

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	17	10	- 41.2%
Closed Sales	3	2	- 33.3%	16	7	- 56.3%
Median Sales Price*	\$5,250,000	\$3,012,500	- 42.6%	\$3,465,000	\$3,525,000	+ 1.7%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	4.4	2.6	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	87	32	- 63.2%	109	101	- 7.3%
Percent of Original List Price Received*	89.7%	93.5%	+ 4.2%	90.0%	88.5%	- 1.7%
New Listings	4	2	- 50.0%	19	17	- 10.5%

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

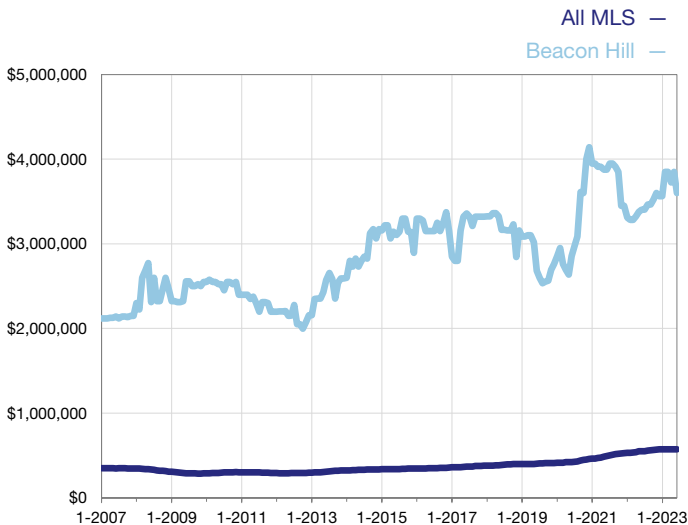
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	14	+ 16.7%	86	66	- 23.3%
Closed Sales	22	8	- 63.6%	82	50	- 39.0%
Median Sales Price*	\$823,750	\$908,000	+ 10.2%	\$1,060,000	\$850,000	- 19.8%
Inventory of Homes for Sale	60	31	- 48.3%	--	--	--
Months Supply of Inventory	4.4	3.1	- 29.5%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	42	41	- 2.4%
Percent of Original List Price Received*	100.3%	99.1%	- 1.2%	99.0%	98.1%	- 0.9%
New Listings	17	10	- 41.2%	140	94	- 32.9%

* 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

