

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	August			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	0	--	0	2	--

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

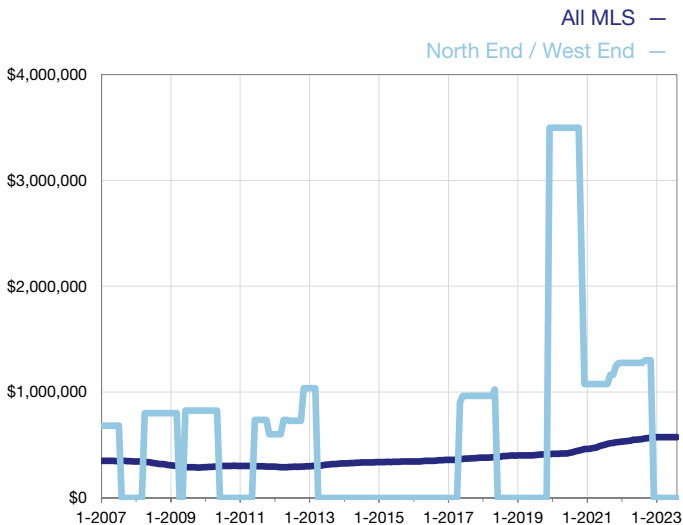
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	80	61	- 23.8%
Closed Sales	12	5	- 58.3%	72	57	- 20.8%
Median Sales Price*	\$811,000	\$605,000	- 25.4%	\$637,500	\$629,000	- 1.3%
Inventory of Homes for Sale	31	24	- 22.6%	--	--	--
Months Supply of Inventory	3.7	3.4	- 8.1%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	49	85	+ 73.5%
Percent of Original List Price Received*	97.2%	100.2%	+ 3.1%	97.5%	97.2%	- 0.3%
New Listings	10	10	0.0%	113	89	- 21.2%

* 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

