

Boston, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Monday, September 30, 2024

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units	786	757	-29	882	1088	206	949	1196	247	537	1196	659
Avg. Days on Market	72	79	7	80	74	-6	79	82	3	106	174	68
Avg. List Price	\$1,917,420.77	\$2,144,953.54	\$227,532.77	\$2,081,540.54	\$1,844,825.59	-\$236,714.95	\$1,976,748.83	\$1,875,149.05	-\$101,599.78	\$2,129,162.13	\$1,875,149.05	-\$254,013.08
Avg. List \$ / SqFt	\$1,178.66	\$1,251.62	\$72.96	\$1,206.95	\$1,146.22	-\$60.73	\$1,147.02	\$1,153.92	\$6.90	\$1,230.63	\$1,153.92	-\$76.71
Approx. Absorption Rate	45.99%	38.61%	-7.38%	36.51%	26.79%	-9.72%	32.66%	23.42%	-9.24%	55.85%	18.67%	-37.18%
Approx. Months Supply of Inventory	2.17	2.59	0.42	2.74	3.73	0.99	3.06	4.27	1.21	1.79	5.36	3.57
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024*	Var.
Listing Units (Taken)	1384	1407	23	1750	1988	238	1400	1468	68	851	0	-851
Avg. Original List Price	\$1,397,951.27	\$1,425,291.96	\$27,340.69	\$1,273,420.55	\$1,242,671.03	-\$30,749.52	\$1,426,757.10	\$1,315,607.69	-\$111,149.41	\$1,426,595.86	\$0.00	-\$1,426,595.86
Avg. Original List \$ / SqFt	\$1,021.66	\$1,089.54	\$67.88	\$976.14	\$985.42	\$9.28	\$1,003.43	\$995.44	-\$7.99	\$1,025.47	\$0.00	-\$1,025.47
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	416	132	234	262	28	139	0	-139
Avg. Original List Price	\$1,540,302.69	\$1,507,121.31	-\$33,181.38	\$1,280,034.39	\$1,057,527.75	-\$222,506.64	\$1,082,827.09	\$1,007,617.16	-\$75,209.93	\$964,876.69	\$0.00	-\$964,876.69
Avg. Original List \$ / SqFt	\$1,063.05	\$1,072.69	\$9.64	\$942.89	\$935.93	-\$6.96	\$881.90	\$896.31	\$14.41	\$788.66	\$0.00	-\$788.66
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	904	-35	1336	1273	-63	845	884	39	664	0	-664
Avg. List Price	\$1,051,162.46	\$1,102,960.50	\$51,798.04	\$1,018,366.11	\$1,066,954.33	\$48,588.22	\$1,248,917.48	\$1,029,307.07	-\$219,610.41	\$1,267,364.41	\$0.00	-\$1,267,364.41
Avg. List \$ / SqFt	\$861.26	\$982.38	\$121.12	\$878.55	\$913.32	\$34.77	\$952.88	\$895.41	-\$57.47	\$919.99	\$0.00	-\$919.99
Avg. Days to Offer	43	36	-7	30	30	0	36	37	1	48	0	-48

