

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	98	78	- 20.4%	1,037	938	- 9.5%
Closed Sales	90	64	- 28.9%	997	920	- 7.7%
Median Sales Price*	\$792,500	<b>\$672,500</b>	- 15.1%	\$774,000	<b>\$798,500</b>	+ 3.2%
Inventory of Homes for Sale	181	159	- 12.2%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	30	42	+ 40.0%	36	34	- 5.6%
Percent of Original List Price Received*	100.1%	97.1%	- 3.0%	101.4%	101.3%	- 0.1%
New Listings	87	65	- 25.3%	1,360	1,260	- 7.4%

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

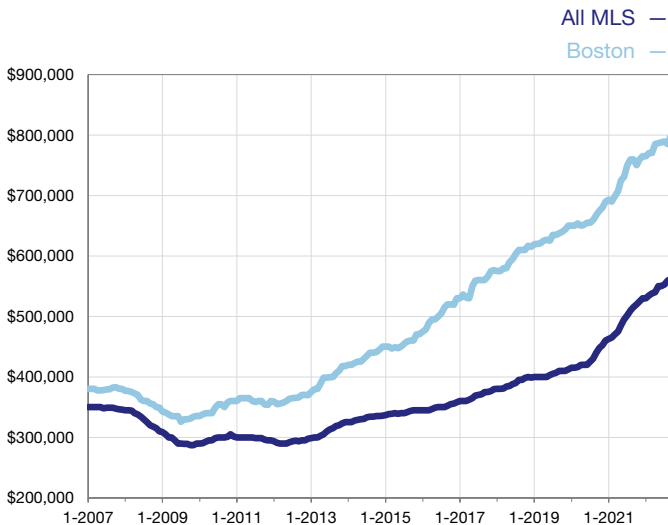
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	383	265	- 30.8%	5,430	4,323	- 20.4%
Closed Sales	366	244	- 33.3%	5,457	4,226	- 22.6%
Median Sales Price*	\$690,000	<b>\$751,500</b>	+ 8.9%	\$690,000	<b>\$725,000</b>	+ 5.1%
Inventory of Homes for Sale	1,250	915	- 26.8%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	40	50	+ 25.0%	56	45	- 19.6%
Percent of Original List Price Received*	98.4%	96.8%	- 1.6%	98.5%	99.1%	+ 0.6%
New Listings	372	296	- 20.4%	7,492	6,608	- 11.8%

\* 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

