

Boston, MA Real Estate Market Review

2024 vs. 2023 Per Quarter

Prepared by Ryan Cook on Thursday, January 02, 2025

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units	786	756	-30	882	1089	207	949	1156	207	537	617	80
Avg. Days on Market	72	79	7	80	74	-6	79	80	1	106	114	8
Avg. List Price	\$1,917,420.77	\$2,146,006.38	\$228,585.61	\$2,081,540.54	\$1,846,666.89	-\$234,873.65	\$1,976,748.83	\$1,835,234.35	-\$141,514.48	\$2,129,162.13	\$2,028,583.87	-\$100,578.26
Avg. List \$ / SqFt	\$1,178.66	\$1,251.55	\$72.89	\$1,206.95	\$1,147.69	-\$59.26	\$1,147.02	\$1,152.30	\$5.28	\$1,230.63	\$1,193.73	-\$36.90
Approx. Absorption Rate	45.99%	38.66%	-7.33%	36.51%	26.79%	-9.72%	32.66%	24.53%	-8.13%	55.85%	46.95%	-8.90%
Approx. Months Supply of Inventory	2.17	2.59	0.42	2.74	3.73	0.99	3.06	4.08	1.02	1.79	2.13	0.34
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Listing Units (Taken)	1384	1406	22	1750	1989	239	1400	1491	91	851	902	51
Avg. Original List Price	\$1,397,951.27	\$1,425,346.22	\$27,394.95	\$1,273,420.55	\$1,244,851.69	-\$28,568.86	\$1,426,757.10	\$1,313,085.61	-\$113,671.49	\$1,426,595.86	\$1,372,288.65	-\$54,307.21
Avg. Original List \$ / SqFt	\$1,021.66	\$1,089.39	\$67.73	\$976.14	\$986.52	\$10.38	\$1,003.43	\$997.45	-\$5.98	\$1,025.47	\$1,002.84	-\$22.63
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	415	131	234	280	46	139	178	39
Avg. Original List Price	\$1,540,302.69	\$1,507,121.31	-\$33,181.38	\$1,280,034.39	\$1,057,678.42	-\$222,355.97	\$1,082,827.09	\$997,658.91	-\$85,168.18	\$964,876.69	\$954,075.48	-\$10,801.21
Avg. Original List \$ / SqFt	\$1,063.05	\$1,072.80	\$9.75	\$942.89	\$935.83	-\$7.06	\$881.90	\$892.86	\$10.96	\$788.66	\$829.87	\$41.21
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	894	49	664	783	119
Avg. List Price	\$1,051,162.46	\$1,103,042.36	\$51,879.90	\$1,018,366.11	\$1,066,860.07	\$48,493.96	\$1,248,917.48	\$1,039,165.32	-\$209,752.16	\$1,267,364.41	\$1,176,682.25	-\$90,682.16
Avg. List \$ / SqFt	\$861.26	\$982.42	\$121.16	\$878.55	\$913.25	\$34.70	\$952.88	\$899.13	-\$53.75	\$919.99	\$952.20	\$32.21
Avg. Days to Offer	43	36	-7	30	30	0	36	38	2	48	50	2

