

# Boston, MA Real Estate Market Review

## 2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Friday, March 29, 2024

### Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units	786	812	26	883	0	-883	952	0	-952	538	0	-538
Median Days on Market	34	39	5	51	0	-51	47	0	-47	82	0	-82
Median List Price	\$998,500.00	\$1,197,000.00	\$198,500.00	\$1,100,000.00	\$0.00	-\$1,100,000.00	\$1,049,900.00	\$0.00	-\$1,049,900.00	\$1,143,500.00	\$0.00	-\$1,143,500.00
Median List \$ / SqFt	\$1,009.31	\$1,062.28	\$52.97	\$1,023.41	\$0.00	-\$1,023.41	\$971.95	\$0.00	-\$971.95	\$1,024.82	\$0.00	-\$1,024.82
Approx. Absorption Rate	45.99%	35.59%	-10.40%	36.47%	0.00%	-36.47%	32.56%	0.00%	-32.56%	55.72%	0.00%	-55.72%
Approx. Months Supply of Inventory	2.17	2.81	0.64	2.74	0.00	-2.74	3.07	0.00	-3.07	1.79	0.00	-1.79
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Taken)	1384	1401	17	1751	0	-1751	1403	0	-1403	854	0	-854
Median Original List Price	\$849,000.00	\$850,000.00	\$1,000.00	\$825,000.00	\$0.00	-\$825,000.00	\$818,000.00	\$0.00	-\$818,000.00	\$854,500.00	\$0.00	-\$854,500.00
Median Original List \$ / SqFt	\$866.05	\$881.68	\$15.63	\$852.21	\$0.00	-\$852.21	\$838.36	\$0.00	-\$838.36	\$843.27	\$0.00	-\$843.27
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Price Changed)	154	191	37	284	0	-284	235	0	-235	139	0	-139
Median Original List Price	\$872,000.00	\$924,999.00	\$52,999.00	\$877,000.00	\$0.00	-\$877,000.00	\$749,900.00	\$0.00	-\$749,900.00	\$699,900.00	\$0.00	-\$699,900.00
Median Original List \$ / SqFt	\$837.33	\$938.51	\$101.18	\$840.70	\$0.00	-\$840.70	\$767.68	\$0.00	-\$767.68	\$720.93	\$0.00	-\$720.93
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Listing Units (Went Pending)	939	889	-50	1336	0	-1336	846	0	-846	666	0	-666
Median List Price	\$749,000.00	\$749,000.00	\$0.00	\$726,500.00	\$0.00	-\$726,500.00	\$750,000.00	\$0.00	-\$750,000.00	\$775,000.00	\$0.00	-\$775,000.00
Median List \$ / SqFt	\$744.60	\$793.47	\$48.87	\$780.94	\$0.00	-\$780.94	\$783.32	\$0.00	-\$783.32	\$761.75	\$0.00	-\$761.75
Median Days to Offer	15	12	-3	11	0	-11	14	0	-14	28	0	-28

