

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	25	15	- 40.0%
Closed Sales	0	0	--	26	15	- 42.3%
Median Sales Price*	\$0	\$0	--	\$3,725,000	\$3,550,000	- 4.7%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	3.2	9.6	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	100	63	- 37.0%
Percent of Original List Price Received*	0.0%	0.0%	--	91.1%	93.3%	+ 2.4%
New Listings	1	0	- 100.0%	24	35	+ 45.8%

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

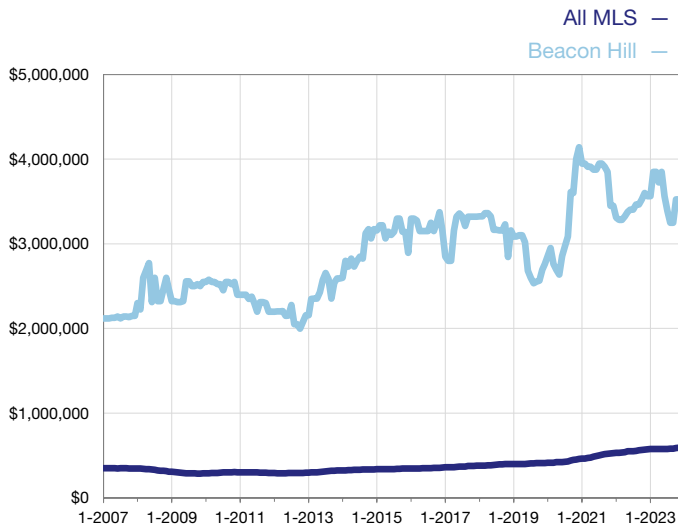
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	4	- 55.6%	137	104	- 24.1%
Closed Sales	12	7	- 41.7%	137	101	- 26.3%
Median Sales Price*	\$1,263,150	\$849,000	- 32.8%	\$1,025,000	\$910,000	- 11.2%
Inventory of Homes for Sale	48	26	- 45.8%	--	--	--
Months Supply of Inventory	4.0	2.9	- 27.5%	--	--	--
Cumulative Days on Market Until Sale	86	72	- 16.3%	49	52	+ 6.1%
Percent of Original List Price Received*	92.5%	97.2%	+ 5.1%	97.5%	97.8%	+ 0.3%
New Listings	8	3	- 62.5%	212	150	- 29.2%

* 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

