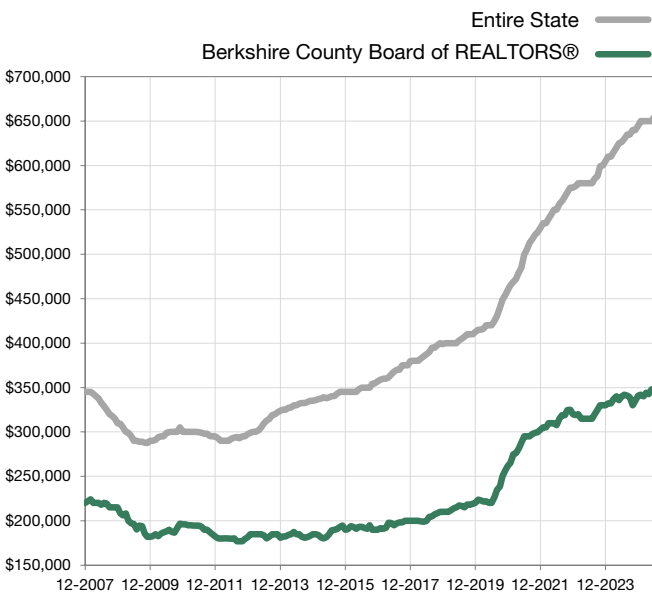
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	15	+ 15.4%	79	85	+ 7.6%
Closed Sales	11	16	+ 45.5%	79	79	0.0%
Median Sales Price*	\$415,000	\$370,325	- 10.8%	\$415,000	\$380,000	- 8.4%
Inventory of Homes for Sale	52	73	+ 40.4%	--	--	--
Months Supply of Inventory	3.9	5.5	+ 39.5%	--	--	--
Cumulative Days on Market Until Sale	51	64	+ 26.9%	96	107	+ 11.6%
Percent of Original List Price Received*	102.0%	99.0%	- 2.9%	98.5%	96.8%	- 1.6%
New Listings	17	24	+ 41.2%	109	124	+ 13.8%

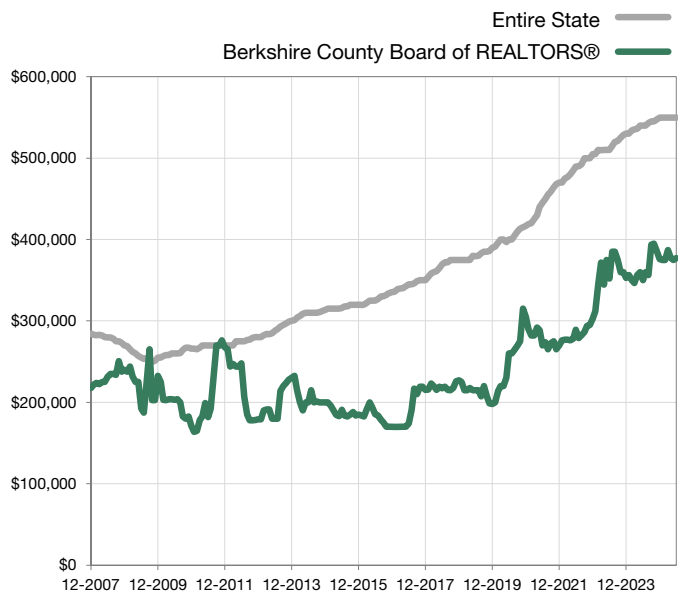
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Cape Cod & Islands Association of REALTORS®, Inc.

- 6.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 4.1%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 10.7%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	542	597	+ 10.1%	2,893	2,725	- 5.8%
Closed Sales	546	519	- 4.9%	2,643	2,430	- 8.1%
Median Sales Price*	\$792,500	\$780,000	- 1.6%	\$730,000	\$750,000	+ 2.7%
Inventory of Homes for Sale	1,631	1,718	+ 5.3%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.0%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 13.0%	48	59	+ 24.6%
Percent of Original List Price Received*	98.6%	97.0%	- 1.6%	97.5%	96.0%	- 1.5%
New Listings	709	712	+ 0.4%	3,997	3,966	- 0.8%

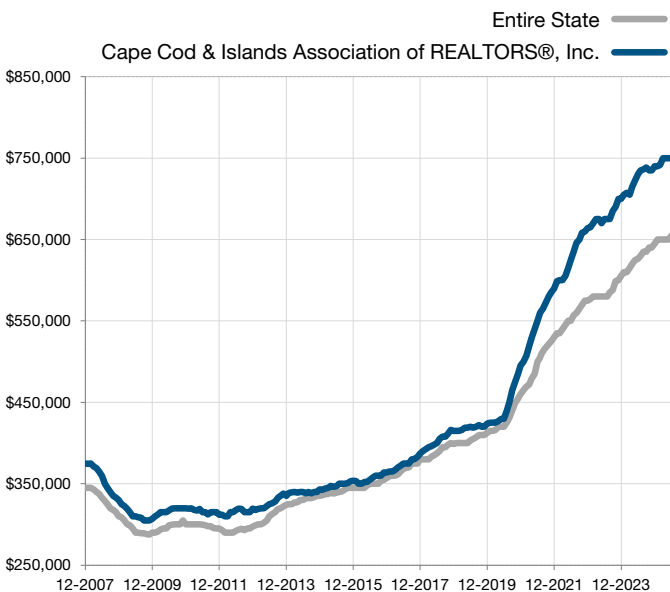
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	99	141	+ 42.4%	657	713	+ 8.5%
Closed Sales	144	124	- 13.9%	643	625	- 2.8%
Median Sales Price*	\$520,000	\$447,450	- 14.0%	\$473,000	\$475,000	+ 0.4%
Inventory of Homes for Sale	428	562	+ 31.3%	--	--	--
Months Supply of Inventory	3.7	5.1	+ 36.9%	--	--	--
Cumulative Days on Market Until Sale	45	66	+ 45.9%	53	67	+ 27.7%
Percent of Original List Price Received*	98.9%	95.4%	- 3.6%	97.9%	96.8%	- 1.2%
New Listings	174	199	+ 14.4%	971	1,124	+ 15.8%