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Closed Units (Sold)	722	542	-180	1138	0	-1138	1059	0	-1059	678	0	-678
Median Days on Market	38	39	1	20	0	-20	22	0	-22	27	0	-27
Median Days to Offer	22	25	3	9	0	-9	12	0	-12	17	0	-17
Median Sale Price	\$715,000.00	\$737,500.00	\$22,500.00	\$768,500.00	\$0.00	-\$768,500.00	\$728,000.00	\$0.00	-\$728,000.00	\$775,000.00	\$0.00	-\$775,000.00
Median Sale \$ / SqFt	\$744.27	\$766.67	\$22.40	\$802.61	\$0.00	-\$802.61	\$788.46	\$0.00	-\$788.46	\$769.95	\$0.00	-\$769.95
Median List Price	\$709,450.00	\$745,000.00	\$35,550.00	\$769,000.00	\$0.00	-\$769,000.00	\$725,000.00	\$0.00	-\$725,000.00	\$789,000.00	\$0.00	-\$789,000.00
Median List \$ / SqFt	\$764.48	\$779.03	\$14.55	\$806.48	\$0.00	-\$806.48	\$802.68	\$0.00	-\$802.68	\$780.30	\$0.00	-\$780.30
Median Original List Price	\$725,000.00	\$749,000.00	\$24,000.00	\$775,000.00	\$0.00	-\$775,000.00	\$729,900.00	\$0.00	-\$729,900.00	\$799,000.00	\$0.00	-\$799,000.00
Median Original List \$ / SqFt	\$783.96	\$787.31	\$3.35	\$820.21	\$0.00	-\$820.21	\$810.64	\$0.00	-\$810.64	\$793.68	\$0.00	-\$793.68
Median Sale Price as % of List Price	99.26%	99.38%	0.12%	100.00%	0.00%	-100%	100.00%	0.00%	-100%	99.06%	0.00%	-99.06%
Median Sale Price as % of Original List Price	98.25%	98.82%	0.57%	100.00%	0.00%	-100%	100.00%	0.00%	-100%	98.36%	0.00%	-98.36%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	3	0	-3	1	0	-1	2	0	-2	1	0	-1
12-Month Activity	Q1			Q2			Q3			Q4		
	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.	2023	2024*	Var.
Units Listed	6197	5425	-772	5580	3661	-1919	5410	2259	-3151	5397	1402	-3995
Units Price Changed	1693	1299	-394	1459	837	-622	1287	397	-890	1367	191	-1176
Units Went Pending	4239	3670	-569	3903	2364	-1539	3784	1540	-2244	3712	889	-2823
Units Sold	4338	3468	-870	3864	2335	-1529	3720	1221	-2499	3597	542	-3055

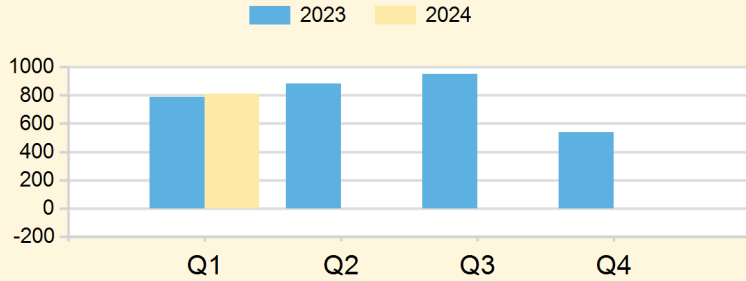
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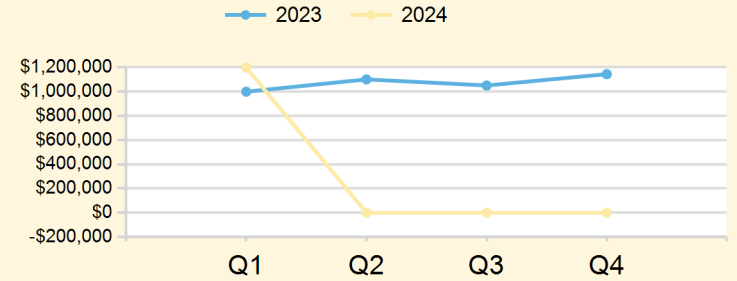
### Condominium

**Listing Inventory on the Last Day of Each Quarter**



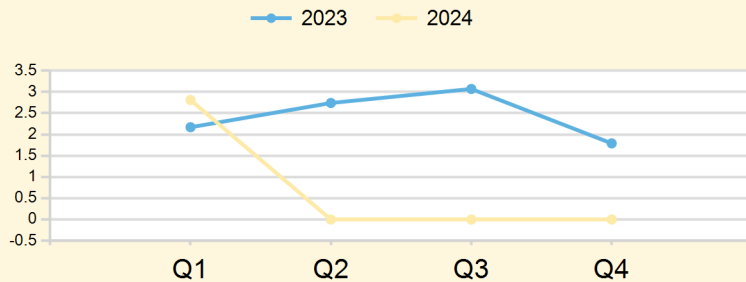
	Q1	Q2	Q3	Q4
2023	786	883	952	538
2024	812	0	0	0