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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	1127	-11	1058	1015	-43	681	755	74
Avg. Days on Market	62	65	3	43	45	2	42	45	3	50	56	6
Avg. Days to Offer	44	46	2	30	31	1	30	32	2	37	40	3
Avg. Sale Price	\$1,044,000.33	\$1,104,515.16	\$60,514.83	\$1,016,451.26	\$1,071,662.07	\$55,210.81	\$1,155,421.33	\$1,033,524.63	-\$121,896.70	\$1,174,841.82	\$1,119,527.78	-\$55,314.04
Avg. Sale \$ / SqFt	\$856.07	\$869.42	\$13.35	\$886.61	\$985.15	\$98.54	\$937.16	\$886.25	-\$50.91	\$896.89	\$927.12	\$30.23
Avg. List Price	\$1,072,295.59	\$1,126,060.48	\$53,764.89	\$1,029,747.07	\$1,080,452.79	\$50,705.72	\$1,169,272.52	\$1,049,214.23	-\$120,058.29	\$1,200,722.30	\$1,146,579.47	-\$54,142.83
Avg. List \$ / SqFt	\$868.29	\$880.45	\$12.16	\$891.48	\$990.81	\$99.33	\$944.00	\$896.96	-\$47.04	\$909.34	\$944.73	\$35.39
Avg. Original List Price	\$1,091,698.07	\$1,144,664.19	\$52,966.12	\$1,047,349.26	\$1,092,851.71	\$45,502.45	\$1,184,980.22	\$1,064,072.15	-\$120,908.07	\$1,219,467.01	\$1,170,906.45	-\$48,560.56
Avg. Original List \$ / SqFt	\$881.82	\$894.11	\$12.29	\$904.16	\$1,000.14	\$95.98	\$954.62	\$910.41	-\$44.21	\$923.60	\$962.99	\$39.39
Avg. Sale Price as % of List Price	98.95%	99.19%	0.24%	100.07%	100.04%	-0.03%	99.75%	99.23%	-0.52%	99.01%	98.51%	-0.50%
Avg. Sale Price as % of Original List Price	125.73%	97.87%	-27.86%	99.14%	99.70%	0.56%	116.22%	98.02%	-18.20%	97.49%	96.77%	-0.72%
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	1	-1	1	1	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.	2023	2024	Var.
Units Listed	6197	5423	-774	5579	5649	70	5406	5741	335	5390	5789	399
Units Price Changed	1693	1297	-396	1459	1449	-10	1286	1507	221	1365	1703	338
Units Went Pending	4239	3682	-557	3903	3619	-284	3783	3669	-114	3709	3776	67
Units Sold	4338	3507	-831	3864	3501	-363	3719	3403	-316	3599	3476	-123

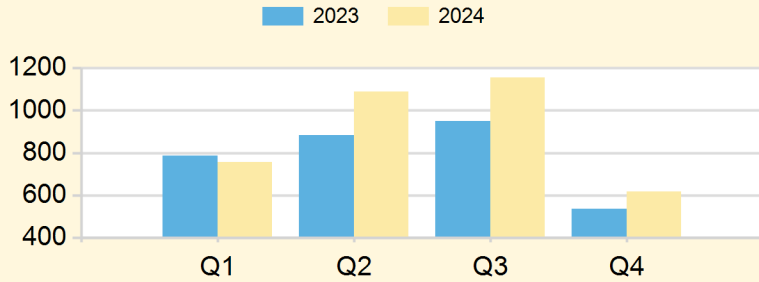
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2024 vs. 2023 Per Quarter

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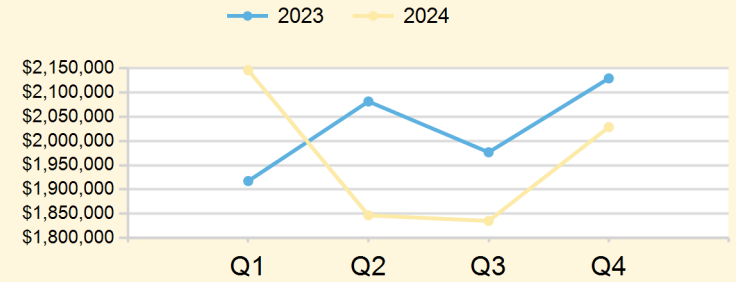
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Listing Inventory on the Last Day of Each Quarter



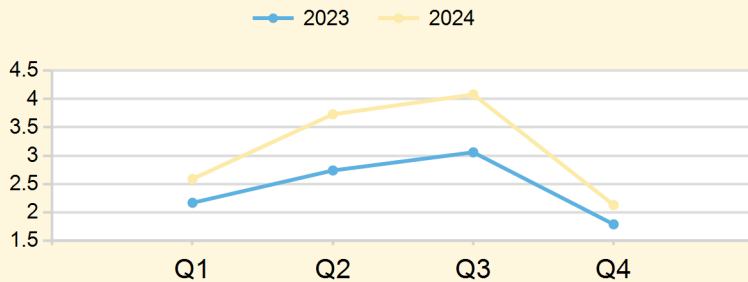
	Q1	Q2	Q3	Q4
2023	786	882	949	537
2024	756	1,089	1,156	617

