

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	4	3	- 25.0%
Closed Sales	0	1	--	4	2	- 50.0%
Median Sales Price*	\$0	\$5,500,000	--	\$6,125,000	\$4,787,500	- 21.8%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	6.0	6.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	119	117	- 1.7%
Percent of Original List Price Received*	0.0%	91.7%	--	99.3%	83.6%	- 15.8%
New Listings	1	2	+ 100.0%	12	10	- 16.7%

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

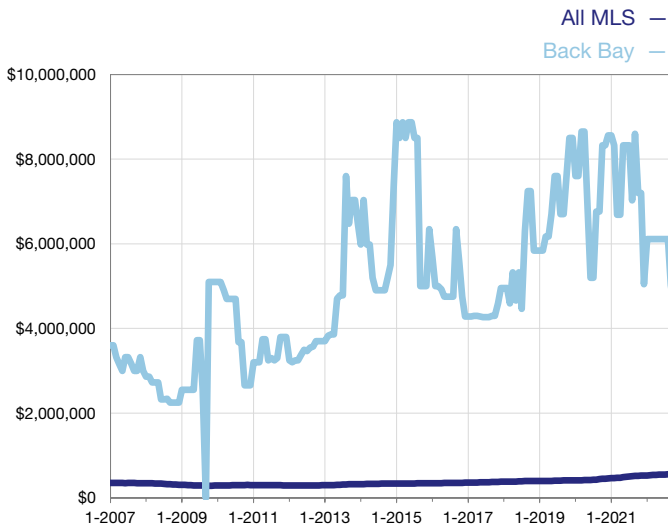
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	36	19	- 47.2%	365	291	- 20.3%
Closed Sales	24	22	- 8.3%	349	303	- 13.2%
Median Sales Price*	\$805,000	\$1,512,500	+ 87.9%	\$1,295,000	\$1,350,000	+ 4.2%
Inventory of Homes for Sale	124	96	- 22.6%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	60	65	+ 8.3%	86	62	- 27.9%
Percent of Original List Price Received*	97.5%	95.5%	- 2.1%	95.4%	96.4%	+ 1.0%
New Listings	20	21	+ 5.0%	526	499	- 5.1%

* 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