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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	579	-143	1138	1124	-14	1058	976	-82	681	0	-681
Avg. Days on Market	62	65	3	43	45	2	42	44	2	50	0	-50
Avg. Days to Offer	44	46	2	30	31	1	30	31	1	37	0	-37
Avg. Sale Price	\$1,044,000.33	\$1,104,515.16	\$60,514.83	\$1,016,451.26	\$1,068,570.42	\$52,119.16	\$1,155,421.33	\$1,040,152.62	-\$115,268.71	\$1,174,841.82	\$0.00	-\$1,174,841.82
Avg. Sale \$ / SqFt	\$856.07	\$869.42	\$13.35	\$886.61	\$984.83	\$98.22	\$937.16	\$890.46	-\$46.70	\$896.89	\$0.00	-\$896.89
Avg. List Price	\$1,072,295.59	\$1,126,060.48	\$53,764.89	\$1,029,747.07	\$1,077,220.90	\$47,473.83	\$1,169,272.52	\$1,055,188.98	-\$114,083.54	\$1,200,722.30	\$0.00	-\$1,200,722.30
Avg. List \$ / SqFt	\$868.29	\$880.45	\$12.16	\$891.48	\$990.43	\$98.95	\$944.00	\$900.71	-\$43.29	\$909.34	\$0.00	-\$909.34
Avg. Original List Price	\$1,091,698.07	\$1,144,664.19	\$52,966.12	\$1,047,349.26	\$1,089,652.92	\$42,303.66	\$1,184,980.22	\$1,070,477.57	-\$114,502.65	\$1,219,467.01	\$0.00	-\$1,219,467.01
Avg. Original List \$ / SqFt	\$881.82	\$894.11	\$12.29	\$904.16	\$999.77	\$95.61	\$954.62	\$914.51	-\$40.11	\$923.60	\$0.00	-\$923.60
Avg. Sale Price as % of List Price	98.95%	99.19%	0.24%	100.07%	100.05%	-0.02%	99.75%	99.28%	-0.47%	99.01%	0.00%	-99.01%
Avg. Sale Price as % of Original List Price	125.73%	97.87%	-27.86%	99.14%	99.70%	0.56%	116.22%	98.04%	-18.18%	97.49%	0.00%	-97.49%
Sold Units - Short Sale	0	0	0	0	1	1	0	0	0	0	0	0
Sold Units - Lender-Owned	3	0	-3	1	5	4	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	5424	-773	5579	5649	70	5406	5719	313	5390	4865	-525
Units Price Changed	1693	1297	-396	1459	1451	-8	1286	1492	206	1365	1270	-95
Units Went Pending	4239	3682	-557	3903	3619	-284	3783	3659	-124	3709	3012	-697
Units Sold	4338	3507	-831	3864	3498	-366	3719	3361	-358	3599	2679	-920

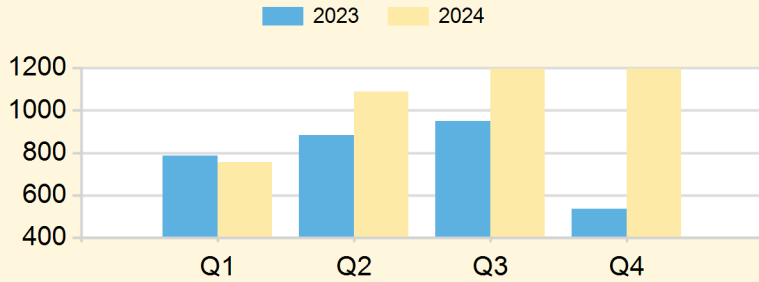
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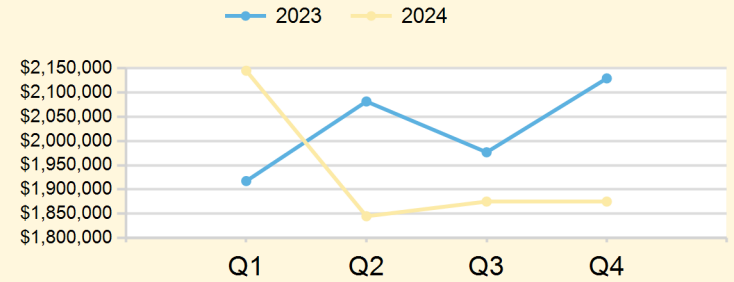
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Listing Inventory on the Last Day of Each Quarter



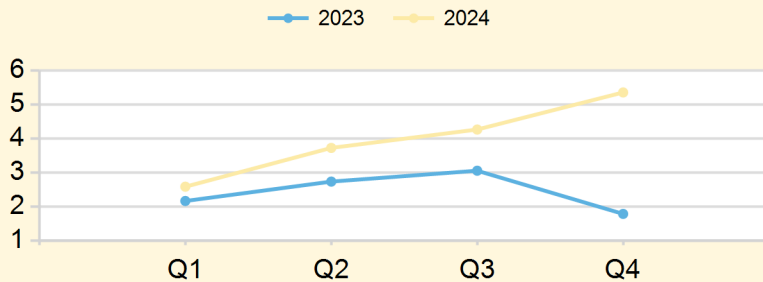
	Q1	Q2	Q3	Q4
2023	786	882	949	537
2024	757	1,088	1,196	1,196

