

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	6	3	- 50.0%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Median Sales Price*	\$2,837,500	<b>\$4,375,000</b>	+ 54.2%	\$3,270,000	<b>\$2,987,500</b>	- 8.6%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	4.8	1.4	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	50	259	+ 418.0%	128	182	+ 42.2%
Percent of Original List Price Received*	95.9%	78.3%	- 18.4%	89.3%	81.8%	- 8.4%
New Listings	3	3	0.0%	6	4	- 33.3%

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

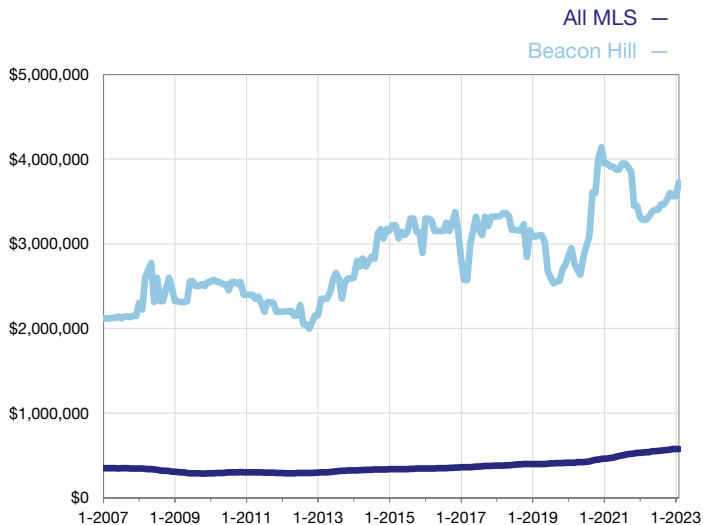
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	16	14	- 12.5%
Closed Sales	8	4	- 50.0%	13	9	- 30.8%
Median Sales Price*	\$744,375	<b>\$736,000</b>	- 1.1%	\$660,000	<b>\$690,000</b>	+ 4.5%
Inventory of Homes for Sale	44	24	- 45.5%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	81	60	- 25.9%	82	43	- 47.6%
Percent of Original List Price Received*	96.6%	97.6%	+ 1.0%	95.2%	97.6%	+ 2.5%
New Listings	18	11	- 38.9%	31	21	- 32.3%

\* 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

