

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

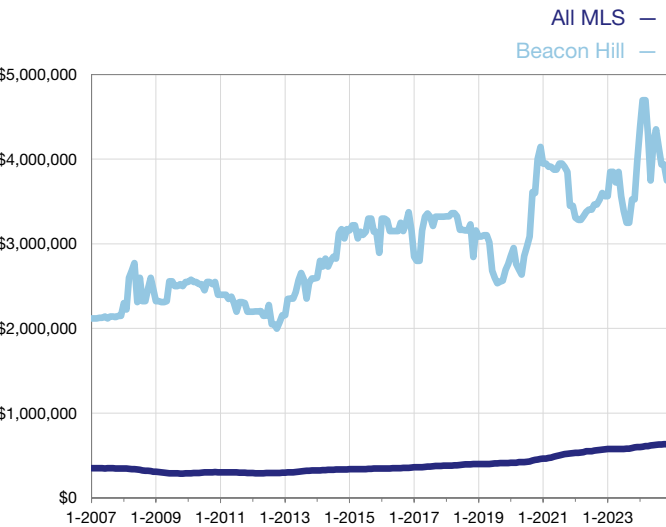
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	4	--	15	22	+ 46.7%
Closed Sales	0	1	--	15	18	+ 20.0%
Median Sales Price*	\$0	\$3,200,000	--	\$3,550,000	\$3,750,000	+ 5.6%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	9.6	1.6	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	0	156	--	63	87	+ 38.1%
Percent of Original List Price Received*	0.0%	88.9%	--	93.3%	93.6%	+ 0.3%
New Listings	0	0	--	35	34	- 2.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	104	97	- 6.7%
Closed Sales	7	5	- 28.6%	101	88	- 12.9%
Median Sales Price*	\$849,000	\$1,840,000	+ 116.7%	\$910,000	\$965,000	+ 6.0%
Inventory of Homes for Sale	36	45	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	5.3	+ 32.5%	--	--	--
Cumulative Days on Market Until Sale	72	30	- 58.3%	52	47	- 9.6%
Percent of Original List Price Received*	97.2%	97.4%	+ 0.2%	97.8%	97.7%	- 0.1%
New Listings	3	4	+ 33.3%	150	185	+ 23.3%

* 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

