

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

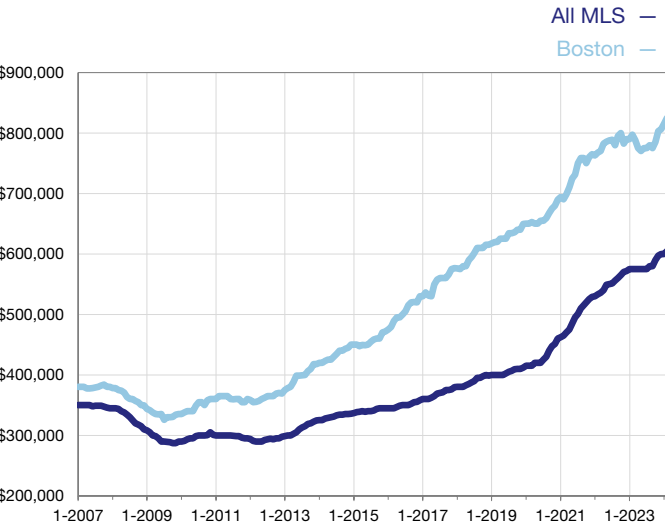
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	56	55	- 1.8%	97	97	0.0%
Closed Sales	37	32	- 13.5%	82	71	- 13.4%
Median Sales Price*	\$665,000	\$634,000	- 4.7%	\$675,000	\$670,000	- 0.7%
Inventory of Homes for Sale	117	91	- 22.2%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	67	51	- 23.9%	58	47	- 19.0%
Percent of Original List Price Received*	94.6%	97.6%	+ 3.2%	93.9%	97.4%	+ 3.7%
New Listings	57	60	+ 5.3%	112	122	+ 8.9%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	259	276	+ 6.6%	449	473	+ 5.3%
Closed Sales	176	167	- 5.1%	419	330	- 21.2%
Median Sales Price*	\$662,500	\$700,000	+ 5.7%	\$700,000	\$720,000	+ 2.9%
Inventory of Homes for Sale	816	763	- 6.5%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	72	68	- 5.6%	61	73	+ 19.7%
Percent of Original List Price Received*	96.3%	98.0%	+ 1.8%	97.0%	97.2%	+ 0.2%
New Listings	381	456	+ 19.7%	726	859	+ 18.3%

\* 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

