

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

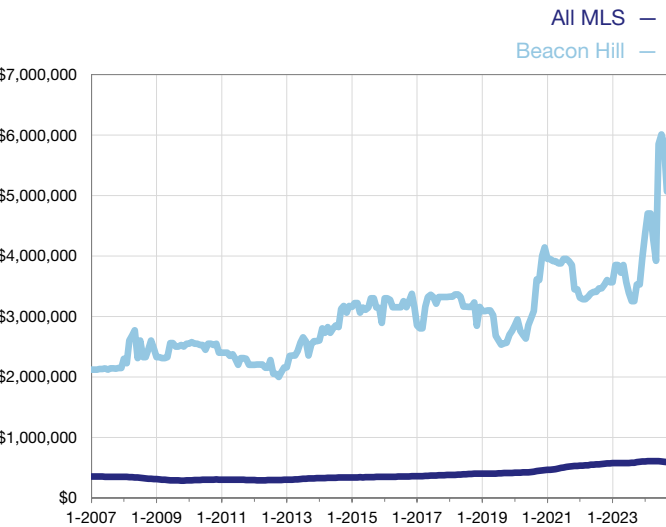
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	14	17	+ 21.4%
Closed Sales	1	0	- 100.0%	11	17	+ 54.5%
Median Sales Price*	\$6,350,000	\$0	- 100.0%	\$3,525,000	\$3,750,000	+ 6.4%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	8.8	4.3	- 51.1%	--	--	--
Cumulative Days on Market Until Sale	129	0	- 100.0%	80	83	+ 3.8%
Percent of Original List Price Received*	90.9%	0.0%	- 100.0%	92.4%	93.9%	+ 1.6%
New Listings	11	5	- 54.5%	31	33	+ 6.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	87	83	- 4.6%
Closed Sales	6	9	+ 50.0%	86	77	- 10.5%
Median Sales Price*	\$1,525,000	\$1,050,000	- 31.1%	\$890,000	\$925,000	+ 3.9%
Inventory of Homes for Sale	44	59	+ 34.1%	--	--	--
Months Supply of Inventory	4.8	6.8	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	30	52	+ 73.3%	53	50	- 5.7%
Percent of Original List Price Received*	98.0%	95.0%	- 3.1%	97.8%	97.8%	0.0%
New Listings	22	33	+ 50.0%	130	168	+ 29.2%

* 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

