

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	0	- 100.0%	10	3	- 70.0%
Closed Sales	3	2	- 33.3%	8	4	- 50.0%
Median Sales Price*	\$2,875,000	\$5,462,500	+ 90.0%	\$3,197,500	\$3,675,000	+ 14.9%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	119	22	- 81.5%	125	102	- 18.4%
Percent of Original List Price Received*	90.5%	93.3%	+ 3.1%	89.7%	87.6%	- 2.3%
New Listings	3	4	+ 33.3%	9	8	- 11.1%

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

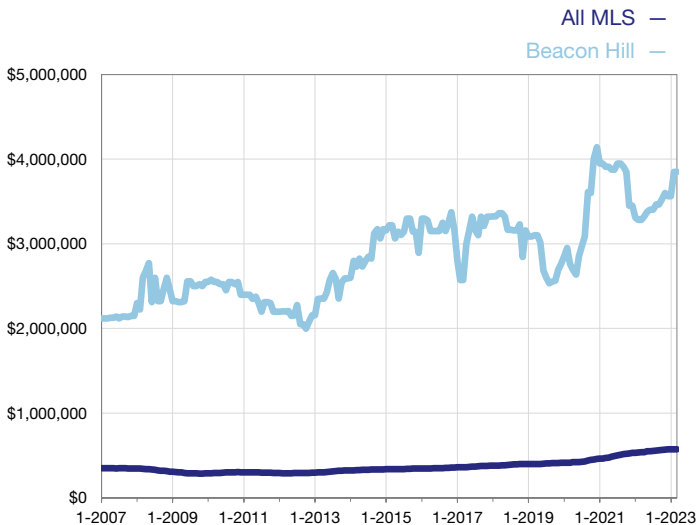
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	10	- 56.5%	39	23	- 41.0%
Closed Sales	11	9	- 18.2%	24	18	- 25.0%
Median Sales Price*	\$970,000	\$1,390,000	+ 43.3%	\$848,875	\$1,062,500	+ 25.2%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	67	65	- 3.0%	76	53	- 30.3%
Percent of Original List Price Received*	96.5%	96.4%	- 0.1%	95.8%	97.0%	+ 1.3%
New Listings	36	31	- 13.9%	67	51	- 23.9%

* 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

