

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	66	0.0%	774	629	- 18.7%
Closed Sales	80	62	- 22.5%	788	593	- 24.7%
Median Sales Price*	\$817,500	\$796,250	- 2.6%	\$806,000	\$801,000	- 0.6%
Inventory of Homes for Sale	206	139	- 32.5%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	36	45	+ 25.0%	33	40	+ 21.2%
Percent of Original List Price Received*	98.3%	99.7%	+ 1.4%	102.0%	99.5%	- 2.5%
New Listings	134	113	- 15.7%	1,005	790	- 21.4%

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

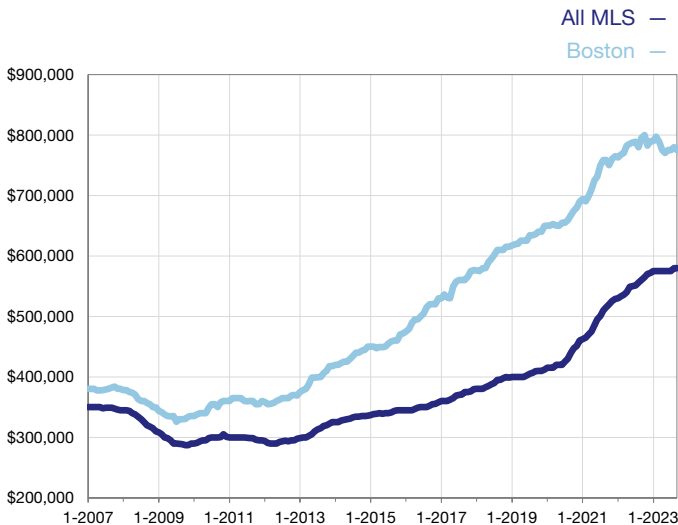
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	259	295	+ 13.9%	3,731	2,882	- 22.8%
Closed Sales	297	262	- 11.8%	3,722	2,894	- 22.2%
Median Sales Price*	\$685,000	\$707,500	+ 3.3%	\$725,000	\$745,000	+ 2.8%
Inventory of Homes for Sale	1,287	982	- 23.7%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 3.1%	--	--	--
Cumulative Days on Market Until Sale	41	48	+ 17.1%	44	47	+ 6.8%
Percent of Original List Price Received*	97.4%	98.1%	+ 0.7%	99.4%	98.6%	- 0.8%
New Listings	668	600	- 10.2%	5,600	4,327	- 22.7%

* 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

