

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

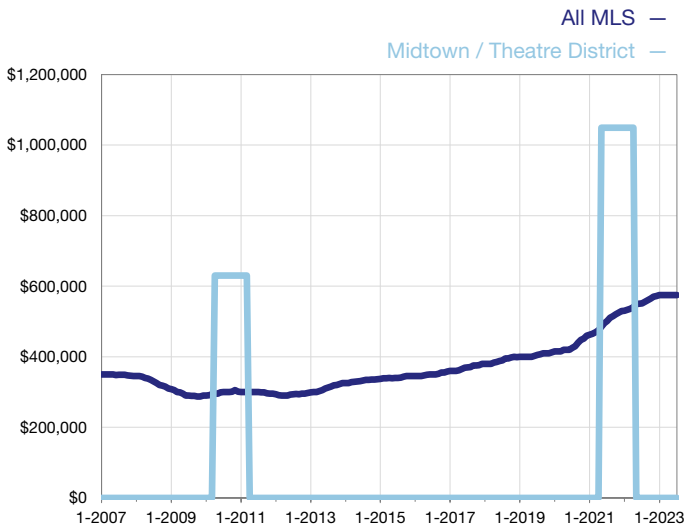
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	58	78	+ 34.5%
Closed Sales	7	14	+ 100.0%	57	72	+ 26.3%
Median Sales Price*	\$1,875,000	\$2,225,000	+ 18.7%	\$1,367,500	\$1,800,000	+ 31.6%
Inventory of Homes for Sale	70	78	+ 11.4%	--	--	--
Months Supply of Inventory	10.4	7.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	68	63	- 7.4%	103	59	- 42.7%
Percent of Original List Price Received*	97.8%	97.7%	- 0.1%	96.1%	97.2%	+ 1.1%
New Listings	14	18	+ 28.6%	131	173	+ 32.1%

* 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