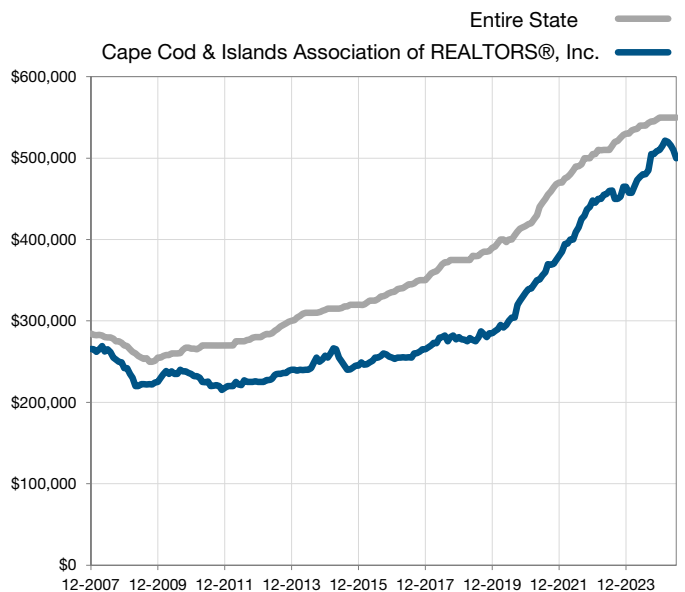
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greater Boston Association of REALTORS®

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1,166	1,435	+ 23.1%	5,375	5,744	+ 6.9%
Closed Sales	1,210	1,278	+ 5.6%	4,546	4,622	+ 1.7%
Median Sales Price*	\$963,750	\$1,007,000	+ 4.5%	\$910,000	\$960,000	+ 5.5%
Inventory of Homes for Sale	1,690	1,773	+ 4.9%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	22	25	+ 13.6%	31	34	+ 9.7%
Percent of Original List Price Received*	104.1%	102.8%	- 1.2%	102.8%	102.2%	- 0.6%
New Listings	1,313	1,465	+ 11.6%	6,844	7,533	+ 10.1%

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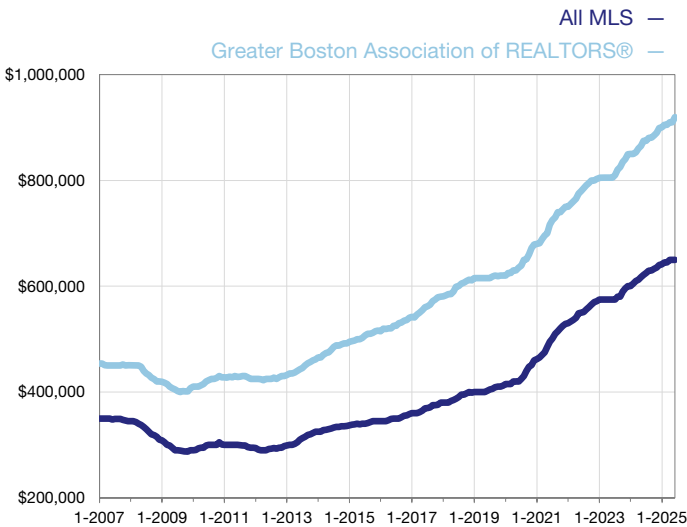
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	816	1,056	+ 29.4%	4,697	5,061	+ 7.7%
Closed Sales	966	971	+ 0.5%	4,219	4,254	+ 0.8%
Median Sales Price*	\$750,000	\$729,000	- 2.8%	\$725,000	\$734,500	+ 1.3%
Inventory of Homes for Sale	2,327	2,452	+ 5.4%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	44	45	+ 2.3%
Percent of Original List Price Received*	100.4%	99.8%	- 0.6%	100.1%	99.5%	- 0.6%
New Listings	1,156	1,374	+ 18.9%	6,832	7,852	+ 14.9%

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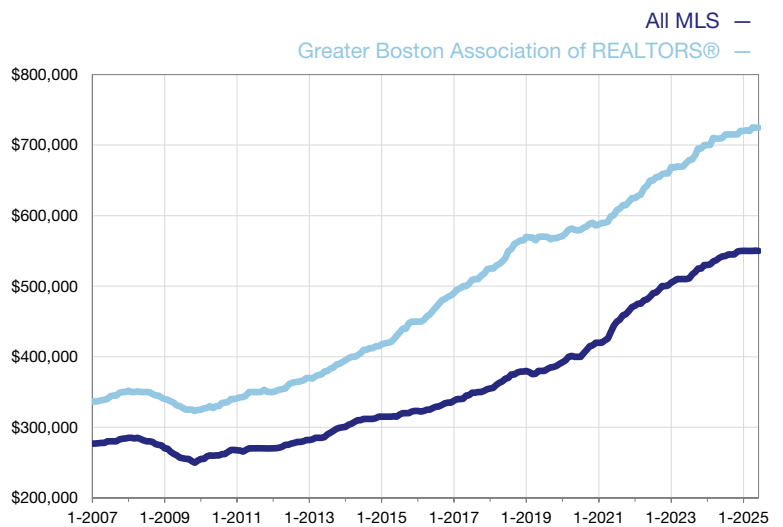
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 4.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 10.9%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 15.9%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	54	77	+ 42.6%	236	266	+ 12.7%
Closed Sales	52	56	+ 7.7%	226	214	- 5.3%
Median Sales Price*	\$963,500	\$910,000	- 5.6%	\$834,889	\$894,500	+ 7.1%
Inventory of Homes for Sale	130	102	- 21.5%	--	--	--
Months Supply of Inventory	3.2	2.4	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	26	24	- 5.3%	39	36	- 8.6%
Percent of Original List Price Received*	102.0%	101.4%	- 0.6%	101.3%	99.6%	- 1.7%
New Listings	100	77	- 23.0%	362	372	+ 2.8%