Average List Price on the Last Day of Each Quarter



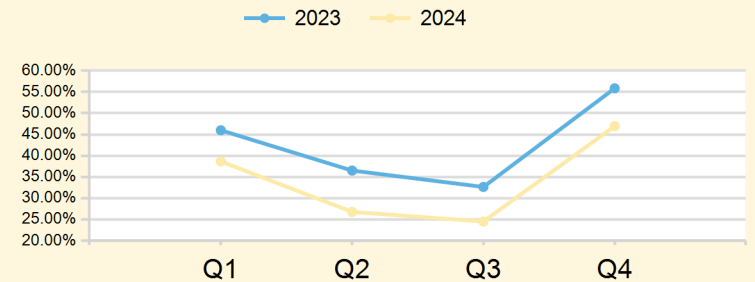
	Q1	Q2	Q3	Q4
2023	\$1,917,420.77	\$2,081,540.54	\$1,976,748.83	\$2,129,162.13
2024	\$2,146,006.38	\$1,846,666.89	\$1,835,234.35	\$2,028,583.87

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2023	2.17	2.74	3.06	1.79
2024	2.59	3.73	4.08	2.13

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2023	45.99%	36.51%	32.66%	55.85%
2024	38.66%	26.79%	24.53%	46.95%

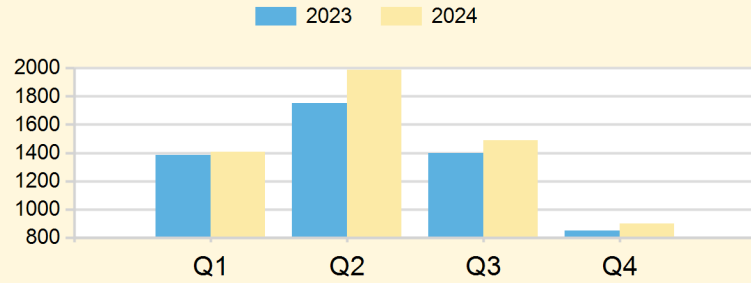
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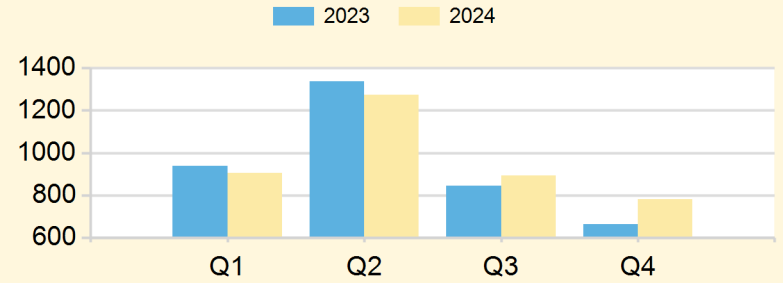
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Properties Listed During Each Quarter



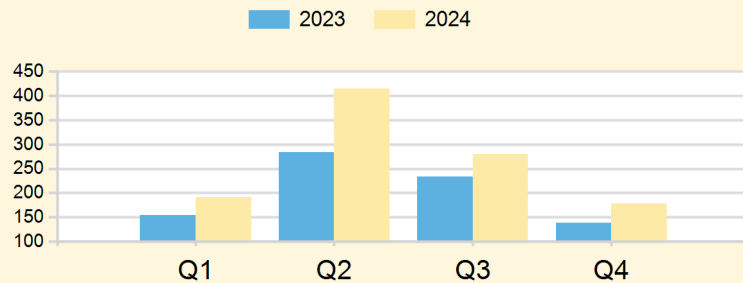
	Q1	Q2	Q3	Q4
2023	1,384	1,750	1,400	851
2024	1,406	1,989	1,491	902

