

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	June			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	1	--	0	4	--

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

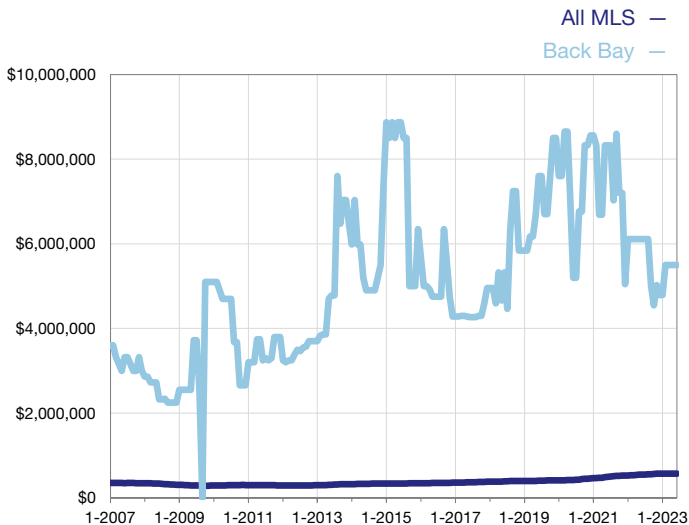
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	43	+ 59.3%	186	179	- 3.8%
Closed Sales	48	41	- 14.6%	179	147	- 17.9%
Median Sales Price*	\$1,701,250	\$1,100,000	- 35.3%	\$1,490,000	\$1,352,500	- 9.2%
Inventory of Homes for Sale	140	126	- 10.0%	--	--	--
Months Supply of Inventory	4.6	5.1	+ 10.9%	--	--	--
Cumulative Days on Market Until Sale	28	59	+ 110.7%	65	74	+ 13.8%
Percent of Original List Price Received*	99.3%	96.6%	- 2.7%	97.1%	95.2%	- 2.0%
New Listings	45	52	+ 15.6%	317	282	- 11.0%

\* 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

