

# Boston

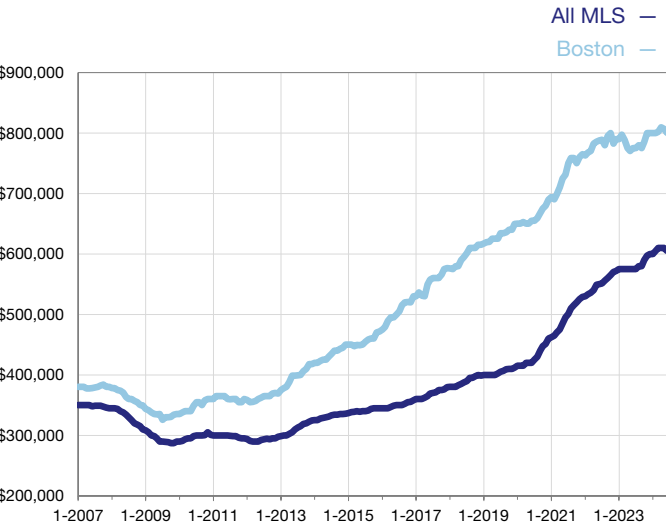
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	95	95	0.0%	434	432	- 0.5%
Closed Sales	105	84	- 20.0%	376	357	- 5.1%
Median Sales Price*	\$908,000	\$862,500	- 5.0%	\$775,000	\$845,000	+ 9.0%
Inventory of Homes for Sale	149	138	- 7.4%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	28	31	+ 10.7%	45	39	- 13.3%
Percent of Original List Price Received*	101.8%	101.7%	- 0.1%	98.8%	100.2%	+ 1.4%
New Listings	93	105	+ 12.9%	540	549	+ 1.7%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	394	406	+ 3.0%	2,014	2,034	+ 1.0%
Closed Sales	455	390	- 14.3%	1,856	1,677	- 9.6%
Median Sales Price*	\$766,000	\$780,000	+ 1.8%	\$750,000	\$750,000	0.0%
Inventory of Homes for Sale	1,112	1,115	+ 0.3%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--
Cumulative Days on Market Until Sale	39	44	+ 12.8%	50	52	+ 4.0%
Percent of Original List Price Received*	99.5%	98.9%	- 0.6%	98.5%	98.7%	+ 0.2%
New Listings	471	540	+ 14.6%	3,007	3,226	+ 7.3%

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Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

