

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

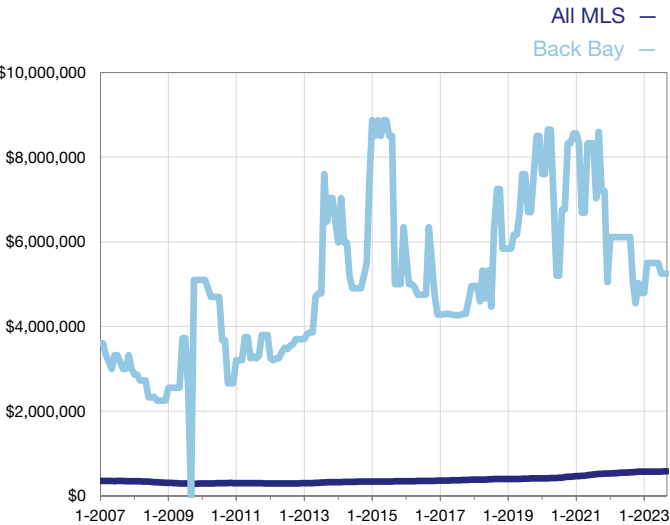
Single-Family Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$4,075,000	\$5,000,000	+ 22.7%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	3.0	7.0	+ 133.3%	--	--	--
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	3	2	- 33.3%	3	6	+ 100.0%

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

Condominium Properties	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	23	29	+ 26.1%	250	271	+ 8.4%
Closed Sales	23	31	+ 34.8%	262	259	- 1.1%
Median Sales Price*	\$1,465,000	\$1,970,000	+ 34.5%	\$1,372,500	\$1,490,000	+ 8.6%
Inventory of Homes for Sale	123	121	- 1.6%	--	--	--
Months Supply of Inventory	4.3	4.4	+ 2.3%	--	--	--
Cumulative Days on Market Until Sale	63	65	+ 3.2%	63	67	+ 6.3%
Percent of Original List Price Received*	94.3%	96.3%	+ 2.1%	96.6%	95.9%	- 0.7%
New Listings	67	48	- 28.4%	434	412	- 5.1%

* 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

