

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	1	0.0%	5	7	+ 40.0%
Closed Sales	0	1	--	3	8	+ 166.7%
Median Sales Price*	\$0	<b>\$9,000,000</b>	--	\$8,500,000	<b>\$8,565,000</b>	+ 0.8%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.8	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	0	127	--	55	164	+ 198.2%
Percent of Original List Price Received*	0.0%	90.0%	--	90.8%	89.0%	- 2.0%
New Listings	0	0	--	14	13	- 7.1%

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

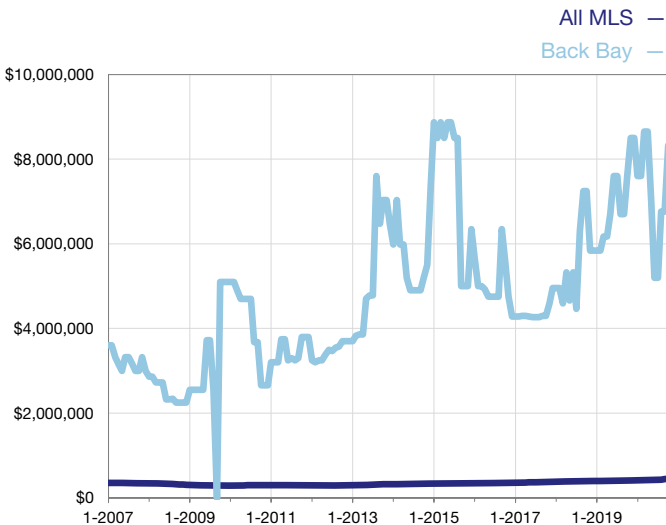
### Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	15	17	+ 13.3%	329	243	- 26.1%
Closed Sales	29	29	0.0%	321	244	- 24.0%
Median Sales Price*	\$1,650,000	<b>\$1,100,000</b>	- 33.3%	\$1,200,000	<b>\$1,160,000</b>	- 3.3%
Inventory of Homes for Sale	82	121	+ 47.6%	--	--	--
Months Supply of Inventory	3.1	6.0	+ 93.5%	--	--	--
Cumulative Days on Market Until Sale	85	87	+ 2.4%	63	72	+ 14.3%
Percent of Original List Price Received*	91.9%	91.4%	- 0.5%	96.1%	94.3%	- 1.9%
New Listings	14	11	- 21.4%	504	509	+ 1.0%

\* 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

