

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

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

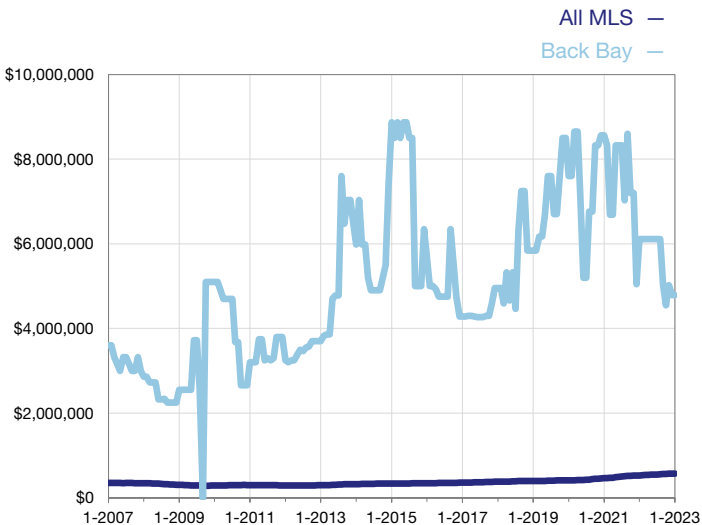
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	15	- 21.1%	19	15	- 21.1%
Closed Sales	25	18	- 28.0%	25	18	- 28.0%
Median Sales Price*	\$1,850,000	\$1,793,250	- 3.1%	\$1,850,000	\$1,793,250	- 3.1%
Inventory of Homes for Sale	73	96	+ 31.5%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--
Cumulative Days on Market Until Sale	70	92	+ 31.4%	70	92	+ 31.4%
Percent of Original List Price Received*	94.1%	91.0%	- 3.3%	94.1%	91.0%	- 3.3%
New Listings	33	40	+ 21.2%	33	40	+ 21.2%

* 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

