

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	26	15	- 42.3%
Closed Sales	2	1	- 50.0%	28	16	- 42.9%
Median Sales Price*	\$2,825,000	<b>\$5,850,000</b>	+ 107.1%	\$3,562,500	<b>\$3,962,500</b>	+ 11.2%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	2.1	5.3	+ 152.4%	--	--	--
Cumulative Days on Market Until Sale	143	7	- 95.1%	103	59	- 42.7%
Percent of Original List Price Received*	89.4%	<b>103.5%</b>	+ 15.8%	90.9%	<b>93.9%</b>	+ 3.3%
New Listings	0	0	--	24	35	+ 45.8%

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

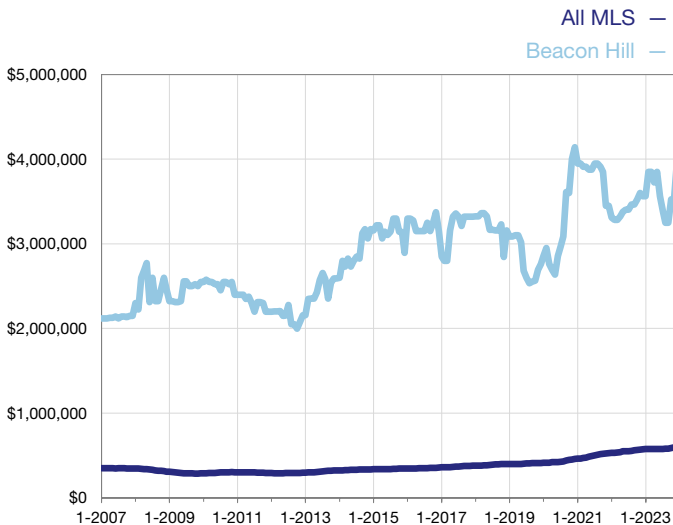
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	141	108	- 23.4%
Closed Sales	8	7	- 12.5%	145	108	- 25.5%
Median Sales Price*	\$675,000	<b>\$2,500,000</b>	+ 270.4%	\$1,006,250	<b>\$983,000</b>	- 2.3%
Inventory of Homes for Sale	42	15	- 64.3%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--
Cumulative Days on Market Until Sale	93	80	- 14.0%	52	54	+ 3.8%
Percent of Original List Price Received*	93.7%	<b>95.8%</b>	+ 2.2%	97.3%	<b>97.6%</b>	+ 0.3%
New Listings	5	2	- 60.0%	217	152	- 30.0%

\* 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

