

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	26	25	- 3.8%
Closed Sales	2	0	- 100.0%	26	26	0.0%
Median Sales Price*	\$2,487,500	\$0	- 100.0%	\$3,637,500	\$3,725,000	+ 2.4%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	5.0	2.8	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	104	0	- 100.0%	160	100	- 37.5%
Percent of Original List Price Received*	89.9%	0.0%	- 100.0%	91.2%	91.1%	- 0.1%
New Listings	2	1	- 50.0%	43	25	- 41.9%

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

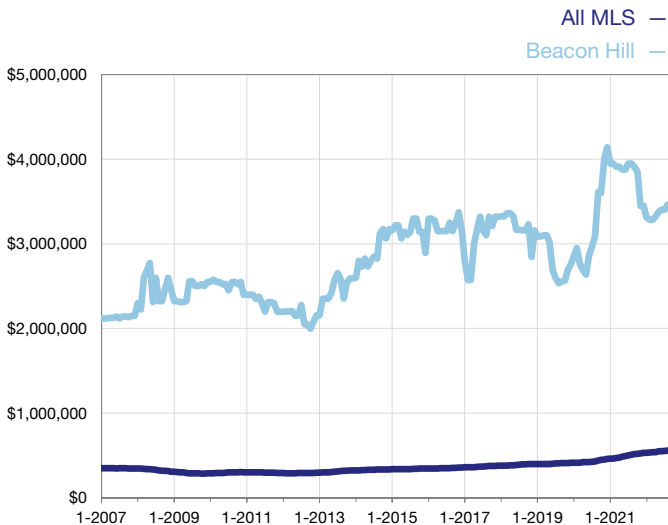
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	9	- 10.0%	171	137	- 19.9%
Closed Sales	17	12	- 29.4%	171	136	- 20.5%
Median Sales Price*	\$760,000	\$1,263,150	+ 66.2%	\$900,000	\$1,025,000	+ 13.9%
Inventory of Homes for Sale	54	42	- 22.2%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--
Cumulative Days on Market Until Sale	47	86	+ 83.0%	68	50	- 26.5%
Percent of Original List Price Received*	95.3%	92.5%	- 2.9%	96.0%	97.4%	+ 1.5%
New Listings	13	8	- 38.5%	246	218	- 11.4%

* 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

