

# Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

	October			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	1	- 83.3%	23	24	+ 4.3%
Closed Sales	3	0	- 100.0%	24	26	+ 8.3%
Median Sales Price*	\$2,937,000	\$0	- 100.0%	\$3,850,000	\$3,725,000	- 3.2%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	6.0	2.6	- 56.7%	--	--	--
Cumulative Days on Market Until Sale	84	0	- 100.0%	165	100	- 39.4%
Percent of Original List Price Received*	92.7%	0.0%	- 100.0%	91.3%	91.1%	- 0.2%
New Listings	5	0	- 100.0%	41	24	- 41.5%

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

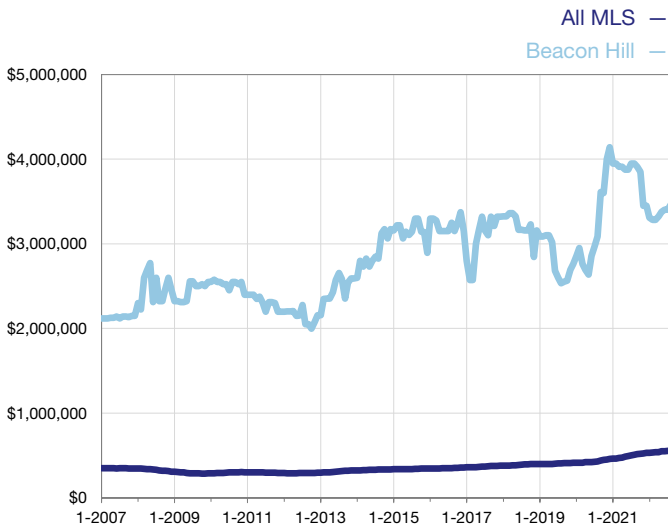
### Condominium Properties

	October			Year to Date		
Key Metrics	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	12	- 33.3%	161	129	- 19.9%
Closed Sales	14	11	- 21.4%	154	123	- 20.1%
Median Sales Price*	\$1,937,500	\$950,000	- 51.0%	\$939,000	\$1,009,100	+ 7.5%
Inventory of Homes for Sale	58	51	- 12.1%	--	--	--
Months Supply of Inventory	3.9	4.2	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	71	65	- 8.5%	70	45	- 35.7%
Percent of Original List Price Received*	95.2%	94.9%	- 0.3%	96.0%	98.0%	+ 2.1%
New Listings	21	13	- 38.1%	233	210	- 9.9%

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

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