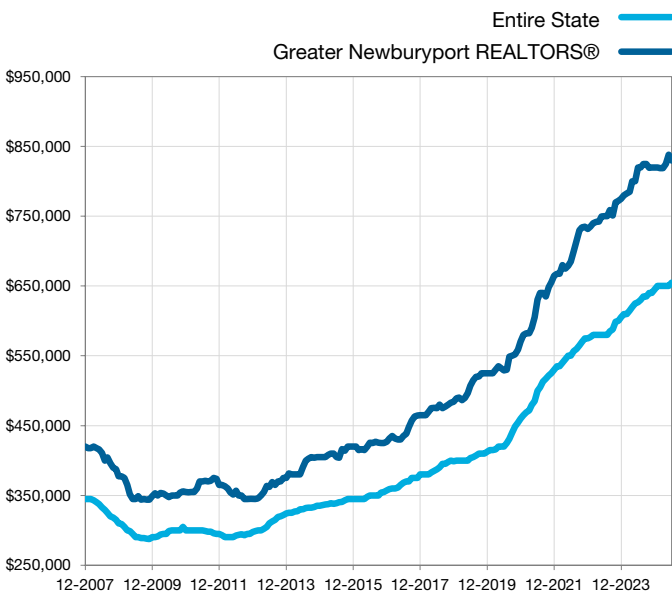
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	33	30	- 9.1%	180	155	- 13.9%
Closed Sales	32	32	0.0%	163	156	- 4.3%
Median Sales Price*	\$545,000	\$665,000	+ 22.0%	\$570,000	\$620,000	+ 8.8%
Inventory of Homes for Sale	71	67	- 5.6%	--	--	--
Months Supply of Inventory	2.4	2.3	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 14.3%	35	38	+ 8.8%
Percent of Original List Price Received*	100.4%	99.2%	- 1.2%	100.6%	99.7%	- 0.9%
New Listings	47	42	- 10.6%	268	257	- 4.1%

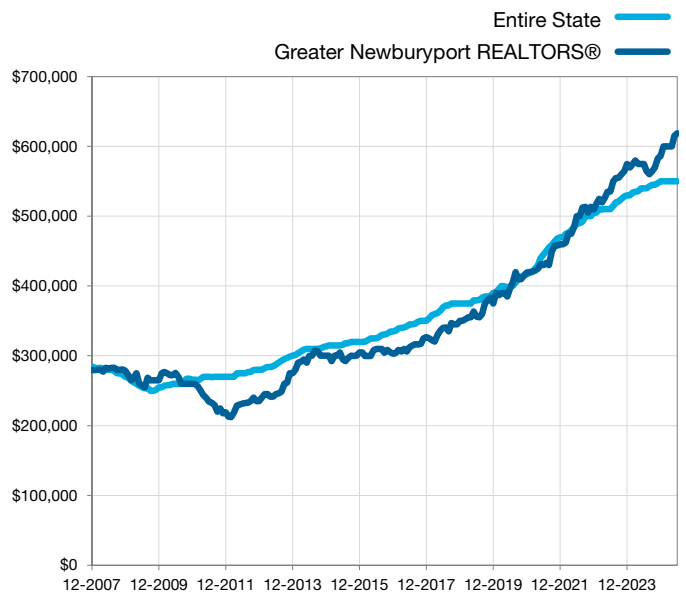
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Central Massachusetts Association of REALTORS®

- 2.1%

Year-Over-Year
Change in
Closed Sales
All Properties

- 7.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 3.3%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	217	257	+ 18.4%	1,017	1,057	+ 3.9%
Closed Sales	223	199	- 10.8%	914	893	- 2.3%
Median Sales Price*	\$538,000	\$530,000	- 1.5%	\$440,000	\$475,000	+ 8.0%
Inventory of Homes for Sale	353	353	0.0%	--	--	--
Months Supply of Inventory	2.1	2.1	- 0.4%	--	--	--
Cumulative Days on Market Until Sale	27	38	+ 39.6%	37	43	+ 17.2%
Percent of Original List Price Received*	102.5%	99.9%	- 2.5%	100.8%	99.8%	- 1.0%
New Listings	268	285	+ 6.3%	1,271	1,359	+ 6.9%

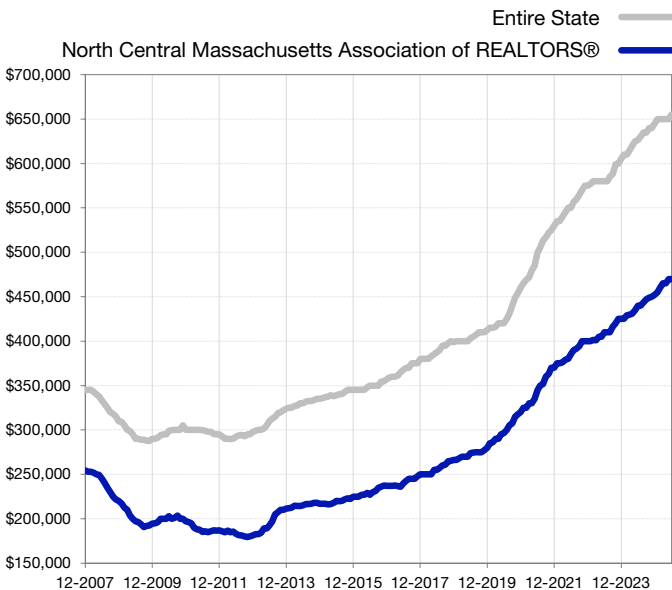
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	33	49	+ 48.5%	175	196	+ 12.0%
Closed Sales	16	35	+ 118.8%	141	172	+ 22.0%
Median Sales Price*	\$282,500	\$355,000	+ 25.7%	\$325,000	\$342,500	+ 5.4%
Inventory of Homes for Sale	70	56	- 20.0%	--	--	--
Months Supply of Inventory	2.7	1.9	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 64.5%	35	43	+ 24.1%
Percent of Original List Price Received*	103.4%	99.5%	- 3.9%	102.3%	99.8%	- 2.4%
New Listings	41	43	+ 4.9%	221	226	+ 2.3%