Average List Price on the Last Day of Each Quarter



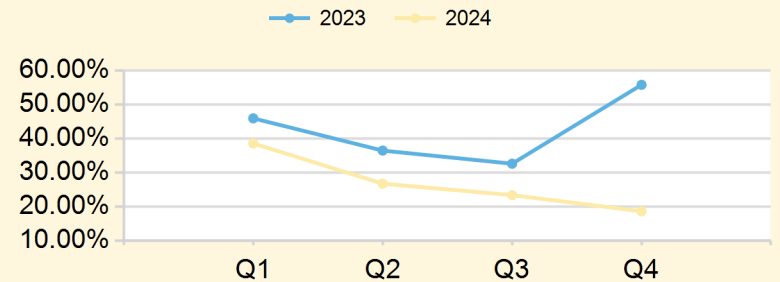
	Q1	Q2	Q3	Q4
2023	\$1,917,420.77	\$2,081,540.54	\$1,976,748.83	\$2,129,162.13
2024	\$2,144,953.54	\$1,844,825.59	\$1,875,149.05	\$1,875,149.05

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	2.17	2.74	3.06	1.79
2024	2.59	3.73	4.27	5.36

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	45.99%	36.51%	32.66%	55.85%
2024	38.61%	26.79%	23.42%	18.67%

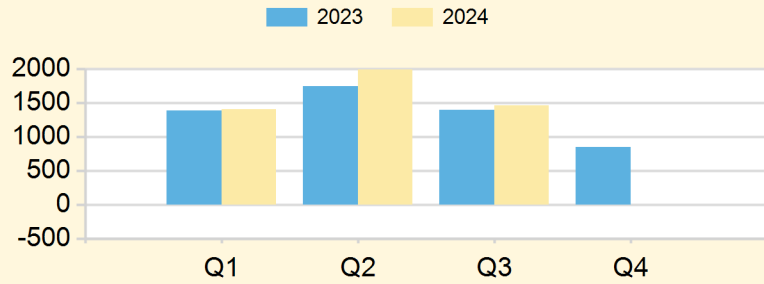
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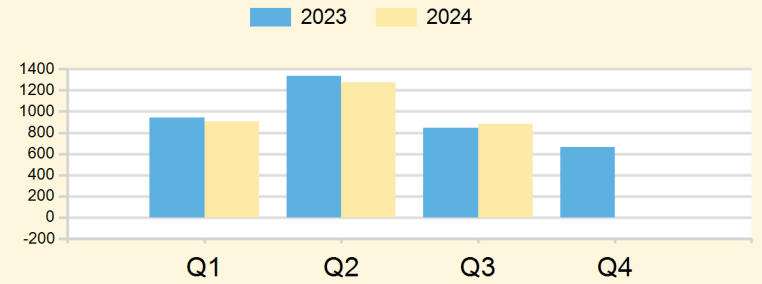
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Properties Listed During Each Quarter



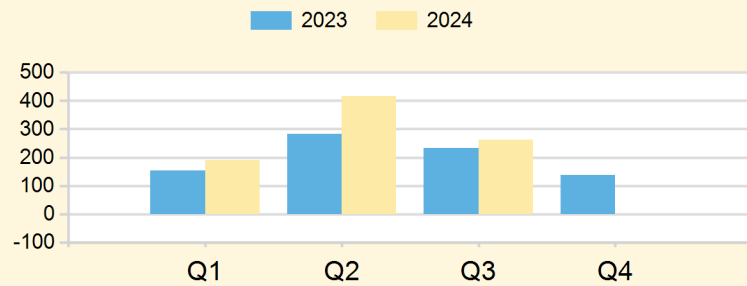
	Q1	Q2	Q3	Q4
2023	1,384	1,750	1,400	851
2024	1,407	1,988	1,468	0

