

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	7	--	3	9	+ 200.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$5,462,500	\$0	- 100.0%	\$3,675,000	\$0	- 100.0%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	102	0	- 100.0%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	87.6%	0.0%	- 100.0%
New Listings	4	6	+ 50.0%	8	15	+ 87.5%

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

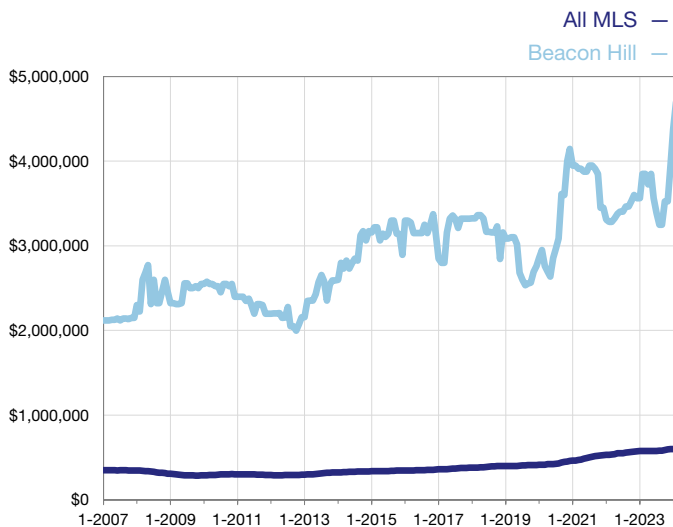
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	13	+ 44.4%	22	20	- 9.1%
Closed Sales	10	8	- 20.0%	19	12	- 36.8%
Median Sales Price*	\$1,232,500	\$755,250	- 38.7%	\$1,050,000	\$800,000	- 23.8%
Inventory of Homes for Sale	55	29	- 47.3%	--	--	--
Months Supply of Inventory	5.3	3.3	- 37.7%	--	--	--
Cumulative Days on Market Until Sale	79	24	- 69.6%	61	62	+ 1.6%
Percent of Original List Price Received*	96.2%	100.2%	+ 4.2%	96.9%	98.2%	+ 1.3%
New Listings	31	17	- 45.2%	52	44	- 15.4%

\* 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

