

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$1,050,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	91	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	80.8%	--
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.

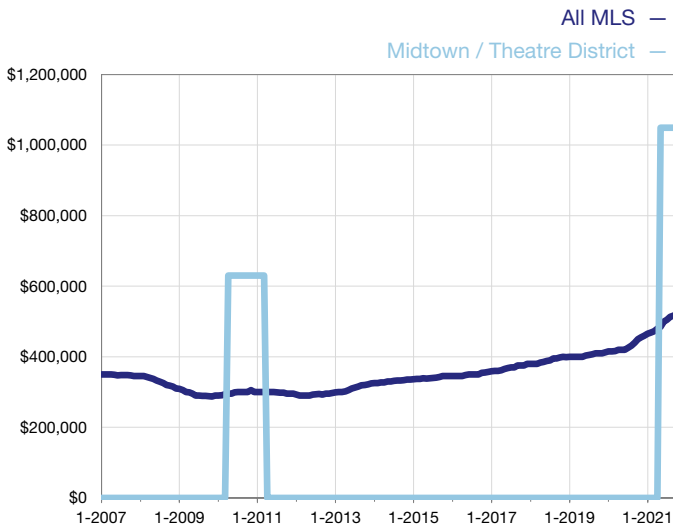
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	52	76	+ 46.2%
Closed Sales	3	3	0.0%	54	76	+ 40.7%
Median Sales Price*	\$1,550,000	\$750,000	- 51.6%	\$1,462,500	\$1,185,000	- 19.0%
Inventory of Homes for Sale	92	45	- 51.1%	--	--	--
Months Supply of Inventory	16.5	6.7	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	59	95	+ 61.0%	117	134	+ 14.5%
Percent of Original List Price Received*	95.3%	96.6%	+ 1.4%	93.2%	94.4%	+ 1.3%
New Listings	13	11	- 15.4%	152	139	- 8.6%

* 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