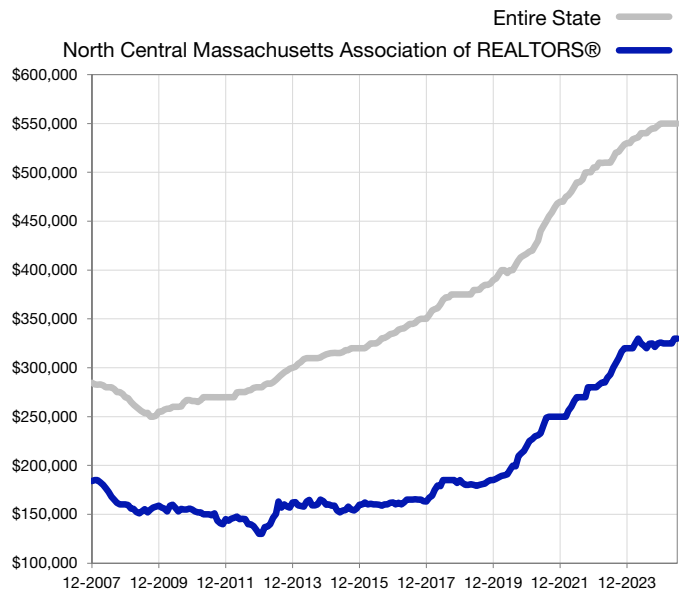
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS®

+ 9.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.5%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 2.6%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	305	354	+ 16.1%	1,283	1,398	+ 9.0%
Closed Sales	294	312	+ 6.1%	1,114	1,198	+ 7.5%
Median Sales Price*	\$745,000	\$770,000	+ 3.4%	\$685,000	\$725,000	+ 5.8%
Inventory of Homes for Sale	510	455	- 10.8%	--	--	--
Months Supply of Inventory	2.4	2.0	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 10.1%	30	34	+ 13.2%
Percent of Original List Price Received*	104.0%	103.1%	- 0.8%	102.7%	102.0%	- 0.7%
New Listings	406	405	- 0.2%	1,712	1,830	+ 6.9%

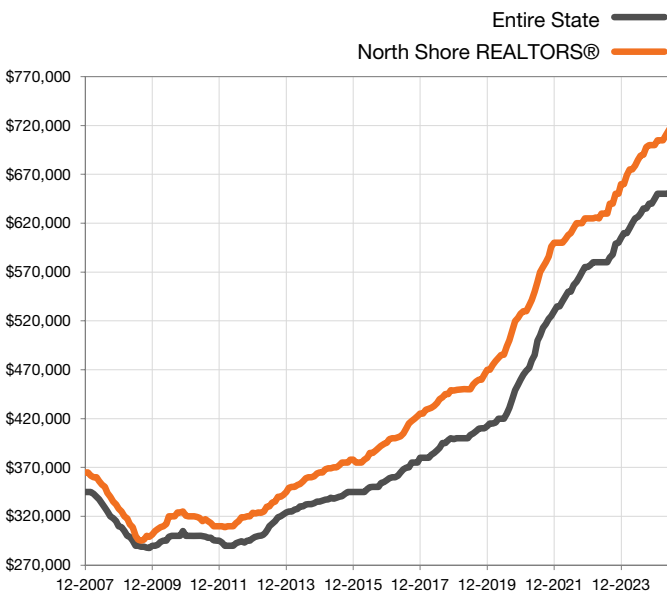
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	116	151	+ 30.2%	637	665	+ 4.4%
Closed Sales	115	135	+ 17.4%	597	579	- 3.0%
Median Sales Price*	\$475,000	\$470,000	- 1.1%	\$455,000	\$455,000	0.0%
Inventory of Homes for Sale	174	247	+ 42.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 48.3%	--	--	--
Cumulative Days on Market Until Sale	31	27	- 12.5%	32	34	+ 6.8%
Percent of Original List Price Received*	101.4%	100.5%	- 0.8%	101.0%	100.1%	- 0.9%
New Listings	128	196	+ 53.1%	769	912	+ 18.6%

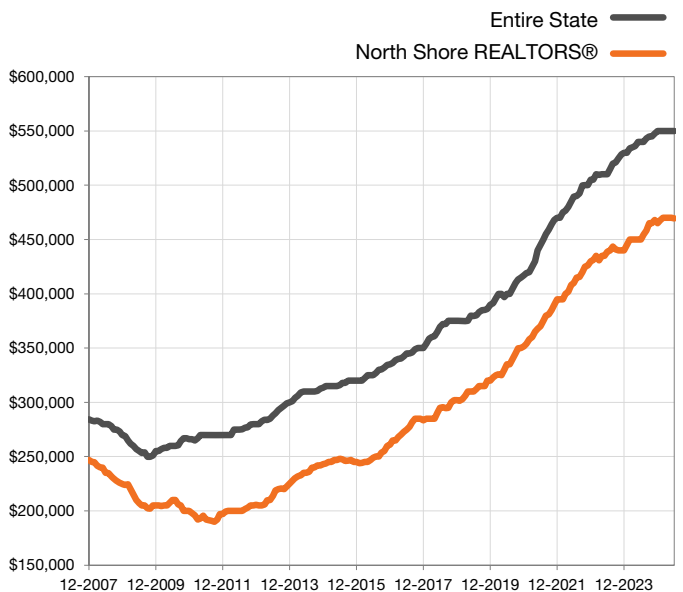
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Northeast Association of REALTORS®

+ 1.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.2%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 9.1%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	305	362	+ 18.7%	1,296	1,404	+ 8.3%
Closed Sales	280	304	+ 8.6%	1,099	1,144	+ 4.1%
Median Sales Price*	\$749,500	\$775,000	+ 3.4%	\$675,000	\$710,000	+ 5.2%
Inventory of Homes for Sale	371	311	- 16.2%	--	--	--
Months Supply of Inventory	1.8	1.4	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 5.3%	28	30	+ 6.9%
Percent of Original List Price Received*	105.3%	103.9%	- 1.3%	103.3%	102.7%	- 0.6%
New Listings	360	363	+ 0.8%	1,612	1,708	+ 6.0%

