

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	20	10	- 50.0%
Closed Sales	5	1	- 80.0%	21	9	- 57.1%
Median Sales Price*	\$3,850,000	\$2,900,000	- 24.7%	\$3,525,000	\$3,225,000	- 8.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--
Cumulative Days on Market Until Sale	98	13	- 86.7%	106	81	- 23.6%
Percent of Original List Price Received*	92.8%	100.9%	+ 8.7%	90.6%	92.0%	+ 1.5%
New Listings	0	0	--	19	17	- 10.5%

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

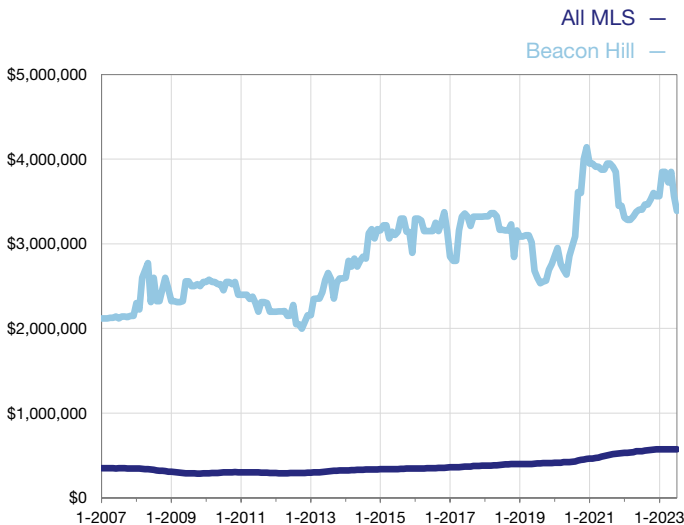
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	93	76	- 18.3%
Closed Sales	9	12	+ 33.3%	91	64	- 29.7%
Median Sales Price*	\$1,089,000	\$1,522,500	+ 39.8%	\$1,065,000	\$983,000	- 7.7%
Inventory of Homes for Sale	54	23	- 57.4%	--	--	--
Months Supply of Inventory	4.2	2.2	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	28	65	+ 132.1%	41	46	+ 12.2%
Percent of Original List Price Received*	98.0%	96.4%	- 1.6%	98.9%	97.8%	- 1.1%
New Listings	11	8	- 27.3%	151	102	- 32.5%

* 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

