

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	105	87	- 17.1%	939	868	- 7.6%
Closed Sales	79	66	- 16.5%	907	853	- 6.0%
Median Sales Price*	\$700,000	\$739,000	+ 5.6%	\$770,000	\$804,000	+ 4.4%
Inventory of Homes for Sale	230	196	- 14.8%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	36	33	- 8.3%
Percent of Original List Price Received*	98.9%	97.9%	- 1.0%	101.5%	101.7%	+ 0.2%
New Listings	134	117	- 12.7%	1,273	1,195	- 6.1%

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

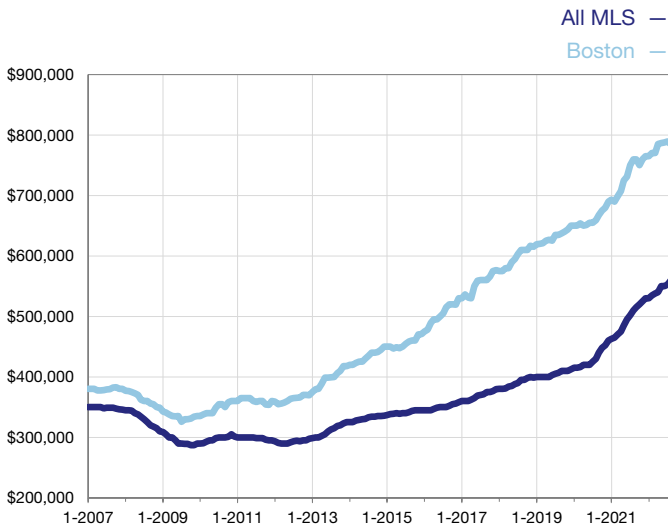
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	439	326	- 25.7%	5,048	4,097	- 18.8%
Closed Sales	378	249	- 34.1%	5,090	3,974	- 21.9%
Median Sales Price*	\$677,250	\$700,000	+ 3.4%	\$690,000	\$725,000	+ 5.1%
Inventory of Homes for Sale	1,464	1,049	- 28.3%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	50	55	+ 10.0%	57	44	- 22.8%
Percent of Original List Price Received*	98.0%	96.8%	- 1.2%	98.5%	99.2%	+ 0.7%
New Listings	539	433	- 19.7%	7,120	6,313	- 11.3%

* 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

