

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	81	70	- 13.6%	639	514	- 19.6%
Closed Sales	116	87	- 25.0%	612	461	- 24.7%
Median Sales Price*	\$885,500	\$887,500	+ 0.2%	\$830,000	\$800,000	- 3.6%
Inventory of Homes for Sale	182	116	- 36.3%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	32	29	- 9.4%	33	42	+ 27.3%
Percent of Original List Price Received*	102.6%	102.0%	- 0.6%	103.2%	99.4%	- 3.7%
New Listings	80	75	- 6.3%	801	618	- 22.8%

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

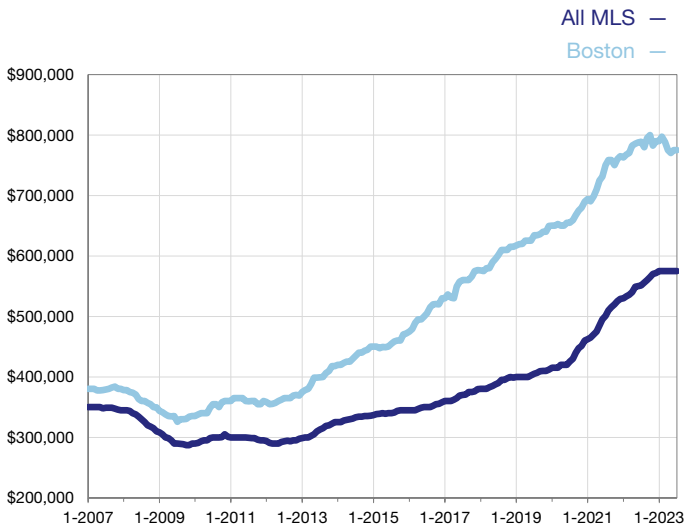
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	299	341	+ 14.0%	3,179	2,382	- 25.1%
Closed Sales	449	401	- 10.7%	3,016	2,249	- 25.4%
Median Sales Price*	\$735,000	\$780,000	+ 6.1%	\$735,000	\$752,500	+ 2.4%
Inventory of Homes for Sale	1,279	903	- 29.4%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	45	47	+ 4.4%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	99.7%	98.6%	- 1.1%
New Listings	491	421	- 14.3%	4,610	3,425	- 25.7%

* 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

