

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	117	115	- 1.7%	558	462	- 17.2%
Closed Sales	144	95	- 34.0%	496	366	- 26.2%
Median Sales Price*	\$825,000	\$908,000	+ 10.1%	\$805,500	\$773,000	- 4.0%
Inventory of Homes for Sale	204	103	- 49.5%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	24	28	+ 16.7%	33	45	+ 36.4%
Percent of Original List Price Received*	104.4%	101.9%	- 2.4%	103.3%	98.7%	- 4.5%
New Listings	152	96	- 36.8%	721	542	- 24.8%

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

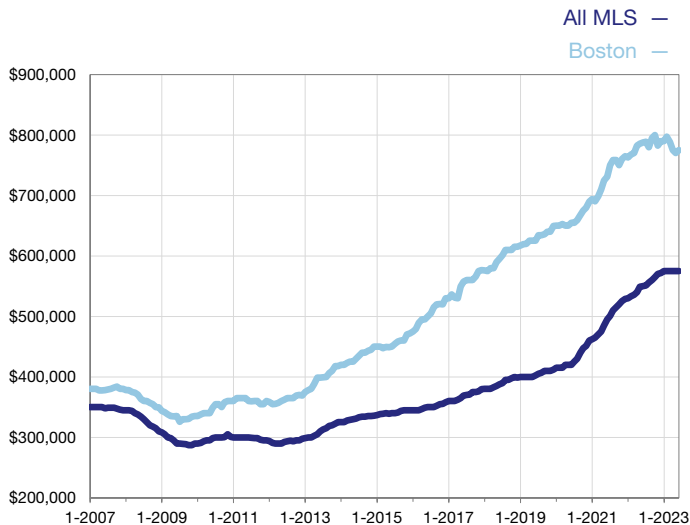
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	408	464	+ 13.7%	2,883	2,107	- 26.9%
Closed Sales	595	436	- 26.7%	2,567	1,828	- 28.8%
Median Sales Price*	\$749,000	\$765,500	+ 2.2%	\$734,900	\$750,000	+ 2.1%
Inventory of Homes for Sale	1,275	933	- 26.8%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--
Cumulative Days on Market Until Sale	31	38	+ 22.6%	47	50	+ 6.4%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	99.7%	98.4%	- 1.3%
New Listings	671	487	- 27.4%	4,120	3,018	- 26.7%

* 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

