

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$4,075,000	\$5,000,000	+ 22.7%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	1.0	5.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	199	33	- 83.4%
Percent of Original List Price Received*	0.0%	0.0%	--	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.

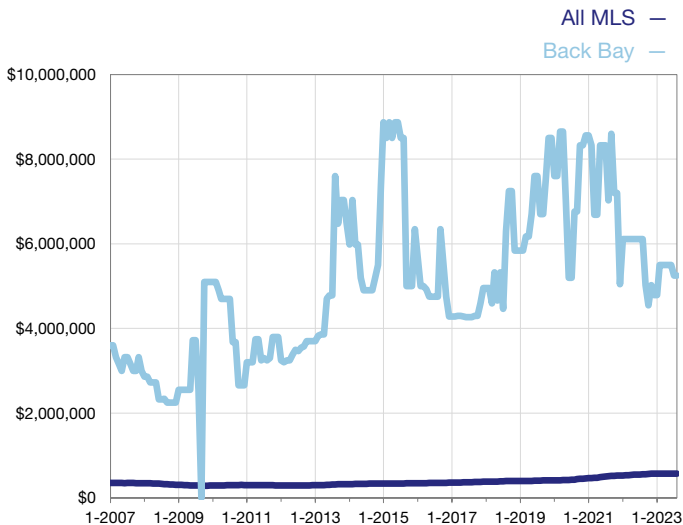
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	26	+ 52.9%	227	245	+ 7.9%
Closed Sales	27	34	+ 25.9%	239	226	- 5.4%
Median Sales Price*	\$1,185,000	\$1,765,000	+ 48.9%	\$1,370,000	\$1,487,500	+ 8.6%
Inventory of Homes for Sale	105	115	+ 9.5%	--	--	--
Months Supply of Inventory	3.6	4.3	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	39	70	+ 79.5%	63	68	+ 7.9%
Percent of Original List Price Received*	94.9%	96.6%	+ 1.8%	96.8%	95.8%	- 1.0%
New Listings	19	29	+ 52.6%	367	364	- 0.8%

\* 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

