

Beacon Hill, MA Area Market Review

2022 vs. 2021 As of January 12, 2022

Condominium

Listing Inventory on January 12	2021	2022	Var.	Var. %	Trend
Listing Units	44	31	-13	-29.55%	↓
Average Days on Market	133	104	-29	-21.80%	↓
Average List Price	\$3,065,793.14	\$3,203,609.65	\$137,816.51	4.50%	↑
Average List \$ / SqFt	\$1,513.57	\$1,458.73	-\$54.84	-3.62%	↓
Approximate Absorption Rate	24.81%	47.58%	22.77%	91.78%	↑
Approximate Months Supply of Inventory	4.03	2.10	-1.93	-47.89%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	4	5	1	25%	↑
Average Original List Price	\$1,459,250.00	\$2,069,780.00	\$610,530.00	41.84%	↑
Average Original List \$ / SqFt	\$1,377.62	\$1,288.50	-\$89.12	-6.47%	↓
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	1	3	2	200%	↑
Average List Price	\$1,145,000.00	\$1,602,221.00	\$457,221.00	39.93%	↑
Average List \$ / SqFt	\$1,085.31	\$1,004.25	-\$81.06	-7.47%	↓
Average Days to Offer	98	79	-19	-19.39%	↓
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	0	0	0	0%	↔
Average Original List Price	\$0.00	\$0.00	\$0.00	0%	↔
Average Original List \$ / SqFt	\$0.00	\$0.00	\$0.00	0%	↔
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	4	0	-4	-100%	↓
Average Days on Market	198	0	-198	-100%	↓
Average Days to Offer	191	0	-191	-100%	↓
Average Sale Price	\$1,242,362.50	\$0.00	-\$1,242,362.50	-100%	↓
Average Sale \$ / SqFt	\$1,261.35	\$0.00	-\$1,261.35	-100%	↓
Average List Price	\$1,326,250.00	\$0.00	-\$1,326,250.00	-100%	↓
Average List \$ / SqFt	\$1,322.62	\$0.00	-\$1,322.62	-100%	↓
Average Original List Price	\$1,393,500.00	\$0.00	-\$1,393,500.00	-100%	↓
Average Original List \$ / SqFt	\$1,383.02	\$0.00	-\$1,383.02	-100%	↓
Average Sale Price as % of List Price	95.89%	0%	-95.89%	-100%	↓
Average Sale Price as % of Original List Price	92.43%	0%	-92.43%	-100%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of January 12	2021	2022	Var.	Var. %	Trend
Units Listed	235	251	16	6.81%	↑
Units Price Changed	88	52	-36	-40.91%	↓
Units Went Pending	128	190	62	48.44%	↑
Units Sold	131	177	46	35.11%	↑

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