**Median List Price on the Last Day of Each Quarter**



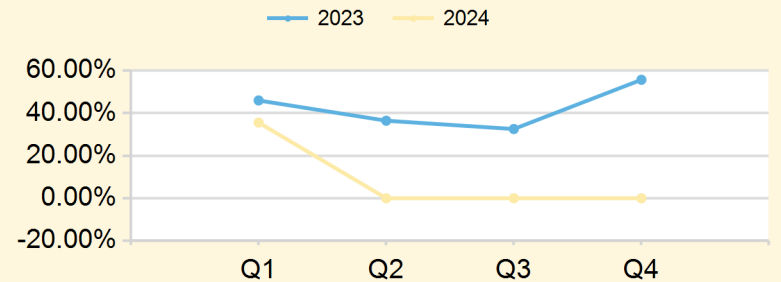
	Q1	Q2	Q3	Q4
2023	\$998,500.00	\$1,100,000.00	\$1,049,900.00	\$1,143,500.00
2024	\$1,197,000.00	\$0.00	\$0.00	\$0.00

**Approx. Months supply per Quarter**



	Q1	Q2	Q3	Q4
2023	2.17	2.74	3.07	1.79
2024	2.81	0.00	0.00	0.00

**Approx. Absorption Rate Per Quarter**



	Q1	Q2	Q3	Q4
2023	45.99%	36.47%	32.56%	55.72%
2024	35.59%	0.00%	0.00%	0.00%

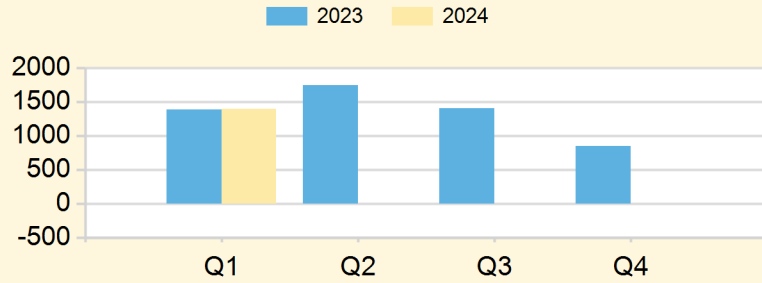
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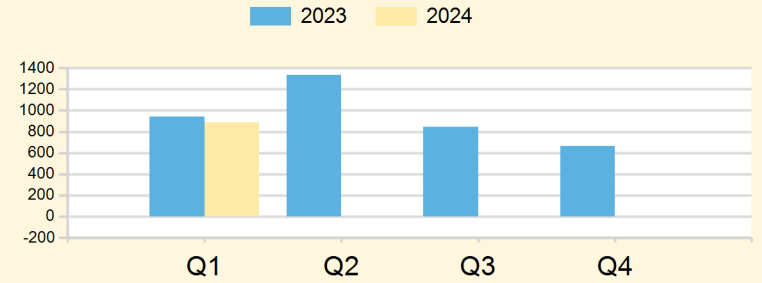
### Condominium

**Properties Listed During Each Quarter**



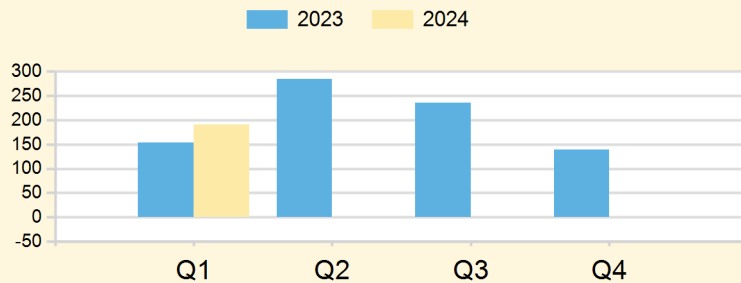
	Q1	Q2	Q3	Q4
2023	1,384	1,751	1,403	854
2024	1,401	0	0	0

