

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	51	48	- 5.9%	51	48	- 5.9%
Closed Sales	69	40	- 42.0%	69	40	- 42.0%
Median Sales Price*	\$760,000	<b>\$712,500</b>	- 6.3%	\$760,000	<b>\$712,500</b>	- 6.3%
Inventory of Homes for Sale	110	109	- 0.9%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	51	50	- 2.0%	51	50	- 2.0%
Percent of Original List Price Received*	98.0%	93.4%	- 4.7%	98.0%	93.4%	- 4.7%
New Listings	57	63	+ 10.5%	57	63	+ 10.5%

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

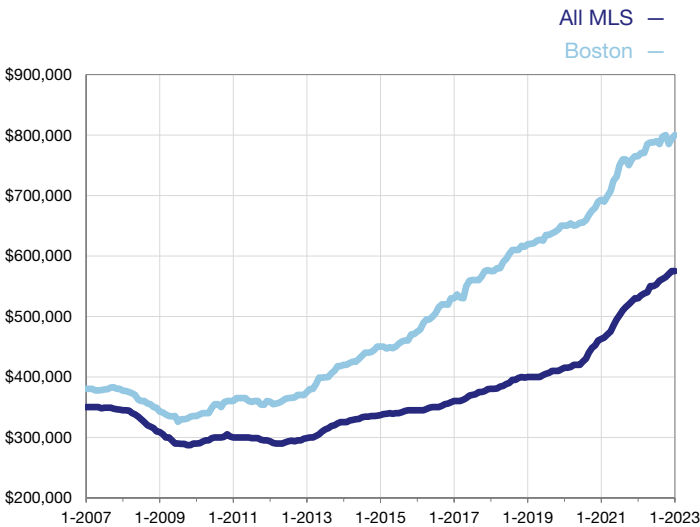
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	298	230	- 22.8%	298	230	- 22.8%
Closed Sales	309	234	- 24.3%	309	234	- 24.3%
Median Sales Price*	\$664,000	<b>\$724,500</b>	+ 9.1%	\$664,000	<b>\$724,500</b>	+ 9.1%
Inventory of Homes for Sale	833	644	- 22.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	68	53	- 22.1%	68	53	- 22.1%
Percent of Original List Price Received*	96.3%	97.6%	+ 1.3%	96.3%	97.6%	+ 1.3%
New Listings	454	358	- 21.1%	454	358	- 21.1%

\* 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

