

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	5	3	- 40.0%
Closed Sales	3	0	- 100.0%	7	2	- 71.4%
Median Sales Price*	\$5,025,000	\$0	- 100.0%	\$5,050,000	\$4,787,500	- 5.2%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	5.0	6.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	96	0	- 100.0%	109	117	+ 7.3%
Percent of Original List Price Received*	89.3%	0.0%	- 100.0%	95.0%	83.6%	- 12.0%
New Listings	0	0	--	12	10	- 16.7%

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

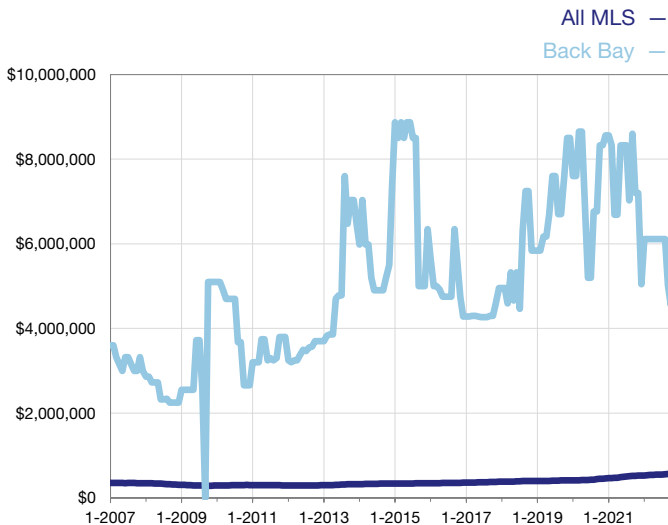
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	29	16	- 44.8%	394	307	- 22.1%
Closed Sales	35	19	- 45.7%	385	323	- 16.1%
Median Sales Price*	\$1,335,000	\$1,250,000	- 6.4%	\$1,295,000	\$1,320,000	+ 1.9%
Inventory of Homes for Sale	75	78	+ 4.0%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--
Cumulative Days on Market Until Sale	68	58	- 14.7%	84	62	- 26.2%
Percent of Original List Price Received*	94.1%	96.4%	+ 2.4%	95.3%	96.4%	+ 1.2%
New Listings	12	15	+ 25.0%	538	513	- 4.6%

* 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

