

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$4,787,500	\$5,000,000	+ 4.4%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	5.0	5.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	117	33	- 71.8%
Percent of Original List Price Received*	0.0%	0.0%	--	83.6%	94.4%	+ 12.9%
New Listings	0	0	--	6	8	+ 33.3%

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

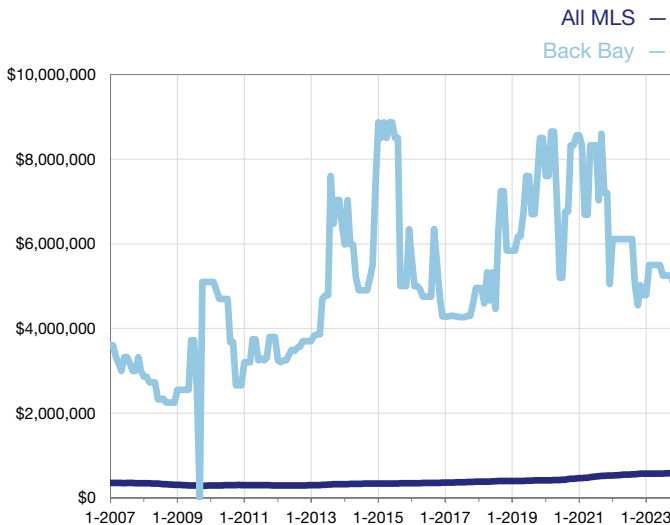
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	13	- 18.8%	306	331	+ 8.2%
Closed Sales	19	20	+ 5.3%	323	332	+ 2.8%
Median Sales Price*	\$1,250,000	\$1,790,000	+ 43.2%	\$1,320,000	\$1,487,500	+ 12.7%
Inventory of Homes for Sale	81	67	- 17.3%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	58	59	+ 1.7%	62	64	+ 3.2%
Percent of Original List Price Received*	96.4%	96.6%	+ 0.2%	96.4%	96.2%	- 0.2%
New Listings	15	8	- 46.7%	500	483	- 3.4%

\* 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

