

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	16	10	- 37.5%
Closed Sales	3	1	- 66.7%	13	5	- 61.5%
Median Sales Price*	\$3,405,000	<b>\$7,400,000</b>	+ 117.3%	\$3,300,000	<b>\$4,375,000</b>	+ 32.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.5	3.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	146	236	+ 61.6%	114	129	+ 13.2%
Percent of Original List Price Received*	85.6%	<b>82.2%</b>	- 4.0%	90.0%	<b>86.5%</b>	- 3.9%
New Listings	3	4	+ 33.3%	15	16	+ 6.7%

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

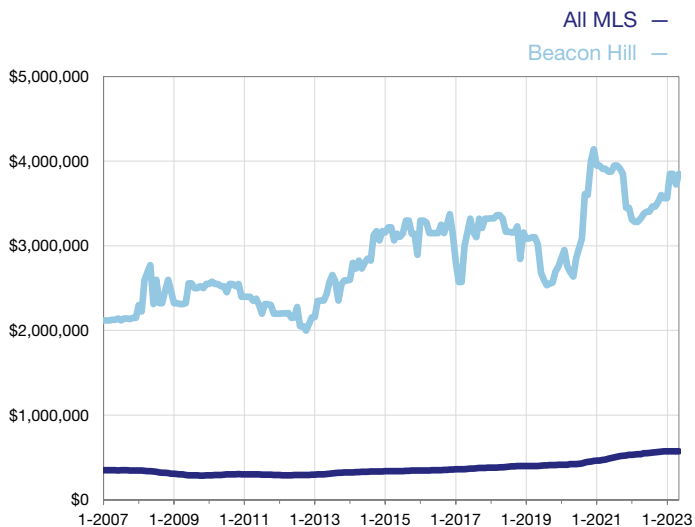
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	10	- 28.6%	74	51	- 31.1%
Closed Sales	16	17	+ 6.3%	60	42	- 30.0%
Median Sales Price*	\$1,383,500	<b>\$870,000</b>	- 37.1%	\$1,132,500	<b>\$834,500</b>	- 26.3%
Inventory of Homes for Sale	59	42	- 28.8%	--	--	--
Months Supply of Inventory	4.2	4.3	+ 2.4%	--	--	--
Cumulative Days on Market Until Sale	40	34	- 15.0%	51	47	- 7.8%
Percent of Original List Price Received*	99.6%	<b>98.4%</b>	- 1.2%	98.5%	<b>98.0%</b>	- 0.5%
New Listings	30	18	- 40.0%	123	81	- 34.1%

\* 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

