

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	26	27	+ 3.8%
Closed Sales	3	2	- 33.3%	29	28	- 3.4%
Median Sales Price*	\$2,550,000	\$2,825,000	+ 10.8%	\$3,450,000	\$3,562,500	+ 3.3%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	5.4	0.8	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	117	143	+ 22.2%	156	103	- 34.0%
Percent of Original List Price Received*	90.8%	89.4%	- 1.5%	91.2%	90.9%	- 0.3%
New Listings	2	0	- 100.0%	45	25	- 44.4%

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

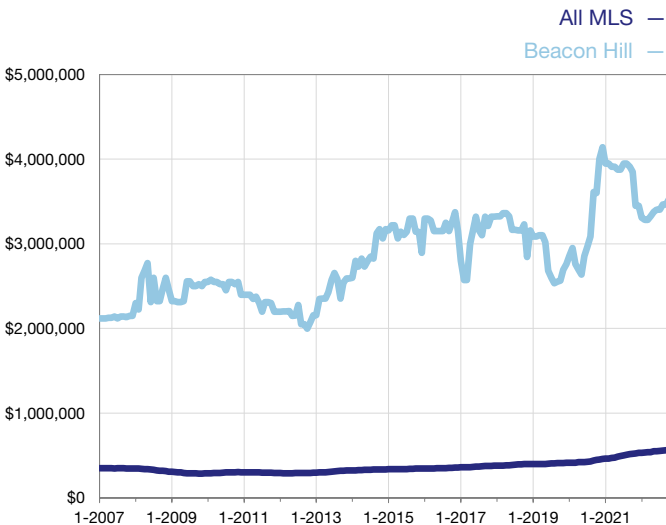
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	4	- 50.0%	179	141	- 21.2%
Closed Sales	11	8	- 27.3%	182	144	- 20.9%
Median Sales Price*	\$925,000	\$675,000	- 27.0%	\$910,000	\$1,007,675	+ 10.7%
Inventory of Homes for Sale	41	33	- 19.5%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	43	93	+ 116.3%	67	52	- 22.4%
Percent of Original List Price Received*	95.2%	93.7%	- 1.6%	95.9%	97.2%	+ 1.4%
New Listings	4	5	+ 25.0%	250	223	- 10.8%

* 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

