

# Boston

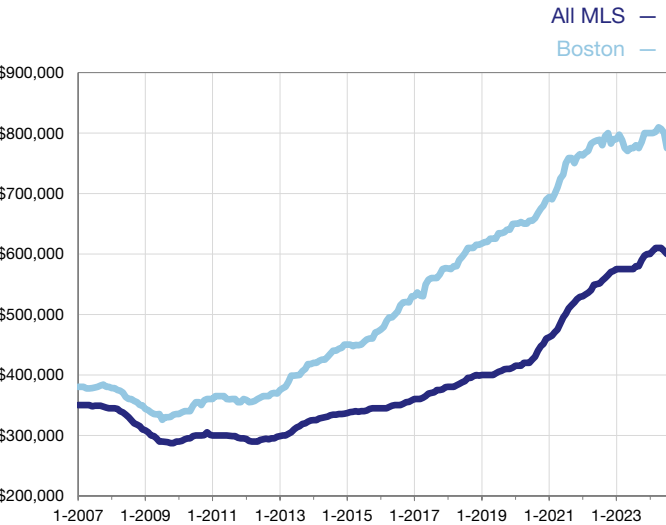
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	56	81	+ 44.6%	489	501	+ 2.5%
Closed Sales	90	82	- 8.9%	466	442	- 5.2%
Median Sales Price*	\$867,500	\$842,000	- 2.9%	\$800,000	\$843,000	+ 5.4%
Inventory of Homes for Sale	153	138	- 9.8%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	42	37	- 11.9%
Percent of Original List Price Received*	102.2%	100.3%	- 1.9%	99.4%	100.2%	+ 0.8%
New Listings	72	93	+ 29.2%	612	633	+ 3.4%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	306	360	+ 17.6%	2,320	2,324	+ 0.2%
Closed Sales	419	396	- 5.5%	2,275	2,091	- 8.1%
Median Sales Price*	\$775,000	\$787,500	+ 1.6%	\$750,000	\$760,000	+ 1.3%
Inventory of Homes for Sale	1,081	1,026	- 5.1%	--	--	--
Months Supply of Inventory	3.6	3.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	39	+ 8.3%	47	49	+ 4.3%
Percent of Original List Price Received*	99.4%	98.7%	- 0.7%	98.6%	98.6%	0.0%
New Listings	417	429	+ 2.9%	3,424	3,638	+ 6.3%

\* 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

