

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$3,270,000	<b>\$1,600,000</b>	- 51.1%	\$3,270,000	<b>\$1,600,000</b>	- 51.1%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	4.8	1.0	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	180	104	- 42.2%	180	104	- 42.2%
Percent of Original List Price Received*	84.8%	85.3%	+ 0.6%	84.8%	85.3%	+ 0.6%
New Listings	3	1	- 66.7%	3	1	- 66.7%

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

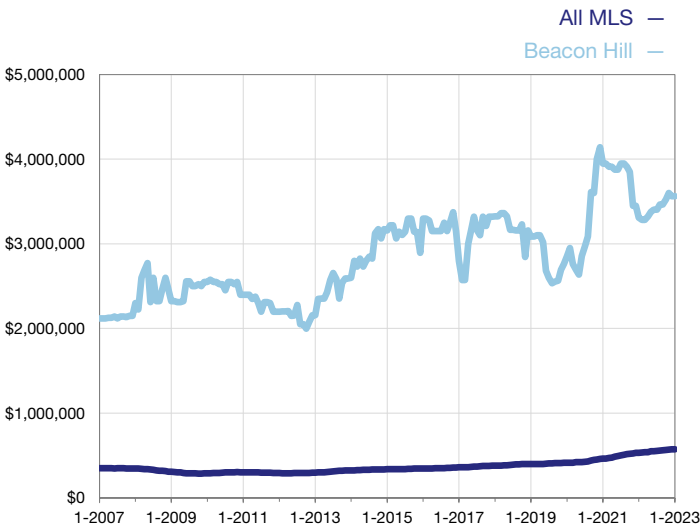
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	8	4	- 50.0%
Closed Sales	5	5	0.0%	5	5	0.0%
Median Sales Price*	\$521,000	<b>\$690,000</b>	+ 32.4%	\$521,000	<b>\$690,000</b>	+ 32.4%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	84	30	- 64.3%	84	30	- 64.3%
Percent of Original List Price Received*	92.9%	97.6%	+ 5.1%	92.9%	97.6%	+ 5.1%
New Listings	13	10	- 23.1%	13	10	- 23.1%

\* 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

