

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$1,250,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.2%	0.0%	- 100.0%
New Listings	0	0	--	2	1	- 50.0%

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

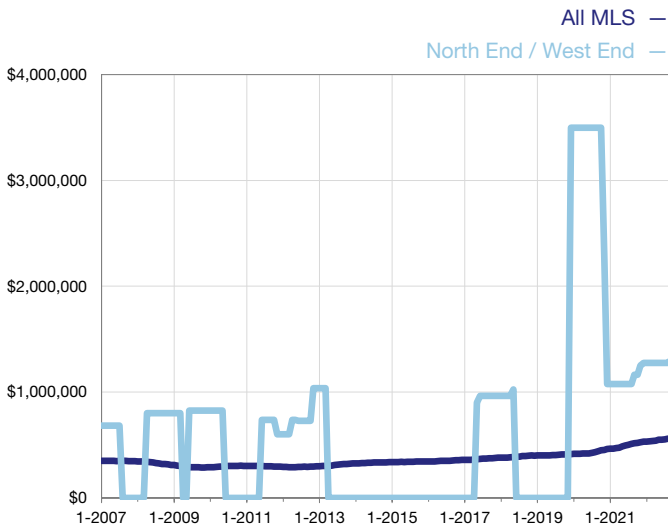
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	109	99	- 9.2%
Closed Sales	3	6	+ 100.0%	112	92	- 17.9%
Median Sales Price*	\$505,000	\$1,012,000	+ 100.4%	\$595,250	\$650,000	+ 9.2%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	21	57	+ 171.4%	57	54	- 5.3%
Percent of Original List Price Received*	98.8%	95.8%	- 3.0%	97.1%	97.0%	- 0.1%
New Listings	6	5	- 16.7%	162	145	- 10.5%

* 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

