

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

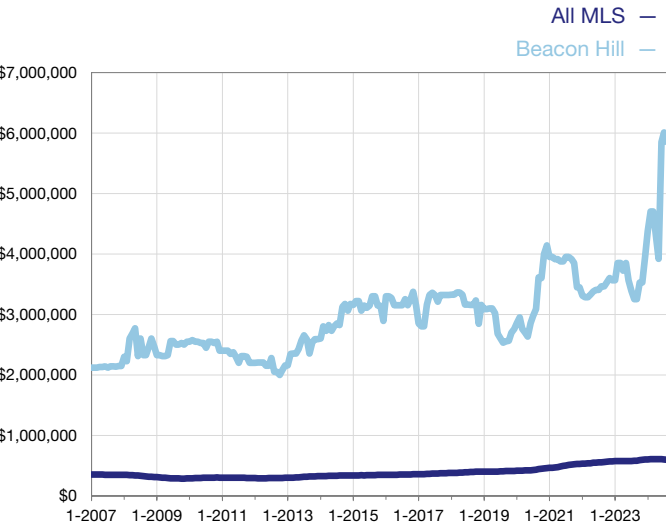
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	0	- 100.0%	12	17	+ 41.7%
Closed Sales				1	2	+ 100.0%	10	17	+ 70.0%
Median Sales Price*				\$6,170,000	\$2,735,000	- 55.7%	\$3,375,000	\$3,750,000	+ 11.1%
Inventory of Homes for Sale				7	9	+ 28.6%	--	--	--
Months Supply of Inventory				4.2	3.2	- 23.8%	--	--	--
Cumulative Days on Market Until Sale				19	13	- 31.6%	75	83	+ 10.7%
Percent of Original List Price Received*				97.2%	99.5%	+ 2.4%	92.5%	93.9%	+ 1.5%
New Listings				3	1	- 66.7%	20	28	+ 40.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	10	+ 150.0%	79	73	- 7.6%
Closed Sales				14	8	- 42.9%	80	68	- 15.0%
Median Sales Price*				\$687,750	\$1,220,000	+ 77.4%	\$850,000	\$920,000	+ 8.2%
Inventory of Homes for Sale				33	40	+ 21.2%	--	--	--
Months Supply of Inventory				3.4	4.7	+ 38.2%	--	--	--
Cumulative Days on Market Until Sale				72	65	- 9.7%	55	50	- 9.1%
Percent of Original List Price Received*				98.0%	96.8%	- 1.2%	97.8%	98.2%	+ 0.4%
New Listings				5	8	+ 60.0%	108	134	+ 24.1%

* 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