Went Pending During Each Quarter



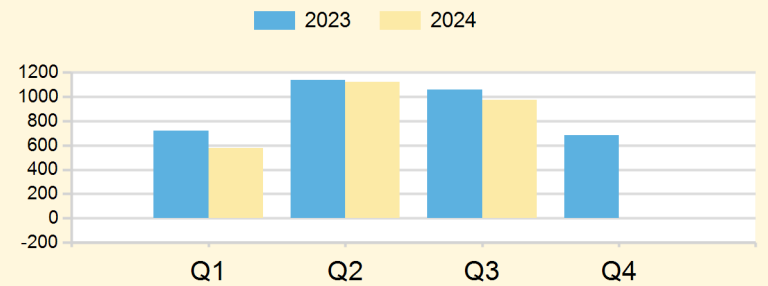
	Q1	Q2	Q3	Q4
2023	939	1,336	845	664
2024	904	1,273	884	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	154	284	234	139
2024	191	416	262	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	722	1,138	1,058	681
2024	579	1,124	976	0

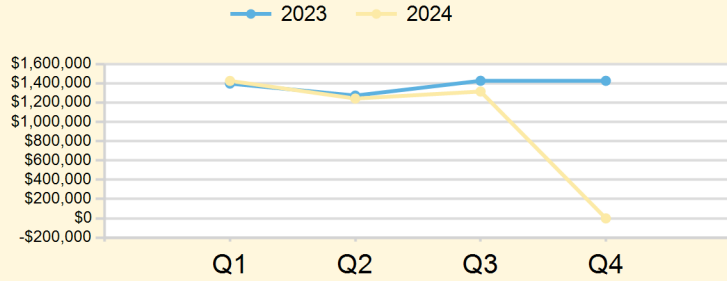
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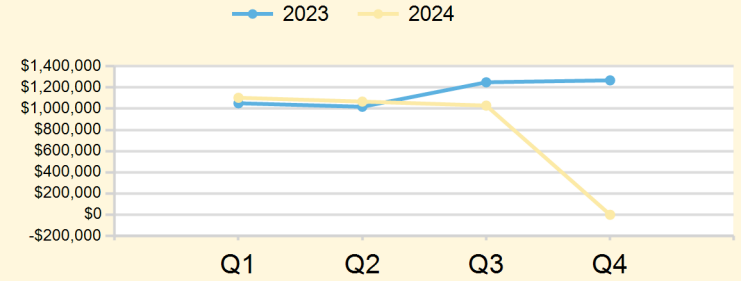
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Listed Properties - Average List Price For Each Quarter



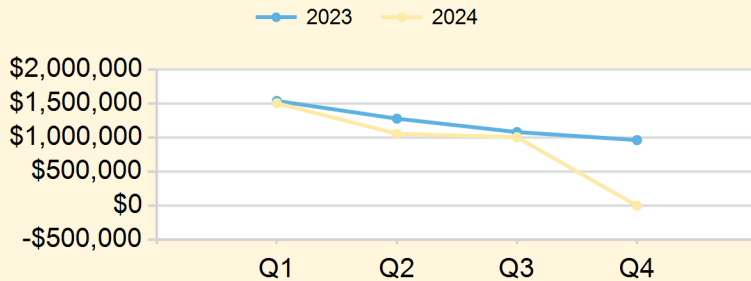
	Q1	Q2	Q3	Q4
2023	\$1,397,951.27	\$1,273,420.55	\$1,426,757.10	\$1,426,595.86
2024	\$1,425,291.96	\$1,242,671.03	\$1,315,607.69	\$0.00

