

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	38	- 5.0%	954	768	- 19.5%
Closed Sales	66	47	- 28.8%	991	751	- 24.2%
Median Sales Price*	\$792,500	<b>\$760,000</b>	- 4.1%	\$790,000	<b>\$800,000</b>	+ 1.3%
Inventory of Homes for Sale	143	69	- 51.7%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	44	38	- 13.6%	34	39	+ 14.7%
Percent of Original List Price Received*	94.2%	<b>98.4%</b>	+ 4.5%	100.8%	<b>99.3%</b>	- 1.5%
New Listings	27	22	- 18.5%	1,202	938	- 22.0%

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

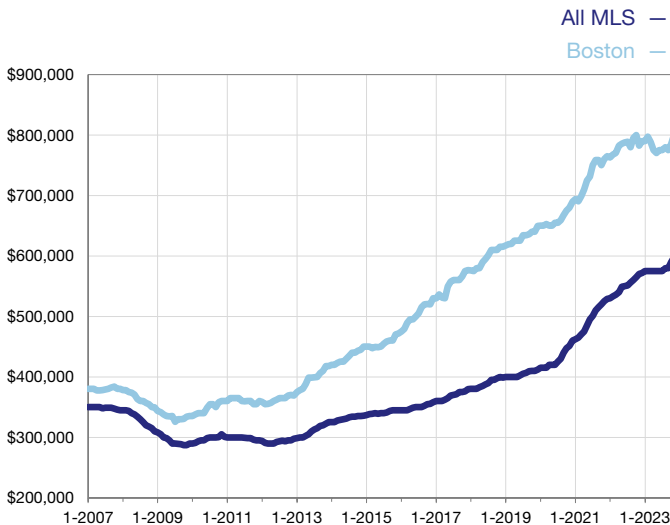
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	178	183	+ 2.8%	4,433	3,498	- 21.1%
Closed Sales	252	231	- 8.3%	4,487	3,576	- 20.3%
Median Sales Price*	\$642,500	<b>\$790,000</b>	+ 23.0%	\$725,000	<b>\$750,000</b>	+ 3.4%
Inventory of Homes for Sale	761	551	- 27.6%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	56	53	- 5.4%	45	48	+ 6.7%
Percent of Original List Price Received*	95.0%	<b>96.6%</b>	+ 1.7%	98.8%	<b>98.4%</b>	- 0.4%
New Listings	127	133	+ 4.7%	6,395	5,120	- 19.9%

\* 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

