

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

North End / West End

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,145,000	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	19	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	96.2%	--
New Listings	0	0	--	0	2	--

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

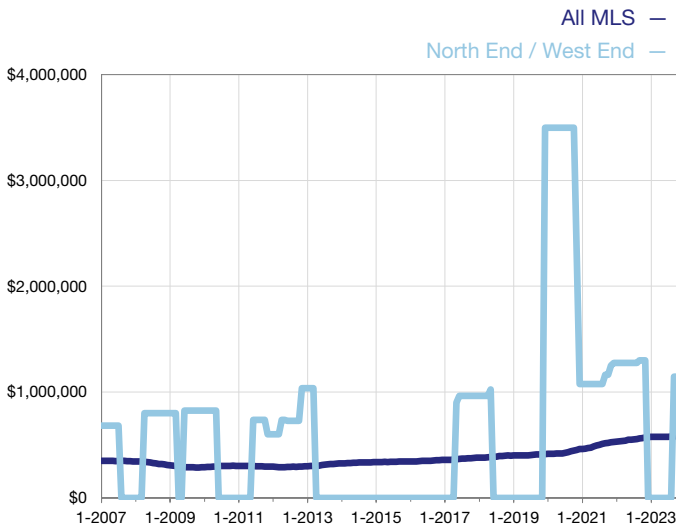
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	94	74	- 21.3%
Closed Sales	6	7	+ 16.7%	86	71	- 17.4%
Median Sales Price*	\$830,000	\$675,000	- 18.7%	\$647,500	\$629,000	- 2.9%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	101	56	- 44.6%	54	81	+ 50.0%
Percent of Original List Price Received*	93.3%	95.6%	+ 2.5%	97.1%	97.0%	- 0.1%
New Listings	10	14	+ 40.0%	134	117	- 12.7%

* 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