Went Pending During Each Quarter



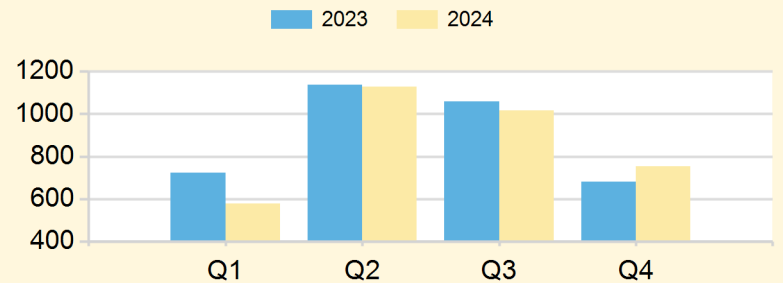
	Q1	Q2	Q3	Q4
2023	939	1,336	845	664
2024	904	1,273	894	783

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2023	154	284	234	139
2024	191	415	280	178

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2023	722	1,138	1,058	681
2024	579	1,127	1,015	755

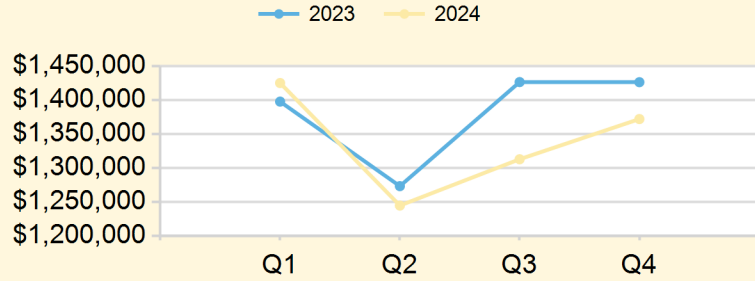
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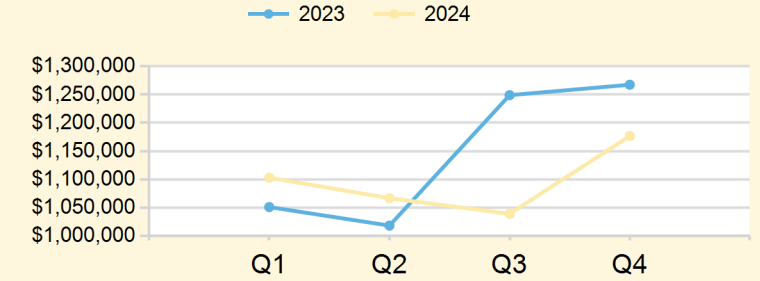
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Listed Properties - Average List Price For Each Quarter



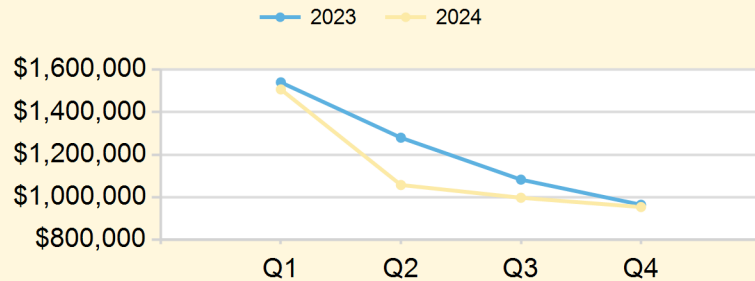
	Q1	Q2	Q3	Q4
2023	\$1,397,951.27	\$1,273,420.55	\$1,426,757.10	\$1,426,595.86
2024	\$1,425,346.22	\$1,244,851.69	\$1,313,085.61	\$1,372,288.65

