

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	24	15	- 37.5%
Closed Sales	0	4	--	26	15	- 42.3%
Median Sales Price*	\$0	\$10,400,000	--	\$3,725,000	\$3,550,000	- 4.7%
Inventory of Homes for Sale	8	16	+ 100.0%	--	--	--
Months Supply of Inventory	3.0	9.4	+ 213.3%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	100	63	- 37.0%
Percent of Original List Price Received*	0.0%	95.9%	--	91.1%	93.3%	+ 2.4%
New Listings	0	4	--	23	34	+ 47.8%

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

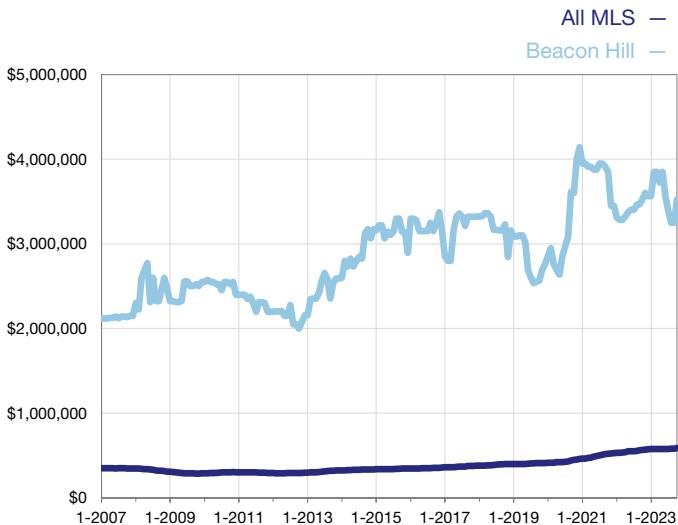
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	14	+ 27.3%	128	101	- 21.1%
Closed Sales	13	8	- 38.5%	125	94	- 24.8%
Median Sales Price*	\$725,000	\$1,300,000	+ 79.3%	\$1,006,250	\$945,000	- 6.1%
Inventory of Homes for Sale	56	27	- 51.8%	--	--	--
Months Supply of Inventory	4.6	2.8	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	69	30	- 56.5%	46	51	+ 10.9%
Percent of Original List Price Received*	95.5%	98.1%	+ 2.7%	98.0%	97.8%	- 0.2%
New Listings	12	17	+ 41.7%	204	148	- 27.5%

\* 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

