

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$4,375,000	\$0	- 100.0%	\$2,987,500	\$0	- 100.0%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	2.4	6.5	+ 170.8%	--	--	--
Cumulative Days on Market Until Sale	259	0	- 100.0%	182	0	- 100.0%
Percent of Original List Price Received*	78.3%	0.0%	- 100.0%	81.8%	0.0%	- 100.0%
New Listings	3	5	+ 66.7%	4	10	+ 150.0%

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

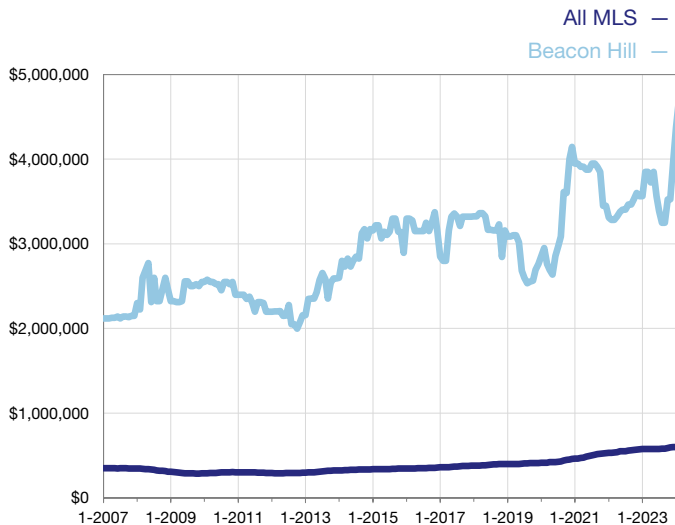
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	6	- 25.0%	13	7	- 46.2%
Closed Sales	4	2	- 50.0%	9	4	- 55.6%
Median Sales Price*	\$736,000	\$2,972,000	+ 303.8%	\$690,000	\$1,883,500	+ 173.0%
Inventory of Homes for Sale	34	31	- 8.8%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	60	218	+ 263.3%	43	137	+ 218.6%
Percent of Original List Price Received*	97.6%	91.6%	- 6.1%	97.6%	94.2%	- 3.5%
New Listings	11	19	+ 72.7%	21	29	+ 38.1%

* 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

