

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	137	113	- 17.5%	441	356	- 19.3%
Closed Sales	106	72	- 32.1%	352	270	- 23.3%
Median Sales Price*	\$845,000	\$819,500	- 3.0%	\$800,000	\$754,750	- 5.7%
Inventory of Homes for Sale	184	137	- 25.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	25	50	+ 100.0%	36	51	+ 41.7%
Percent of Original List Price Received*	105.7%	100.1%	- 5.3%	102.8%	97.7%	- 5.0%
New Listings	152	125	- 17.8%	569	448	- 21.3%

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

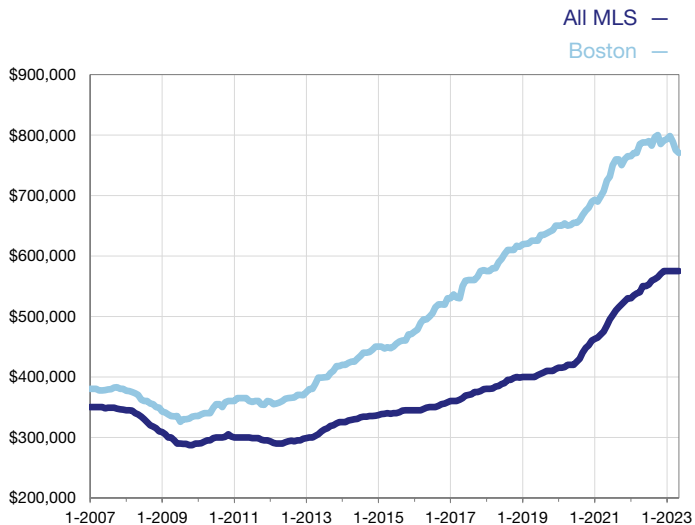
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	575	489	- 15.0%	2,476	1,694	- 31.6%
Closed Sales	535	390	- 27.1%	1,972	1,383	- 29.9%
Median Sales Price*	\$750,000	\$780,000	+ 4.0%	\$728,000	\$746,500	+ 2.5%
Inventory of Homes for Sale	1,176	1,024	- 12.9%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	52	53	+ 1.9%
Percent of Original List Price Received*	101.3%	99.5%	- 1.8%	99.3%	98.1%	- 1.2%
New Listings	765	658	- 14.0%	3,449	2,547	- 26.2%

\* 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

