

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
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	1	--	0	2	--

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

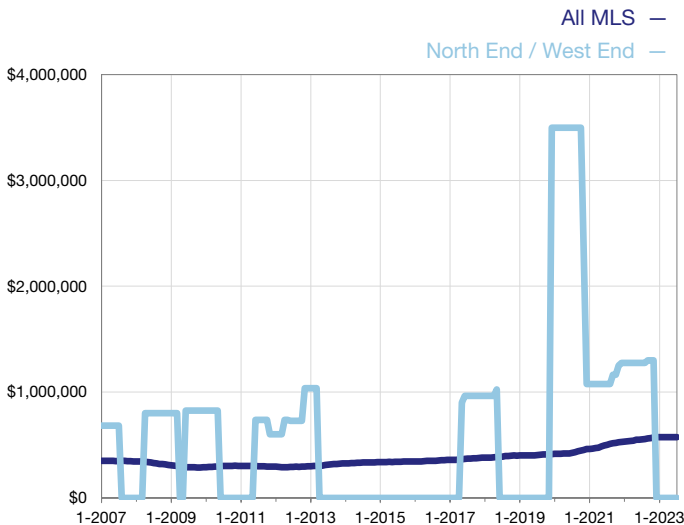
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	70	55	- 21.4%
Closed Sales	11	8	- 27.3%	60	52	- 13.3%
Median Sales Price*	\$725,000	\$656,250	- 9.5%	\$610,000	\$632,000	+ 3.6%
Inventory of Homes for Sale	38	25	- 34.2%	--	--	--
Months Supply of Inventory	4.5	3.4	- 24.4%	--	--	--
Cumulative Days on Market Until Sale	42	131	+ 211.9%	52	89	+ 71.2%
Percent of Original List Price Received*	97.9%	94.8%	- 3.2%	97.5%	96.9%	- 0.6%
New Listings	9	12	+ 33.3%	103	79	- 23.3%

* 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

