

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$4,075,000	\$0	- 100.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	2.0	7.0	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	199	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	75.5%	0.0%	- 100.0%
New Listings	0	2	--	1	2	+ 100.0%

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

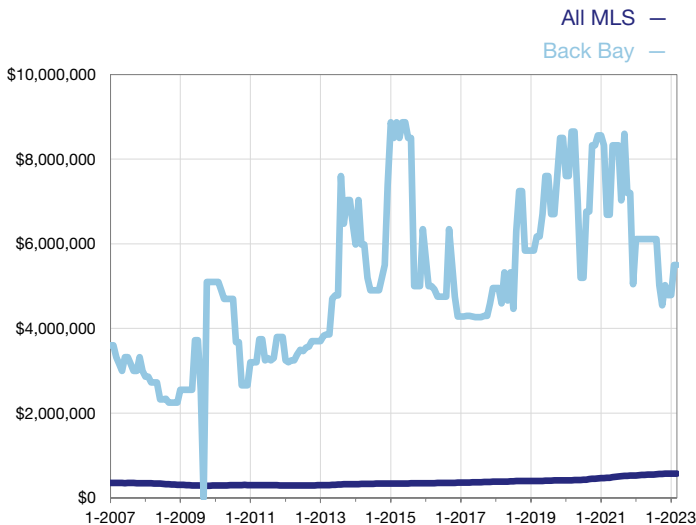
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	28	- 9.7%	73	64	- 12.3%
Closed Sales	27	18	- 33.3%	75	44	- 41.3%
Median Sales Price*	\$1,400,000	\$1,837,500	+ 31.3%	\$1,675,000	\$1,762,000	+ 5.2%
Inventory of Homes for Sale	96	127	+ 32.3%	--	--	--
Months Supply of Inventory	3.0	5.1	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	104	73	- 29.8%	91	81	- 11.0%
Percent of Original List Price Received*	95.5%	94.3%	- 1.3%	94.4%	93.0%	- 1.5%
New Listings	55	58	+ 5.5%	124	130	+ 4.8%

\* 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