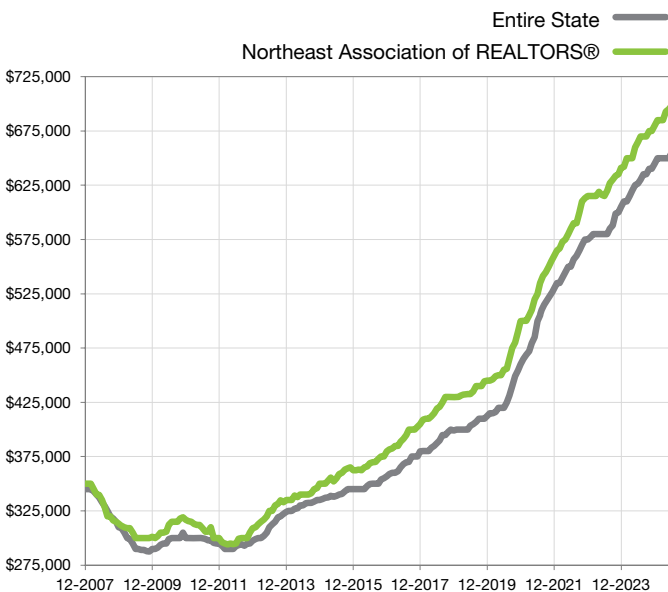
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	115	139	+ 20.9%	592	601	+ 1.5%
Closed Sales	135	119	- 11.9%	502	534	+ 6.4%
Median Sales Price*	\$410,000	\$430,000	+ 4.9%	\$400,000	\$420,000	+ 5.0%
Inventory of Homes for Sale	154	166	+ 7.8%	--	--	--
Months Supply of Inventory	1.7	1.7	- 3.2%	--	--	--
Cumulative Days on Market Until Sale	20	26	+ 34.6%	25	33	+ 30.8%
Percent of Original List Price Received*	102.6%	101.0%	- 1.6%	102.2%	100.7%	- 1.5%
New Listings	145	149	+ 2.8%	738	744	+ 0.8%

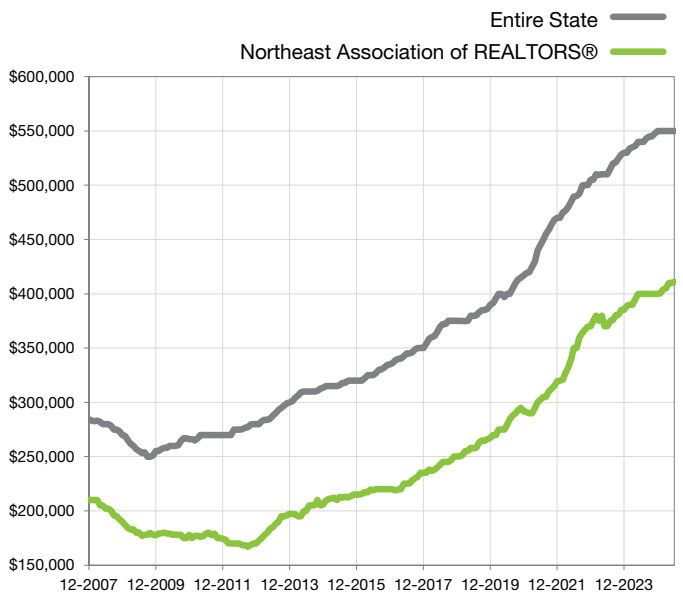
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Central Massachusetts

+ 3.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.6%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 0.5%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	474	613	+ 29.3%	2,182	2,335	+ 7.0%
Closed Sales	482	516	+ 7.1%	1,931	1,990	+ 3.1%
Median Sales Price*	\$540,000	\$569,710	+ 5.5%	\$503,000	\$525,000	+ 4.4%
Inventory of Homes for Sale	783	799	+ 2.0%	--	--	--
Months Supply of Inventory	2.1	2.1	- 1.0%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 15.7%	32	37	+ 14.4%
Percent of Original List Price Received*	103.3%	101.2%	- 2.0%	101.5%	100.2%	- 1.3%
New Listings	580	666	+ 14.8%	2,841	3,087	+ 8.7%

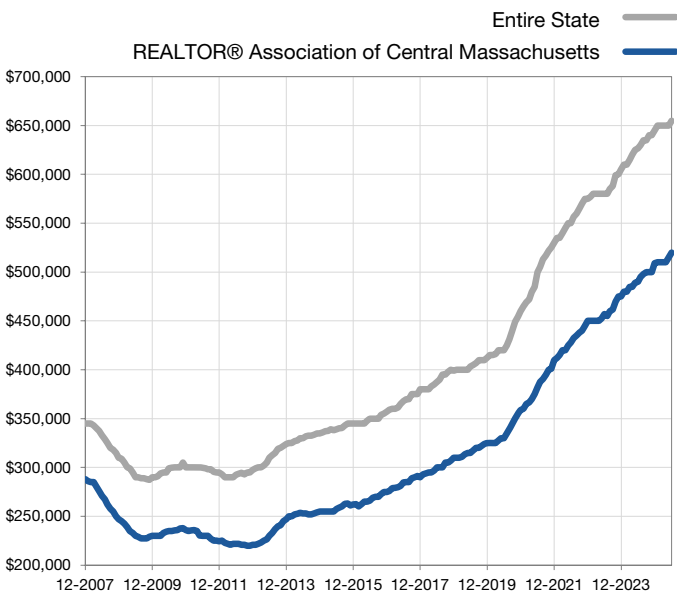
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	115	177	+ 53.9%	704	708	+ 0.6%
Closed Sales	143	128	- 10.5%	641	600	- 6.4%
Median Sales Price*	\$429,900	\$399,950	- 7.0%	\$389,900	\$415,000	+ 6.4%
Inventory of Homes for Sale	214	203	- 5.1%	--	--	--
Months Supply of Inventory	1.9	1.9	- 1.1%	--	--	--
Cumulative Days on Market Until Sale	31	31	+ 0.7%	38	38	+ 1.4%
Percent of Original List Price Received*	102.1%	99.6%	- 2.4%	101.3%	99.8%	- 1.5%
New Listings	149	172	+ 15.4%	834	914	+ 9.6%

