

Multi-Family Housing Activity Report

February 2025



MASSACHUSETTS
ASSOCIATION OF REALTORS®

Key Metrics	Historical Sparkbars	Feb-2024	Feb-2025	+ / -	YTD 2024	YTD 2025	+ / -
Closed Sales A count of sales that have closed within a given month.		343	306	- 10.8%	715	695	- 2.8%
Median Sales Price The point at which half of the homes sold in a given month were priced higher and one half priced lower.		\$617,500	\$682,500	+ 10.5%	\$625,499	\$695,900	+ 11.3%
Inventory of Homes for Sale The number of properties available for sale in an active status at the end of the month.		999	746	- 25.3%	--	--	--
Months Supply of Homes for Sale Compares the number of active listings available to the average monthly pending sales* for the last 12 months.		2.2	1.5	- 30.4%	--	--	--
Cumulative Days on Market The average number of days between when a listing first goes active and when it goes into its final pending status.*		47	45	- 3.0%	44	45	+ 1.8%
Pct. of Org. List Price Received The average percentage found when dividing a property's sales price by the original list price.		97.8%	99.4%	+ 1.7%	98.1%	98.7%	+ 0.6%
New Listings A count of the properties that have been newly listed on the market in a given month.		517	484	- 6.4%	1,078	1,030	- 4.5%

*A pending sale is defined as something classified as Pending, Active with a Flag, Contingent or Under Agreement.



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