

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	41	53	+ 29.3%	41	53	+ 29.3%
Closed Sales	45	39	- 13.3%	45	39	- 13.3%
Median Sales Price*	\$695,000	\$705,000	+ 1.4%	\$695,000	\$705,000	+ 1.4%
Inventory of Homes for Sale	133	81	- 39.1%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	50	44	- 12.0%	50	44	- 12.0%
Percent of Original List Price Received*	93.3%	97.2%	+ 4.2%	93.3%	97.2%	+ 4.2%
New Listings	55	61	+ 10.9%	55	61	+ 10.9%

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

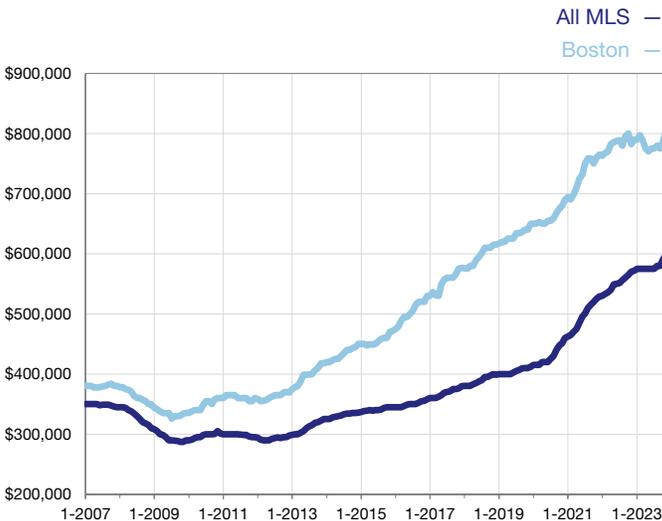
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	190	228	+ 20.0%	190	228	+ 20.0%
Closed Sales	243	154	- 36.6%	243	154	- 36.6%
Median Sales Price*	\$729,900	\$750,000	+ 2.8%	\$729,900	\$750,000	+ 2.8%
Inventory of Homes for Sale	776	661	- 14.8%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	53	80	+ 50.9%	53	80	+ 50.9%
Percent of Original List Price Received*	97.5%	96.4%	- 1.1%	97.5%	96.4%	- 1.1%
New Listings	345	417	+ 20.9%	345	417	+ 20.9%

* 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

