

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$5,500,000	\$0	- 100.0%	\$4,787,500	\$5,000,000	+ 4.4%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	5.0	8.0	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	117	33	- 71.8%
Percent of Original List Price Received*	91.7%	0.0%	- 100.0%	83.6%	94.4%	+ 12.9%
New Listings	1	0	- 100.0%	6	9	+ 50.0%

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

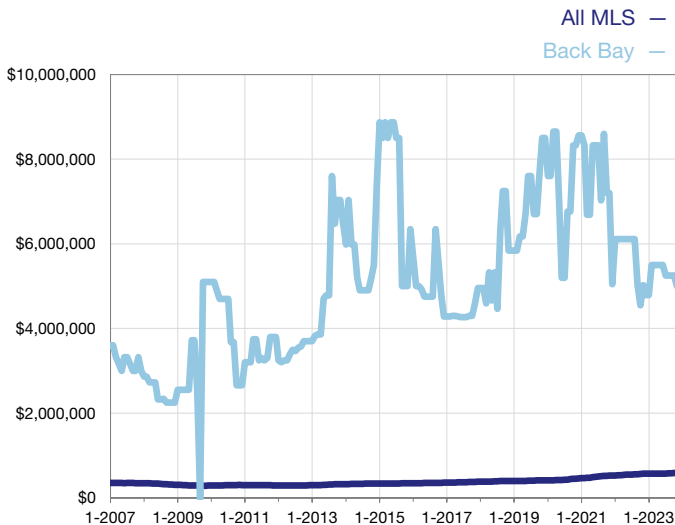
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	19	0.0%	290	320	+ 10.3%
Closed Sales	23	29	+ 26.1%	304	312	+ 2.6%
Median Sales Price*	\$1,470,000	\$1,335,000	- 9.2%	\$1,349,500	\$1,467,500	+ 8.7%
Inventory of Homes for Sale	101	94	- 6.9%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	65	54	- 16.9%	62	64	+ 3.2%
Percent of Original List Price Received*	95.2%	96.5%	+ 1.4%	96.4%	96.1%	- 0.3%
New Listings	20	18	- 10.0%	485	477	- 1.6%

* 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

