

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

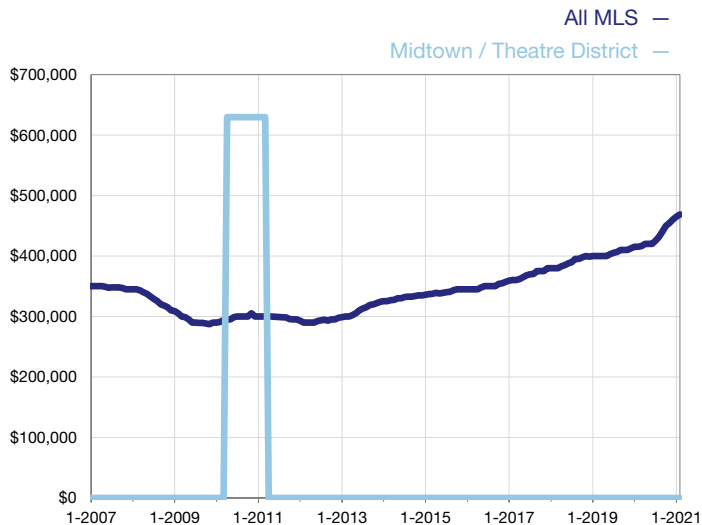
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	6	- 14.3%	14	11	- 21.4%
Closed Sales	2	7	+ 250.0%	6	11	+ 83.3%
Median Sales Price*	\$3,202,500	\$1,550,000	- 51.6%	\$1,890,000	\$1,300,000	- 31.2%
Inventory of Homes for Sale	51	67	+ 31.4%	--	--	--
Months Supply of Inventory	6.4	12.6	+ 96.9%	--	--	--
Cumulative Days on Market Until Sale	229	110	- 52.0%	180	121	- 32.8%
Percent of Original List Price Received*	93.9%	92.4%	- 1.6%	92.2%	92.0%	- 0.2%
New Listings	18	17	- 5.6%	27	35	+ 29.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

