

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	4	3	- 25.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$2,630,000	\$8,500,000	+ 223.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	21	55	+ 161.9%
Percent of Original List Price Received*	0.0%	0.0%	--	97.6%	90.8%	- 7.0%
New Listings	0	1	--	7	9	+ 28.6%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	33	17	- 48.5%	215	207	- 3.7%
Closed Sales	29	34	+ 17.2%	189	191	+ 1.1%
Median Sales Price*	\$1,155,000	\$1,496,250	+ 29.5%	\$1,265,000	\$1,200,000	- 5.1%
Inventory of Homes for Sale	86	119	+ 38.4%	--	--	--
Months Supply of Inventory	3.2	4.2	+ 31.3%	--	--	--
Cumulative Days on Market Until Sale	44	29	- 34.1%	61	58	- 4.9%
Percent of Original List Price Received*	98.7%	99.0%	+ 0.3%	97.9%	97.7%	- 0.2%
New Listings	30	24	- 20.0%	287	349	+ 21.6%

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

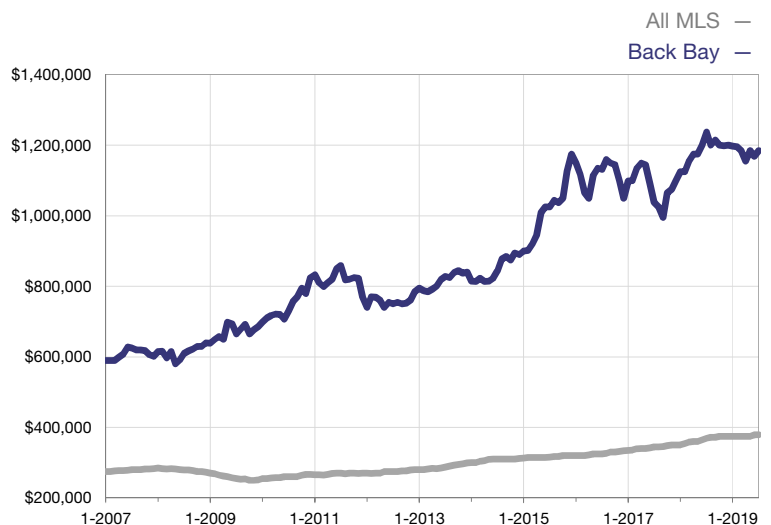
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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