

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|---------|------|----------|--------------|-------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 0 | - 100.0% | 2 | 1 | - 50.0% |
| 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 | 4 | 8 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 8.0 | + 100.0% | -- | -- | -- |
| 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 | 2 | 3 | + 50.0% | 5 | 9 | + 80.0% |

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

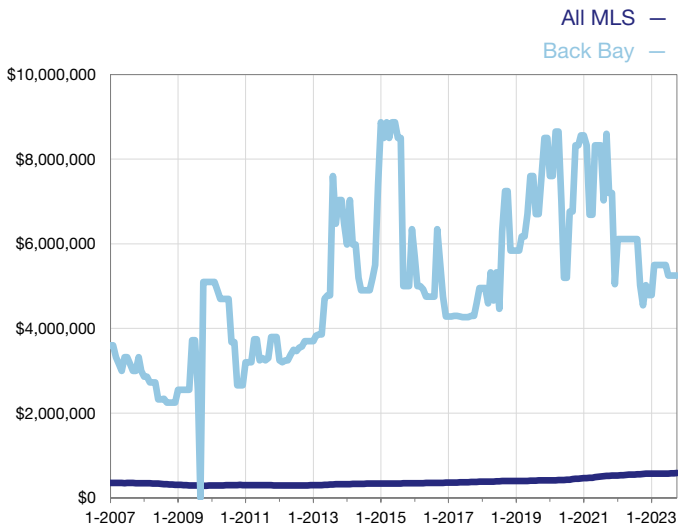
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|-------------|---------|--------------|-------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 21 | 38 | + 81.0% | 271 | 307 | + 13.3% |
| Closed Sales | 19 | 24 | + 26.3% | 281 | 283 | + 0.7% |
| Median Sales Price* | \$855,000 | \$1,412,500 | + 65.2% | \$1,320,000 | \$1,485,000 | + 12.5% |
| Inventory of Homes for Sale | 115 | 115 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 4.0 | - 2.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 55 | 45 | - 18.2% | 62 | 65 | + 4.8% |
| Percent of Original List Price Received* | 95.7% | 98.3% | + 2.7% | 96.5% | 96.1% | - 0.4% |
| New Listings | 31 | 46 | + 48.4% | 465 | 459 | - 1.3% |

* 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