**Went Pending During Each Quarter**



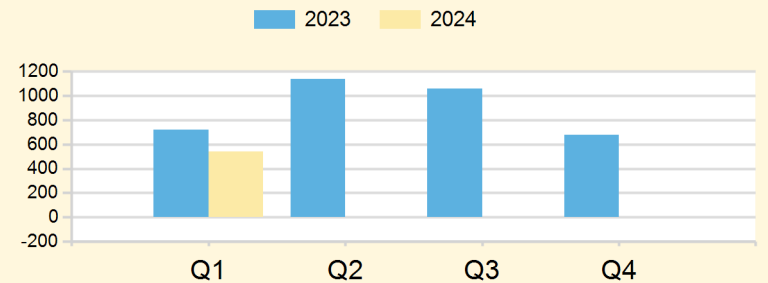
	Q1	Q2	Q3	Q4
2023	939	1,336	846	666
2024	889	0	0	0

**Price Changed During Each Quarter**



	Q1	Q2	Q3	Q4
2023	154	284	235	139
2024	191	0	0	0

**Sold Listings During Each Quarter**



	Q1	Q2	Q3	Q4
2023	722	1,138	1,059	678
2024	542	0	0	0

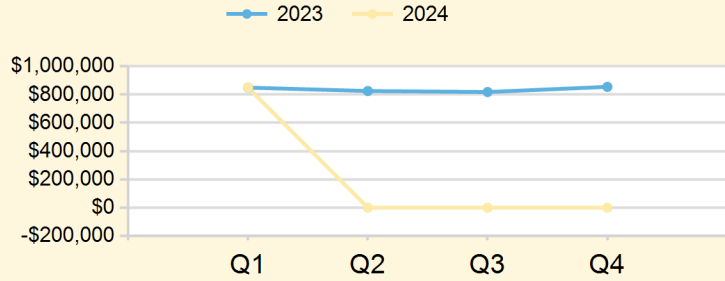
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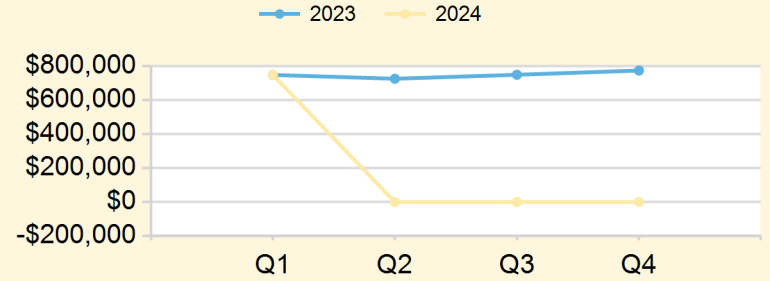
### Condominium

Listed Properties - Median List Price For Each Quarter



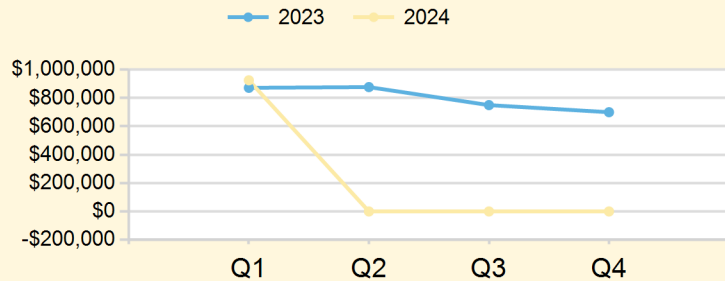
	Q1	Q2	Q3	Q4
2023	\$849,000.00	\$825,000.00	\$818,000.00	\$854,500.00
2024	\$850,000.00	\$0.00	\$0.00	\$0.00

Went Pending - Median List Price For Each Quarter



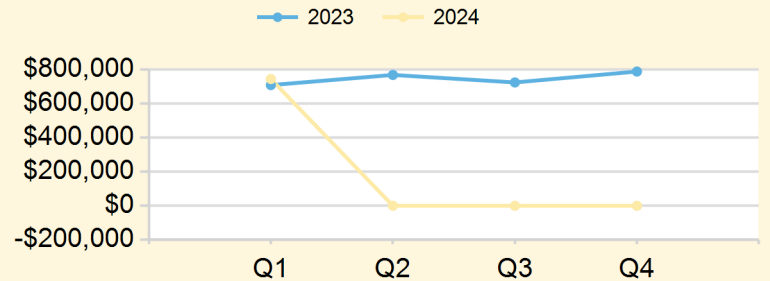
	Q1	Q2	Q3	Q4
2023	\$749,000.00	\$726,500.00	\$750,000.00	\$775,000.00
2024	\$749,000.00	\$0.00	\$0.00	\$0.00

