

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	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	6	+ 200.0%	--	--	--
Months Supply of Inventory	2.0	6.0	+ 200.0%	--	--	--
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	0	--	0	3	--

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

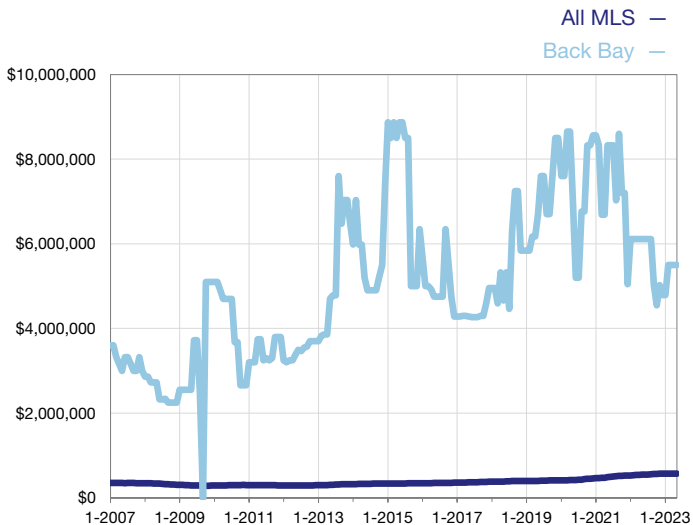
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	43	43	0.0%	159	139	- 12.6%
Closed Sales	33	35	+ 6.1%	131	106	- 19.1%
Median Sales Price*	\$1,380,000	\$1,200,000	- 13.0%	\$1,450,000	\$1,492,500	+ 2.9%
Inventory of Homes for Sale	139	128	- 7.9%	--	--	--
Months Supply of Inventory	4.4	5.4	+ 22.7%	--	--	--
Cumulative Days on Market Until Sale	57	75	+ 31.6%	79	79	0.0%
Percent of Original List Price Received*	98.5%	96.0%	- 2.5%	96.3%	94.7%	- 1.7%
New Listings	80	56	- 30.0%	272	229	- 15.8%

* 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

