

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	75	76	+ 1.3%	848	691	- 18.5%
Closed Sales	68	53	- 22.1%	856	648	- 24.3%
Median Sales Price*	\$737,000	\$835,000	+ 13.3%	\$801,500	\$806,000	+ 0.6%
Inventory of Homes for Sale	217	138	- 36.4%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	33	40	+ 21.2%
Percent of Original List Price Received*	97.2%	96.8%	- 0.4%	101.7%	99.3%	- 2.4%
New Listings	110	78	- 29.1%	1,115	862	- 22.7%

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

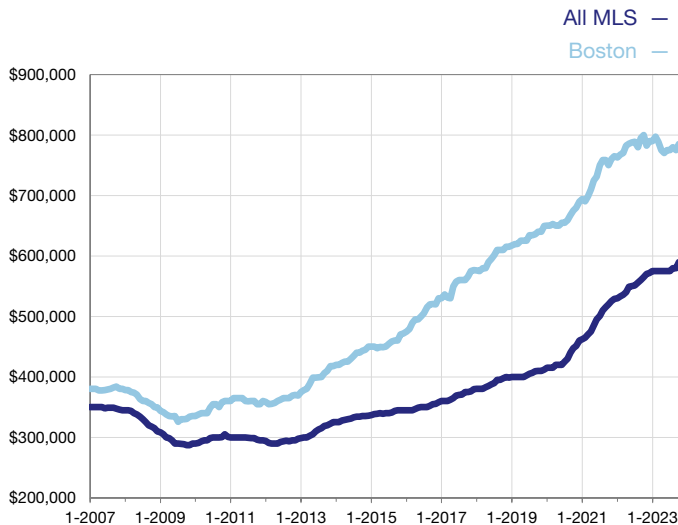
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	284	289	+ 1.8%	4,014	3,136	- 21.9%
Closed Sales	256	230	- 10.2%	3,978	3,137	- 21.1%
Median Sales Price*	\$699,450	\$777,500	+ 11.2%	\$725,000	\$749,000	+ 3.3%
Inventory of Homes for Sale	1,219	988	- 18.9%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	55	43	- 21.8%	44	47	+ 6.8%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	99.2%	98.6%	- 0.6%
New Listings	394	438	+ 11.2%	5,994	4,757	- 20.6%

* 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

