

Boston, MA Area Market Review

2024 vs. 2023 As of June 28, 2024

Prepared by Ryan Cook on Monday, July 01, 2024

Condominium

Listing Inventory on June 28	2023	2024	Var.	Var. %	Trend
Listing Units	931	1134	203	21.80%	↑
Average Days on Market	80	72	-8	-10%	↓
Average List Price	\$2,078,379.33	\$1,820,441.26	-\$257,938.07	-12.41%	↓
Average List \$ / SqFt	\$1,209.34	\$1,140.46	-\$68.88	-5.70%	↓
Approximate Absorption Rate	34.27%	25.84%	-8.43%	-24.60%	↓
Approximate Months Supply of Inventory	2.92	3.87	0.95	32.53%	↑
Listed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Taken)	3121	3386	265	8.49%	↑
Average Original List Price	\$1,325,882.64	\$1,319,714.03	-\$6,168.61	-0.47%	↓
Average Original List \$ / SqFt	\$996.32	\$1,029.41	\$33.09	3.32%	↑
Went Pending (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Went Pending)	2222	2130	-92	-4.14%	↓
Average List Price	\$1,028,797.95	\$1,083,920.02	\$55,122.07	5.36%	↑
Average List \$ / SqFt	\$873.98	\$943.22	\$69.24	7.92%	↑
Average Days to Offer	35	32	-3	-8.57%	↓
Listed & Price Changed (Year to Date)	2023	2024	Var.	Var. %	Trend
Listing Units (Price Changed)	619	783	164	26.49%	↑
Average Original List Price	\$1,445,394.49	\$1,275,322.65	-\$170,071.84	-11.77%	↓
Average Original List \$ / SqFt	\$1,026.39	\$997.34	-\$29.05	-2.83%	↓
Sold (Year to Date)	2023	2024	Var.	Var. %	Trend
Closed Units (Sold)	1770	1664	-106	-5.99%	↓
Average Days on Market	51	52	1	1.96%	↑
Average Days to Offer	36	36	0	0%	↔
Average Sale Price	\$1,028,905.15	\$1,082,657.56	\$53,752.41	5.22%	↑
Average Sale \$ / SqFt	\$873.92	\$946.00	\$72.08	8.25%	↑
Average List Price	\$1,048,396.01	\$1,095,624.05	\$47,228.04	4.50%	↑
Average List \$ / SqFt	\$881.77	\$953.44	\$71.67	8.13%	↑
Average Original List Price	\$1,067,167.02	\$1,109,920.40	\$42,753.38	4.01%	↑
Average Original List \$ / SqFt	\$895.09	\$964.00	\$68.91	7.70%	↑
Average Sale Price as % of List Price	99.63%	99.77%	0.14%	0.14%	↑
Average Sale Price as % of Original List Price	109.98%	99.11%	-10.87%	-9.88%	↓
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	4	5	1	25%	↑
12-Month Activity as of June 28	2023	2024	Var.	Var. %	Trend
Units Listed	5587	5668	81	1.45%	↑
Units Price Changed	1464	1458	-6	-0.41%	↓
Units Went Pending	3913	3636	-277	-7.08%	↓
Units Sold	3829	3516	-313	-8.17%	↓

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