

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	69	73	+ 5.8%	708	572	- 19.2%
Closed Sales	96	62	- 35.4%	708	529	- 25.3%
Median Sales Price*	\$750,000	\$827,500	+ 10.3%	\$805,500	\$805,000	- 0.1%
Inventory of Homes for Sale	165	100	- 39.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	30	26	- 13.3%	32	40	+ 25.0%
Percent of Original List Price Received*	98.0%	100.2%	+ 2.2%	102.5%	99.5%	- 2.9%
New Listings	70	61	- 12.9%	871	675	- 22.5%

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

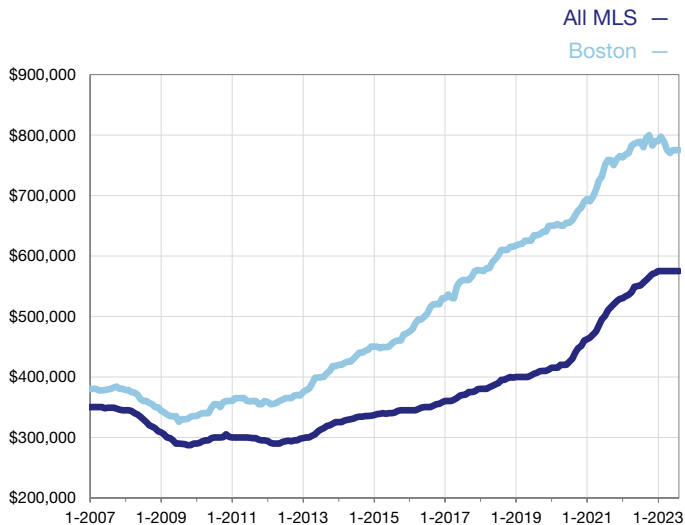
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	299	279	- 6.7%	3,475	2,622	- 24.5%
Closed Sales	409	349	- 14.7%	3,425	2,613	- 23.7%
Median Sales Price*	\$708,888	\$697,500	- 1.6%	\$730,000	\$750,000	+ 2.7%
Inventory of Homes for Sale	1,091	788	- 27.8%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	45	+ 25.0%	44	47	+ 6.8%
Percent of Original List Price Received*	98.3%	98.5%	+ 0.2%	99.5%	98.6%	- 0.9%
New Listings	322	324	+ 0.6%	4,932	3,738	- 24.2%

* 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

