Back Bay

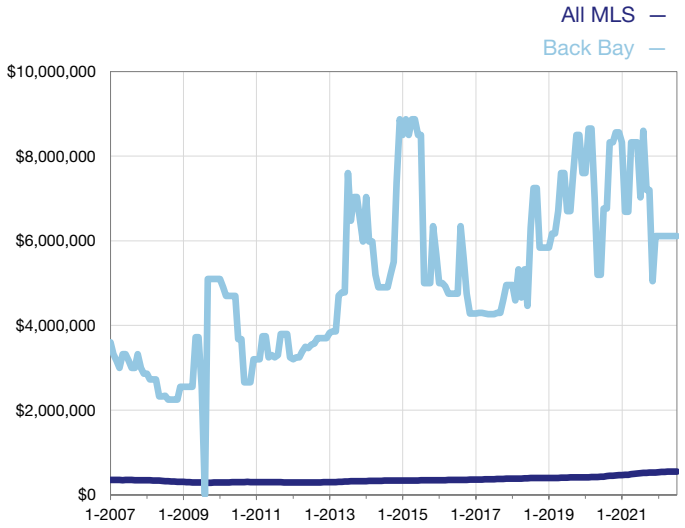
Single-Family Properties	July			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	0	**0**	--	1	**1**	0.0%
Closed Sales	0	**0**	--	2	**1**	- 50.0%
Median Sales Price*	$0	**$0**	--	$4,337,500	**$4,075,000**	- 6.1%
Inventory of Homes for Sale	10	**2**	- 80.0%	--	--	--
Months Supply of Inventory	8.0	**1.6**	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	94	**199**	+ 111.7%
Percent of Original List Price Received*	0.0%	**0.0%**	--	97.6%	**75.5%**	- 22.6%
New Listings	2	**0**	- 100.0%	11	**1**	- 90.9%

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

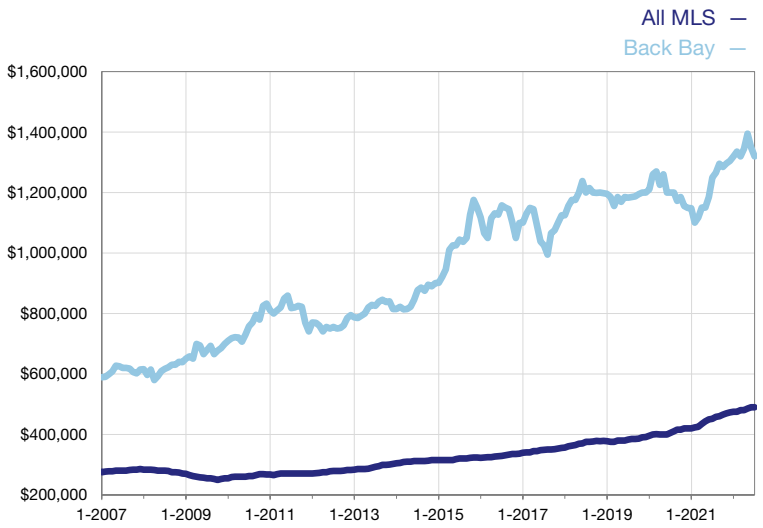
Condominium Properties	July			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	23	**21**	- 8.7%	241	**214**	- 11.2%
Closed Sales	36	**31**	- 13.9%	226	**209**	- 7.5%
Median Sales Price*	$1,437,500	**$930,000**	- 35.3%	$1,291,500	**$1,380,000**	+ 6.9%
Inventory of Homes for Sale	155	**115**	- 25.8%	--	--	--
Months Supply of Inventory	5.2	**3.8**	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	56	**54**	- 3.6%	90	**64**	- 28.9%
Percent of Original List Price Received*	97.0%	**97.2%**	+ 0.2%	95.3%	**97.1%**	+ 1.9%
New Listings	34	**33**	- 2.9%	363	**357**	- 1.7%

* 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



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