Price Changed - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$872,000.00	\$877,000.00	\$749,900.00	\$699,900.00
2024	\$924,999.00	\$0.00	\$0.00	\$0.00

Sold Listings - Median List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$709,450.00	\$769,000.00	\$725,000.00	\$789,000.00
2024	\$745,000.00	\$0.00	\$0.00	\$0.00

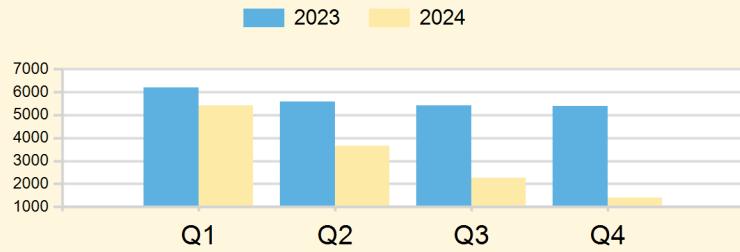
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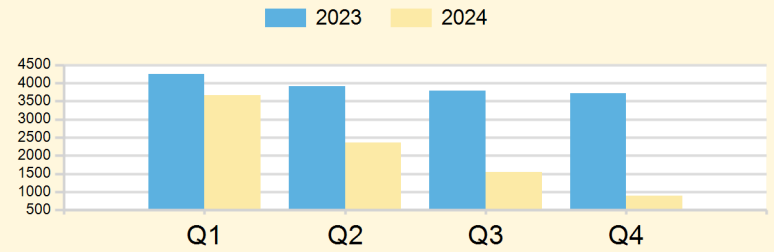
### Condominium

**Listed Between the Last Day of Each Quarter and 12 Months**



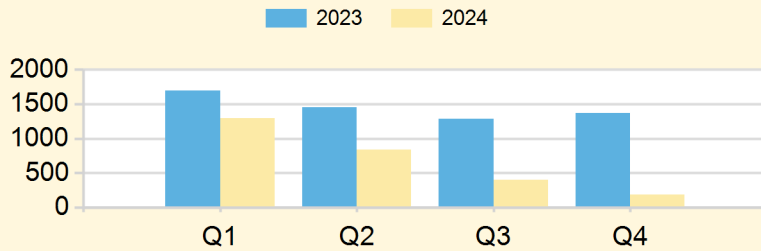
	Q1	Q2	Q3	Q4
2023	6,197	5,580	5,410	5,397
2024	5,425	3,661	2,259	1,402

**Went Pending Between the Last Day of Each Quarter and 12 Months**



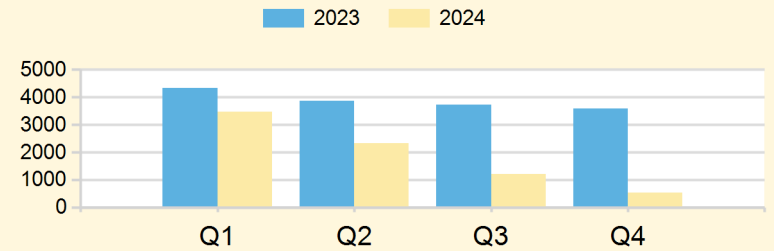
	Q1	Q2	Q3	Q4
2023	4,239	3,903	3,784	3,712
2024	3,670	2,364	1,540	889

**Price Changed Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2023	1,693	1,459	1,287	1,367
2024	1,299	837	397	191

**Sold Between the Last Day of Each Quarter and 12 Months**



	Q1	Q2	Q3	Q4
2023	4,338	3,864	3,720	3,597
2024	3,468	2,335	1,221	542