

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$4,075,000	\$0	- 100.0%	\$4,075,000	\$0	- 100.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	3.0	5.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	199	0	- 100.0%	199	0	- 100.0%
Percent of Original List Price Received*	75.5%	0.0%	- 100.0%	75.5%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

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

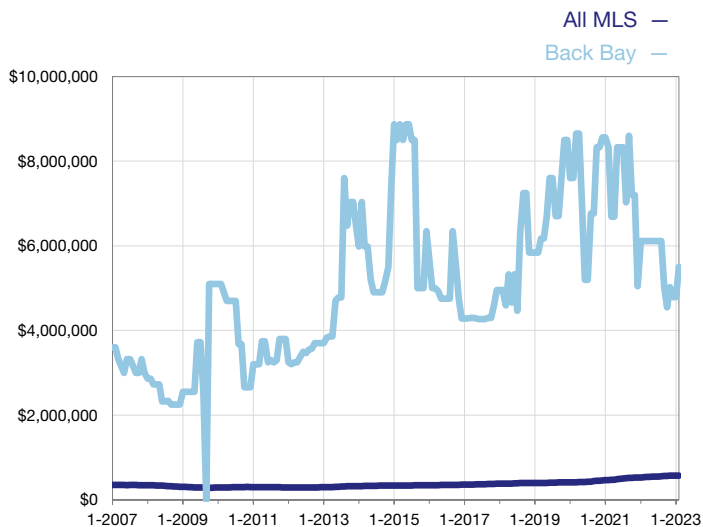
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	24	+ 4.3%	42	38	- 9.5%
Closed Sales	23	8	- 65.2%	48	26	- 45.8%
Median Sales Price*	\$1,800,000	\$1,250,000	- 30.6%	\$1,800,000	\$1,624,500	- 9.8%
Inventory of Homes for Sale	79	100	+ 26.6%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	99	75	- 24.2%	84	87	+ 3.6%
Percent of Original List Price Received*	93.5%	94.7%	+ 1.3%	93.8%	92.1%	- 1.8%
New Listings	36	30	- 16.7%	69	71	+ 2.9%

\* 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

