

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	71	43	- 39.4%	1,108	966	- 12.8%
Closed Sales	119	65	- 45.4%	1,116	990	- 11.3%
Median Sales Price*	\$730,000	\$785,000	+ 7.5%	\$765,000	\$794,250	+ 3.8%
Inventory of Homes for Sale	124	113	- 8.9%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	36	34	- 5.6%
Percent of Original List Price Received*	98.6%	94.2%	- 4.5%	101.1%	100.8%	- 0.3%
New Listings	53	27	- 49.1%	1,413	1,285	- 9.1%

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

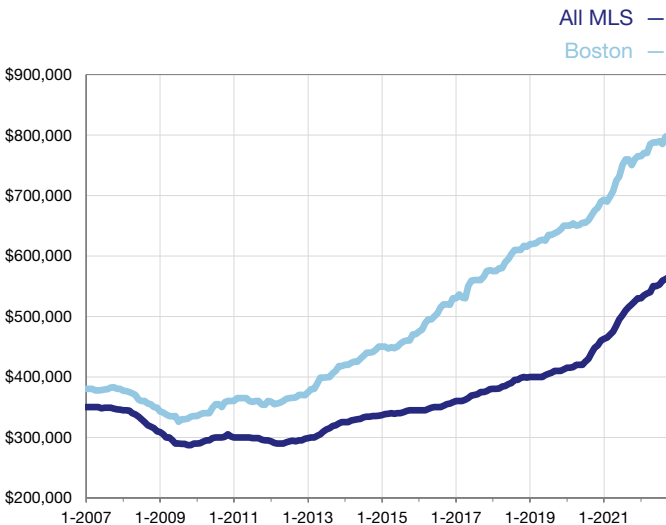
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	339	199	- 41.3%	5,768	4,492	- 22.1%
Closed Sales	461	245	- 46.9%	5,919	4,485	- 24.2%
Median Sales Price*	\$700,000	\$640,600	- 8.5%	\$690,000	\$725,000	+ 5.1%
Inventory of Homes for Sale	827	613	- 25.9%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	54	56	+ 3.7%	56	45	- 19.6%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	98.4%	98.8%	+ 0.4%
New Listings	196	130	- 33.7%	7,687	6,735	- 12.4%

* 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