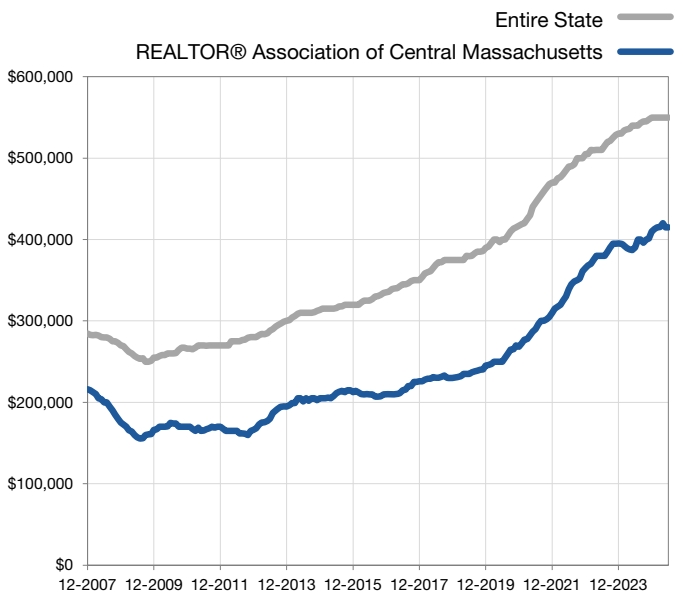
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



REALTOR® Association of Pioneer Valley

+ 9.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.3%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 9.2%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	454	583	+ 28.4%	2,111	2,299	+ 8.9%
Closed Sales	422	453	+ 7.3%	1,942	1,944	+ 0.1%
Median Sales Price*	\$368,200	\$390,000	+ 5.9%	\$340,000	\$359,000	+ 5.6%
Inventory of Homes for Sale	749	709	- 5.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 6.2%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 14.0%	38	43	+ 12.1%
Percent of Original List Price Received*	103.5%	102.8%	- 0.7%	101.2%	100.2%	- 1.0%
New Listings	534	608	+ 13.9%	2,595	2,774	+ 6.9%

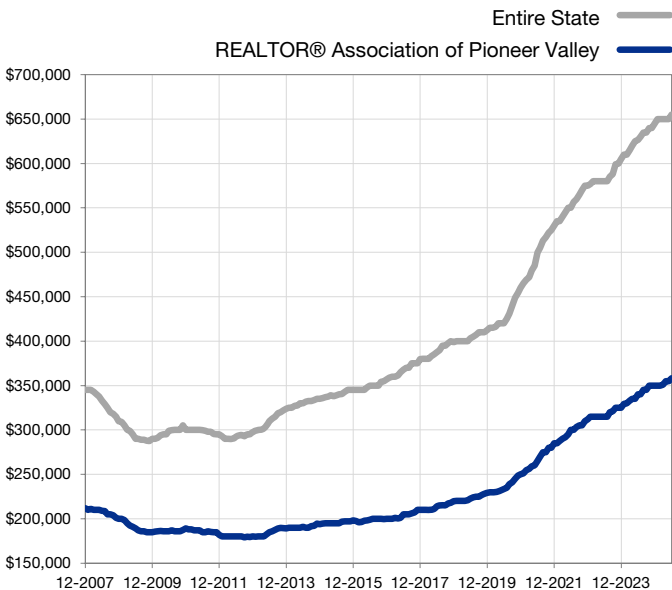
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	70	83	+ 18.6%	337	406	+ 20.5%
Closed Sales	63	76	+ 20.6%	299	368	+ 23.1%
Median Sales Price*	\$315,000	\$270,000	- 14.3%	\$262,000	\$260,000	- 0.8%
Inventory of Homes for Sale	139	97	- 30.2%	--	--	--
Months Supply of Inventory	2.6	1.5	- 41.8%	--	--	--
Cumulative Days on Market Until Sale	28	34	+ 21.8%	38	45	+ 19.6%
Percent of Original List Price Received*	102.0%	100.1%	- 1.9%	100.9%	99.6%	- 1.3%
New Listings	87	75	- 13.8%	435	410	- 5.7%

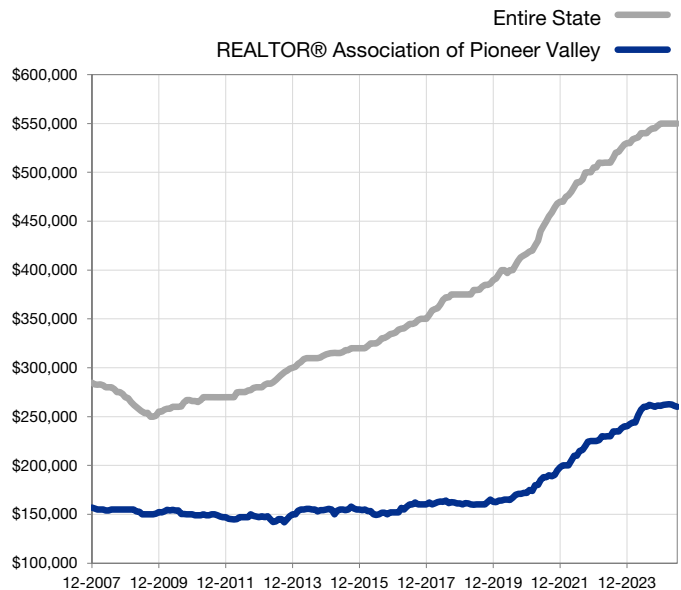
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Realtor® Association of Southeastern Massachusetts

