

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

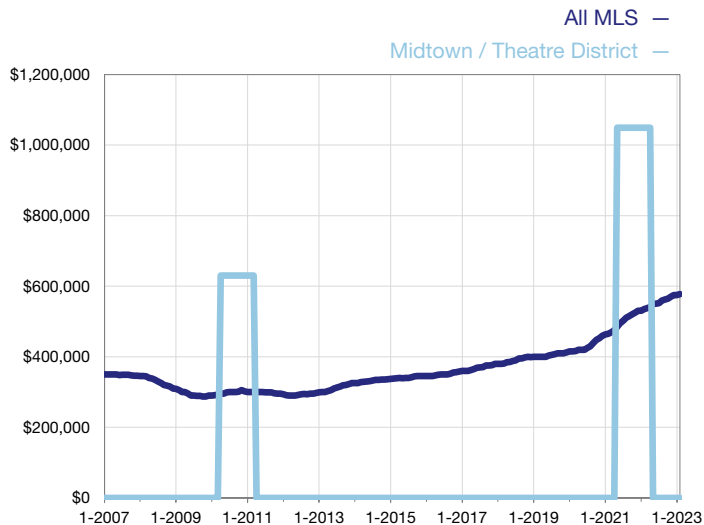
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	10	13	+ 30.0%
Closed Sales	5	3	- 40.0%	8	6	- 25.0%
Median Sales Price*	\$2,150,000	\$1,500,000	- 30.2%	\$2,155,000	\$2,314,000	+ 7.4%
Inventory of Homes for Sale	51	67	+ 31.4%	--	--	--
Months Supply of Inventory	7.4	7.8	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	116	92	- 20.7%	94	96	+ 2.1%
Percent of Original List Price Received*	94.5%	95.5%	+ 1.1%	94.4%	93.7%	- 0.7%
New Listings	26	39	+ 50.0%	35	52	+ 48.6%

* 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

