

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	1	0.0%
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	1	--	1	3	+ 200.0%

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

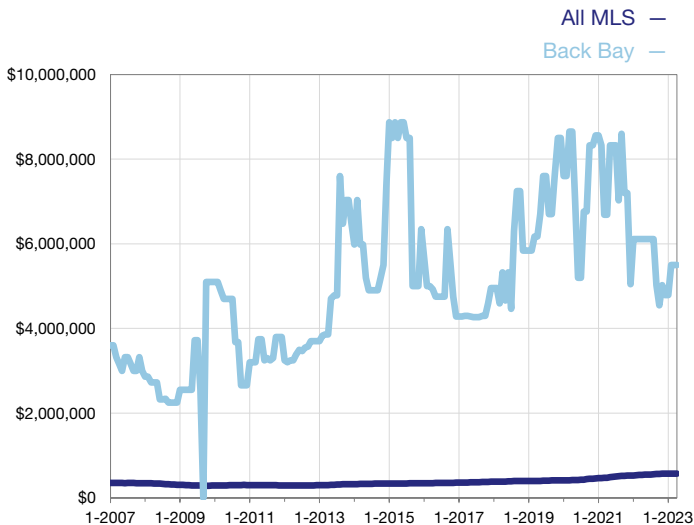
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	39	- 9.3%	116	100	- 13.8%
Closed Sales	23	25	+ 8.7%	98	71	- 27.6%
Median Sales Price*	\$1,215,000	\$1,600,000	+ 31.7%	\$1,470,000	\$1,699,000	+ 15.6%
Inventory of Homes for Sale	118	133	+ 12.7%	--	--	--
Months Supply of Inventory	3.8	5.5	+ 44.7%	--	--	--
Cumulative Days on Market Until Sale	69	88	+ 27.5%	86	81	- 5.8%
Percent of Original List Price Received*	99.0%	95.5%	- 3.5%	95.5%	94.0%	- 1.6%
New Listings	71	49	- 31.0%	195	179	- 8.2%

\* 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

