

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,050,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	91	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	80.8%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

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

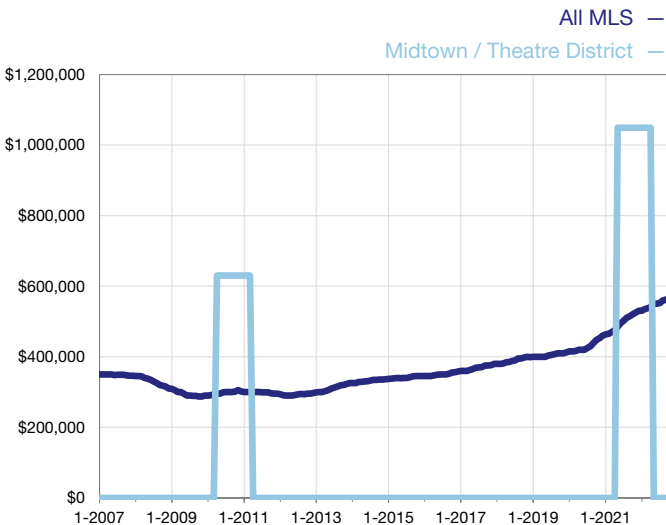
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	84	100	+ 19.0%
Closed Sales	3	8	+ 166.7%	85	88	+ 3.5%
Median Sales Price*	\$1,712,500	\$727,500	- 57.5%	\$1,230,000	\$1,262,500	+ 2.6%
Inventory of Homes for Sale	39	55	+ 41.0%	--	--	--
Months Supply of Inventory	5.6	6.6	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	135	79	- 41.5%	129	102	- 20.9%
Percent of Original List Price Received*	97.5%	92.4%	- 5.2%	94.6%	95.7%	+ 1.2%
New Listings	7	7	0.0%	151	221	+ 46.4%

* 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