+ 1.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 12.8%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 6.5%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	287	414	+ 44.3%	1,554	1,673	+ 7.7%
Closed Sales	282	296	+ 5.0%	1,423	1,441	+ 1.3%
Median Sales Price*	\$537,500	\$593,250	+ 10.4%	\$523,000	\$544,000	+ 4.0%
Inventory of Homes for Sale	625	602	- 3.7%	--	--	--
Months Supply of Inventory	2.4	2.3	- 6.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.5%	37	42	+ 15.4%
Percent of Original List Price Received*	102.5%	100.8%	- 1.7%	100.8%	99.8%	- 0.9%
New Listings	396	454	+ 14.6%	2,014	2,179	+ 8.2%

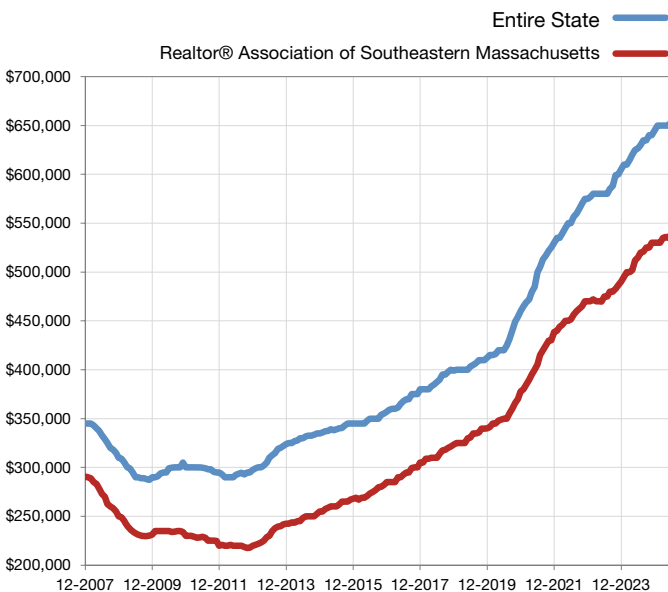
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	62	73	+ 17.7%	346	372	+ 7.5%
Closed Sales	65	57	- 12.3%	317	315	- 0.6%
Median Sales Price*	\$360,000	\$381,000	+ 5.8%	\$355,000	\$390,000	+ 9.9%
Inventory of Homes for Sale	119	94	- 21.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 20.1%	--	--	--
Cumulative Days on Market Until Sale	32	57	+ 76.7%	35	46	+ 31.7%
Percent of Original List Price Received*	103.0%	100.6%	- 2.3%	101.1%	100.3%	- 0.9%
New Listings	62	72	+ 16.1%	438	438	0.0%

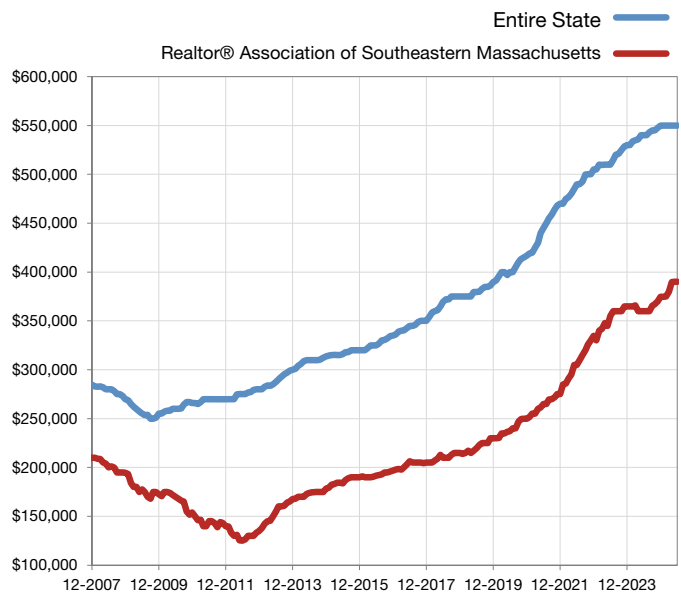
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

South Shore REALTORS® Greater Fall River Region

- 8.9%

+ 6.9%

- 10.9%

Year-Over-Year
Change in
Closed Sales
All Properties

Year-Over-Year
Change in
Median Sales Price
All Properties

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	68	90	+ 32.4%	348	401	+ 15.2%
Closed Sales	72	63	- 12.5%	325	358	+ 10.2%
Median Sales Price*	\$475,000	\$525,000	+ 10.5%	\$460,000	\$485,000	+ 5.4%
Inventory of Homes for Sale	160	133	- 16.9%	--	--	--
Months Supply of Inventory	2.7	2.0	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	35	38	+ 7.0%	52	49	- 4.9%
Percent of Original List Price Received*	100.2%	100.2%	- 0.0%	99.1%	98.6%	- 0.4%
New Listings	85	101	+ 18.8%	437	493	+ 12.8%

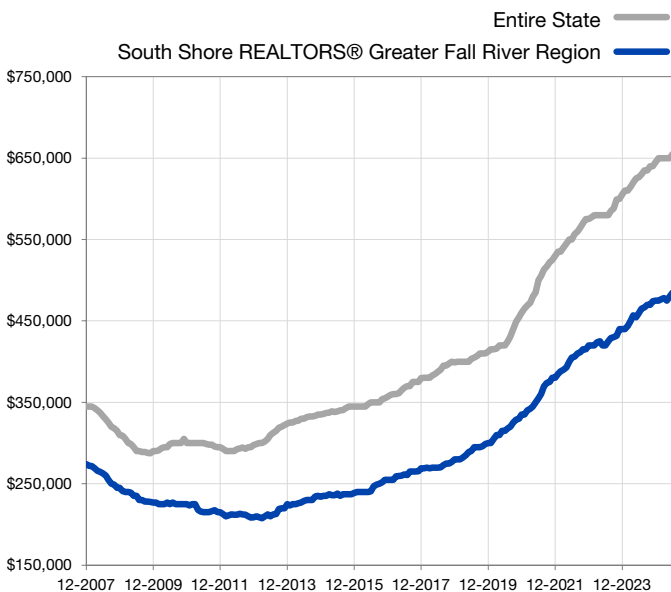
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	19	+ 171.4%	46	63	+ 37.0%
Closed Sales	7	9	+ 28.6%	45	51	+ 13.3%
Median Sales Price*	\$345,000	\$315,000	- 8.7%	\$270,000	\$277,000	+ 2.6%
Inventory of Homes for Sale	23	30	+ 30.4%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	29	53	+ 79.0%	33	68	+ 109.6%
Percent of Original List Price Received*	97.5%	96.4%	- 1.1%	97.6%	96.9%	- 0.7%
New Listings	8	17	+ 112.5%	61	90	+ 47.5%

