

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	59	- 10.6%	914	741	- 18.9%
Closed Sales	69	56	- 18.8%	925	704	- 23.9%
Median Sales Price*	\$670,000	<b>\$767,500</b>	+ 14.6%	\$790,000	<b>\$800,000</b>	+ 1.3%
Inventory of Homes for Sale	190	121	- 36.3%	--	--	--
Months Supply of Inventory	2.3	1.9	- 17.4%	--	--	--
Cumulative Days on Market Until Sale	41	35	- 14.6%	34	39	+ 14.7%
Percent of Original List Price Received*	97.0%	100.1%	+ 3.2%	101.3%	99.3%	- 2.0%
New Listings	60	60	0.0%	1,175	924	- 21.4%

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

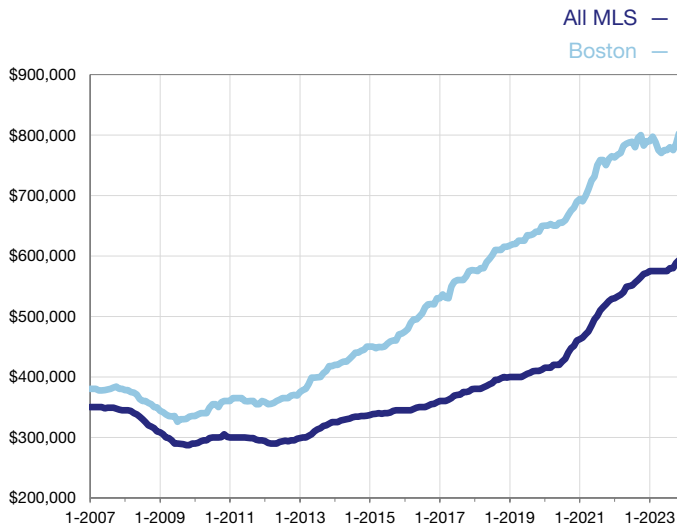
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	242	235	- 2.9%	4,256	3,336	- 21.6%
Closed Sales	257	200	- 22.2%	4,235	3,341	- 21.1%
Median Sales Price*	\$750,000	<b>\$769,000</b>	+ 2.5%	\$725,000	<b>\$749,450</b>	+ 3.4%
Inventory of Homes for Sale	1,094	823	- 24.8%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	49	52	+ 6.1%	45	47	+ 4.4%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	99.0%	98.5%	- 0.5%
New Listings	274	241	- 12.0%	6,268	4,980	- 20.5%

\* 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