Went Pending - Average List Price For Each Quarter



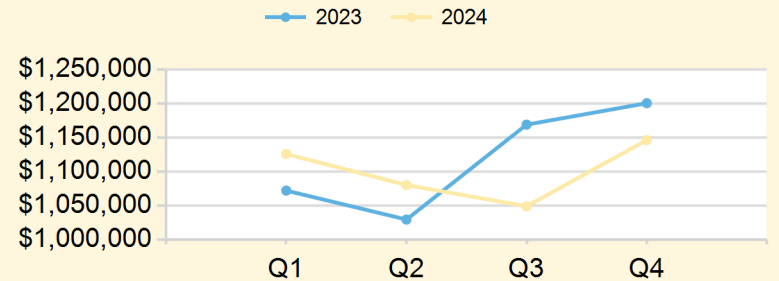
	Q1	Q2	Q3	Q4
2023	\$1,051,162.46	\$1,018,366.11	\$1,248,917.48	\$1,267,364.41
2024	\$1,103,042.36	\$1,066,860.07	\$1,039,165.32	\$1,176,682.25

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	\$1,057,678.42	\$997,658.91	\$954,075.48

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	\$1,080,452.79	\$1,049,214.23	\$1,146,579.47

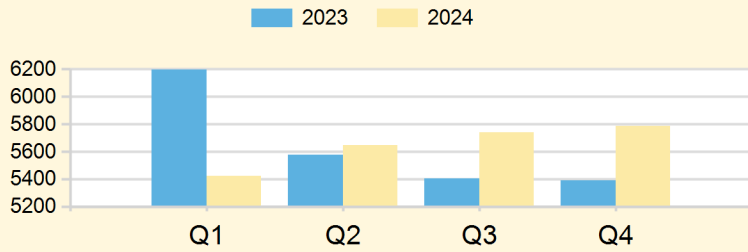
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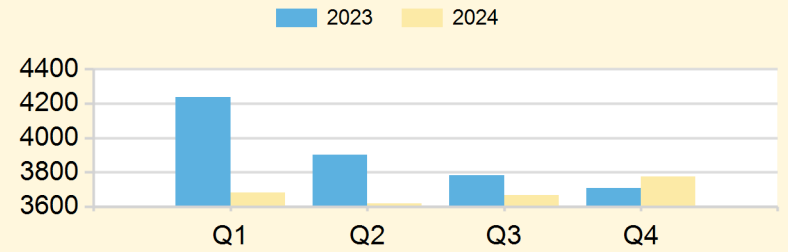
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Listed Between the Last Day of Each Quarter and 12 Months



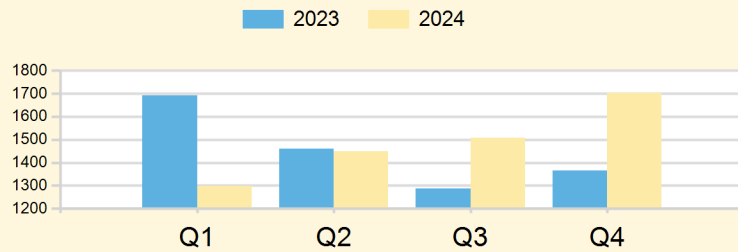
	Q1	Q2	Q3	Q4
2023	6,197	5,579	5,406	5,390
2024	5,423	5,649	5,741	5,789

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



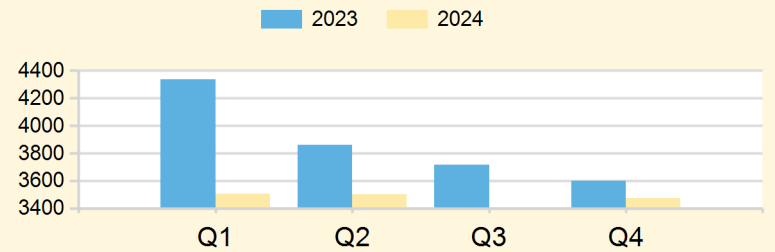
	Q1	Q2	Q3	Q4
2023	4,239	3,903	3,783	3,709
2024	3,682	3,619	3,669	3,776

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	1,449	1,507	1,703

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	3,501	3,403	3,476