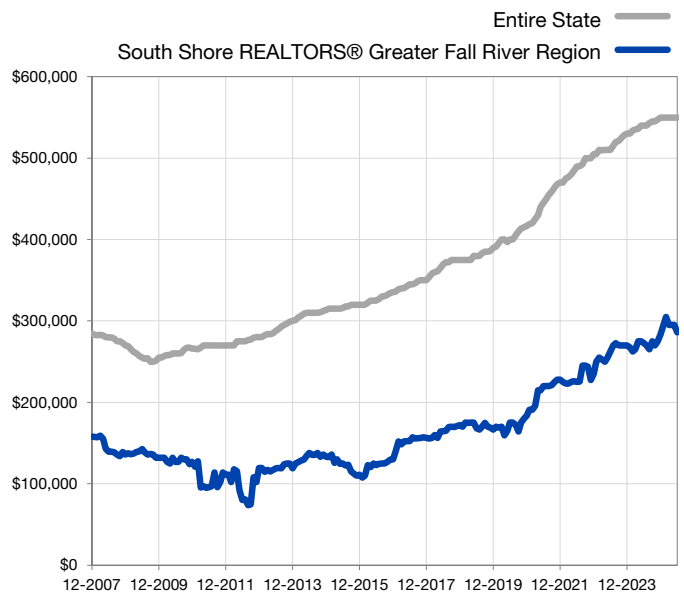
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Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



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Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore REALTORS®

+ 2.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 3.0%

Year-Over-Year
Change in
Median Sales Price
All Properties

+ 4.5%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	464	596	+ 28.4%	2,075	2,196	+ 5.8%
Closed Sales	439	436	- 0.7%	1,797	1,753	- 2.4%
Median Sales Price*	\$700,000	\$727,500	+ 3.9%	\$669,750	\$700,000	+ 4.5%
Inventory of Homes for Sale	778	791	+ 1.7%	--	--	--
Months Supply of Inventory	2.4	2.3	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 5.0%	36	38	+ 5.7%
Percent of Original List Price Received*	101.9%	101.2%	- 0.7%	100.5%	100.4%	- 0.2%
New Listings	556	625	+ 12.4%	2,699	2,935	+ 8.7%

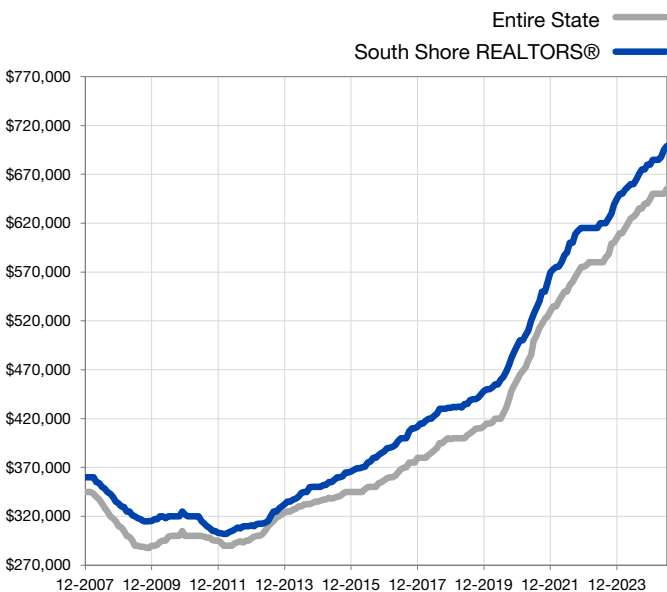
Condominium Properties

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	140	139	- 0.7%	702	723	+ 3.0%
Closed Sales	123	139	+ 13.0%	596	641	+ 7.6%
Median Sales Price*	\$510,000	\$480,000	- 5.9%	\$465,000	\$479,900	+ 3.2%
Inventory of Homes for Sale	252	285	+ 13.1%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 6.2%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 15.8%	36	44	+ 22.0%
Percent of Original List Price Received*	100.4%	99.2%	- 1.2%	99.9%	98.9%	- 1.0%
New Listings	159	191	+ 20.1%	921	1,017	+ 10.4%

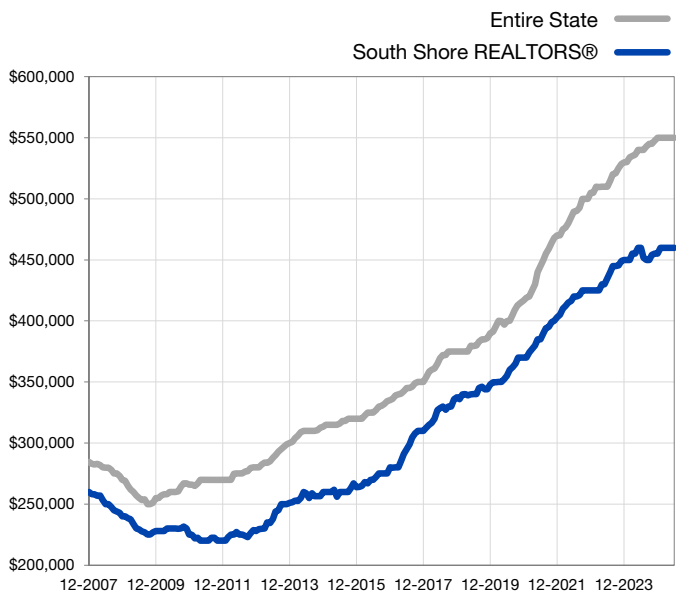
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Single-Family Properties



Condominium Properties



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