Went Pending - Average List Price For Each Quarter



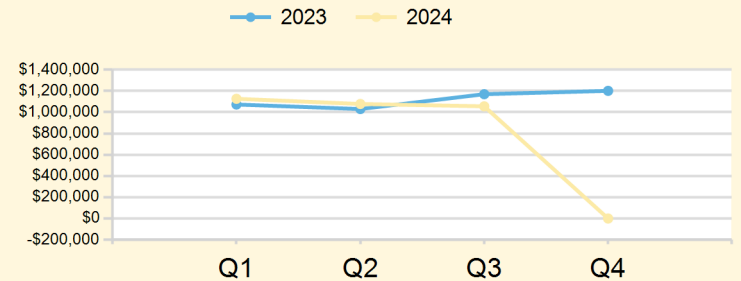
	Q1	Q2	Q3	Q4
2023	\$1,051,162.46	\$1,018,366.11	\$1,248,917.48	\$1,267,364.41
2024	\$1,102,960.50	\$1,066,954.33	\$1,029,307.07	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,540,302.69	\$1,280,034.39	\$1,082,827.09	\$964,876.69
2024	\$1,507,121.31	\$1,057,527.75	\$1,007,617.16	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2023	\$1,072,295.59	\$1,029,747.07	\$1,169,272.52	\$1,200,722.30
2024	\$1,126,060.48	\$1,077,220.90	\$1,055,188.98	\$0.00

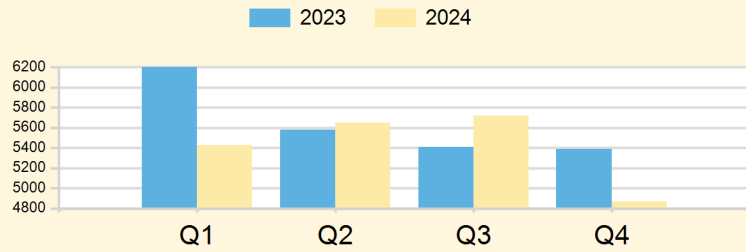
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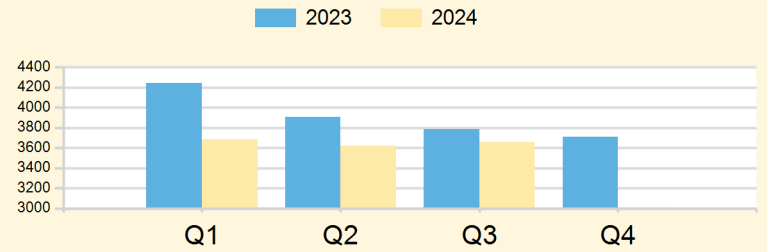
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Listed Between the Last Day of Each Quarter and 12 Months



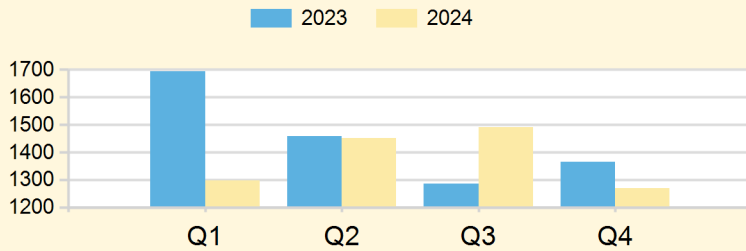
	Q1	Q2	Q3	Q4
2023	6,197	5,579	5,406	5,390
2024	5,424	5,649	5,719	4,865

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



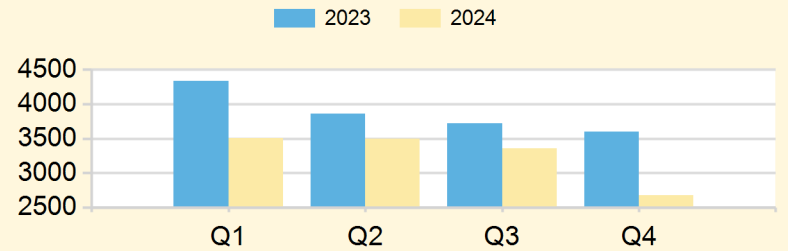
	Q1	Q2	Q3	Q4
2023	4,239	3,903	3,783	3,709
2024	3,682	3,619	3,659	3,012

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



	Q1	Q2	Q3	Q4
2023	1,693	1,459	1,286	1,365
2024	1,297	1,451	1,492	1,270

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2023	4,338	3,864	3,719	3,599
2024	3,507	3,498	3,361	2,679