

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	48	70	+ 45.8%	99	111	+ 12.1%
Closed Sales	47	35	- 25.5%	116	78	- 32.8%
Median Sales Price*	\$682,000	<b>\$665,000</b>	- 2.5%	\$712,450	<b>\$675,000</b>	- 5.3%
Inventory of Homes for Sale	109	90	- 17.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	53	68	+ 28.3%	52	57	+ 9.6%
Percent of Original List Price Received*	100.2%	<b>94.6%</b>	- 5.6%	98.9%	<b>93.9%</b>	- 5.1%
New Listings	61	60	- 1.6%	118	123	+ 4.2%

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

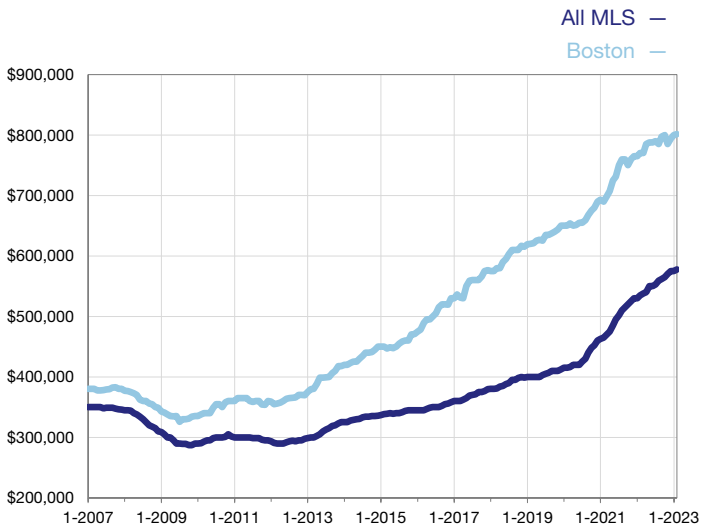
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	411	311	- 24.3%	709	507	- 28.5%
Closed Sales	243	170	- 30.0%	552	409	- 25.9%
Median Sales Price*	\$699,000	<b>\$687,450</b>	- 1.7%	\$677,000	<b>\$710,000</b>	+ 4.9%
Inventory of Homes for Sale	913	686	- 24.9%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	75	71	- 5.3%	71	61	- 14.1%
Percent of Original List Price Received*	96.9%	<b>96.4%</b>	- 0.5%	96.6%	<b>97.1%</b>	+ 0.5%
New Listings	606	392	- 35.3%	1,060	749	- 29.3%

\* 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

