

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Beacon Hill

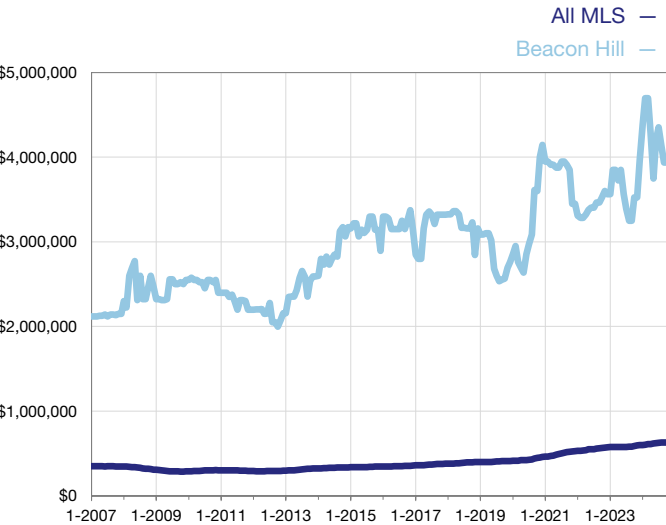
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	2	+ 100.0%	15	19	+ 26.7%
Closed Sales				4	0	- 100.0%	15	17	+ 13.3%
Median Sales Price*				\$10,400,000	\$0	- 100.0%	\$3,550,000	\$3,750,000	+ 5.6%
Inventory of Homes for Sale				17	12	- 29.4%	--	--	--
Months Supply of Inventory				10.0	3.8	- 62.0%	--	--	--
Cumulative Days on Market Until Sale				16	0	- 100.0%	63	83	+ 31.7%
Percent of Original List Price Received*				95.9%	0.0%	- 100.0%	93.3%	93.9%	+ 0.6%
New Listings				4	2	- 50.0%	35	35	0.0%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				13	10	- 23.1%	100	93	- 7.0%
Closed Sales				8	5	- 37.5%	94	83	- 11.7%
Median Sales Price*				\$1,300,000	\$1,150,000	- 11.5%	\$945,000	\$925,000	- 2.1%
Inventory of Homes for Sale				39	55	+ 41.0%	--	--	--
Months Supply of Inventory				4.1	6.5	+ 58.5%	--	--	--
Cumulative Days on Market Until Sale				30	21	- 30.0%	51	48	- 5.9%
Percent of Original List Price Received*				98.1%	96.7%	- 1.4%	97.8%	97.8%	0.0%
New Listings				17	13	- 23.5%	147	179	+ 21.8%

\* 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

