

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$5,000,000	--	\$4,075,000	\$5,000,000	+ 22.7%
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	33	--	199	33	- 83.4%
Percent of Original List Price Received*	0.0%	94.4%	--	75.5%	94.4%	+ 25.0%
New Listings	0	0	--	0	4	--

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

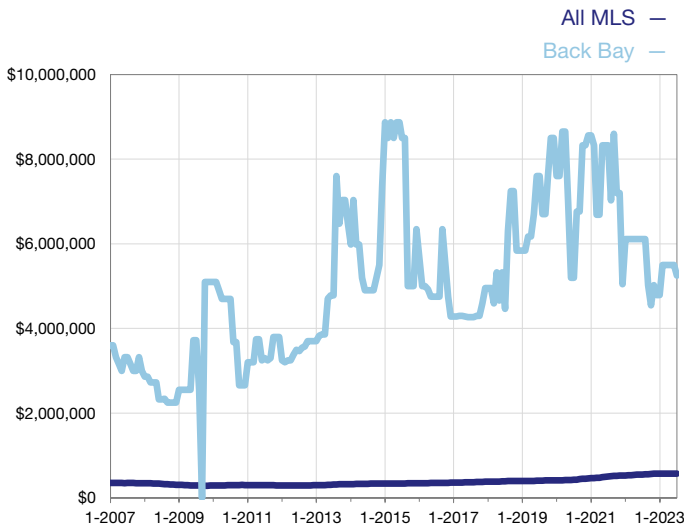
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	24	52	+ 116.7%	210	223	+ 6.2%
Closed Sales	33	44	+ 33.3%	212	192	- 9.4%
Median Sales Price*	\$930,000	\$1,647,500	+ 77.2%	\$1,375,000	\$1,405,000	+ 2.2%
Inventory of Homes for Sale	124	121	- 2.4%	--	--	--
Months Supply of Inventory	4.1	4.6	+ 12.2%	--	--	--
Cumulative Days on Market Until Sale	67	48	- 28.4%	66	67	+ 1.5%
Percent of Original List Price Received*	96.7%	97.2%	+ 0.5%	97.0%	95.7%	- 1.3%
New Listings	31	52	+ 67.7%	348	334	- 4.0%

* 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

