

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	10	18	+ 80.0%
Closed Sales	1	1	0.0%	9	15	+ 66.7%
Median Sales Price*	\$2,900,000	<b>\$7,050,000</b>	+ 143.1%	\$3,225,000	<b>\$4,125,000</b>	+ 27.9%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	13	42	+ 223.1%	81	92	+ 13.6%
Percent of Original List Price Received*	100.9%	97.6%	- 3.3%	92.0%	93.2%	+ 1.3%
New Listings	0	1	--	17	27	+ 58.8%

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

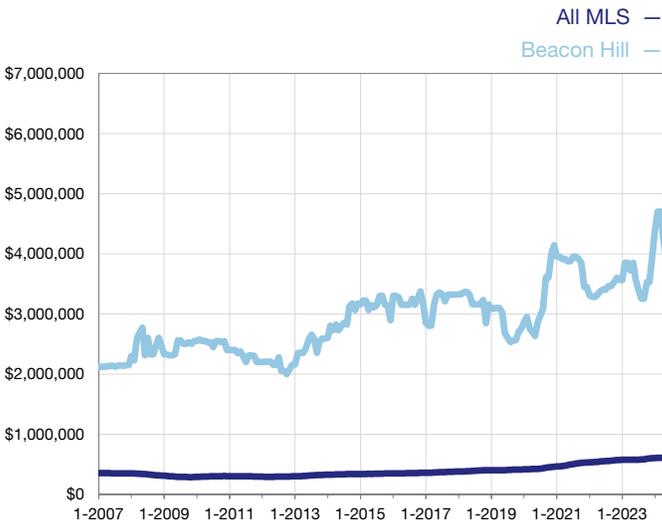
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	75	64	- 14.7%
Closed Sales	12	7	- 41.7%	66	58	- 12.1%
Median Sales Price*	\$1,522,500	<b>\$1,685,000</b>	+ 10.7%	\$945,000	<b>\$920,000</b>	- 2.6%
Inventory of Homes for Sale	38	49	+ 28.9%	--	--	--
Months Supply of Inventory	3.7	6.1	+ 64.9%	--	--	--
Cumulative Days on Market Until Sale	65	79	+ 21.5%	51	49	- 3.9%
Percent of Original List Price Received*	96.4%	94.2%	- 2.3%	97.7%	98.1%	+ 0.4%
New Listings	10	17	+ 70.0%	103	126	+ 22.3%

\* 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

