

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Back Bay

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	4	2	- 50.0%
Median Sales Price*	\$0	\$0	--	\$7,000,000	\$4,337,500	- 38.0%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	190	94	- 50.5%
Percent of Original List Price Received*	0.0%	0.0%	--	88.7%	97.6%	+ 10.0%
New Listings	0	3	--	4	4	0.0%

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

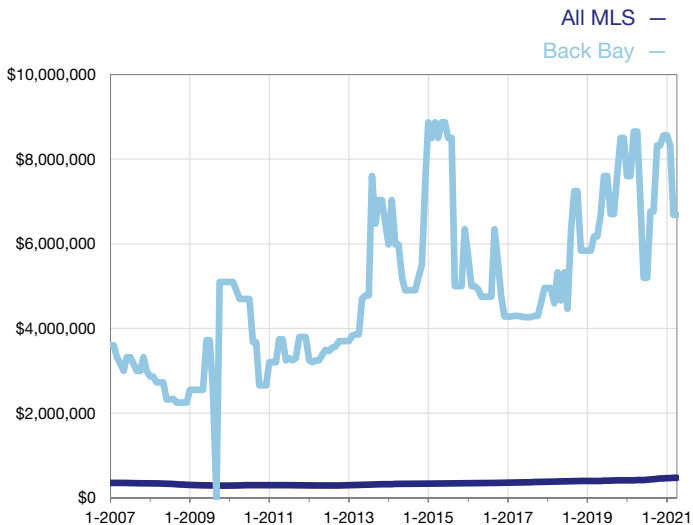
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	59	+ 391.7%	69	150	+ 117.4%
Closed Sales	26	31	+ 19.2%	86	95	+ 10.5%
Median Sales Price*	\$975,000	\$1,250,000	+ 28.2%	\$1,580,000	\$1,160,000	- 26.6%
Inventory of Homes for Sale	84	129	+ 53.6%	--	--	--
Months Supply of Inventory	3.1	6.1	+ 96.8%	--	--	--
Cumulative Days on Market Until Sale	93	99	+ 6.5%	81	105	+ 29.6%
Percent of Original List Price Received*	95.1%	95.7%	+ 0.6%	94.8%	93.5%	- 1.4%
New Listings	20	70	+ 250.0%	111	207	+ 86.5%

\* 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

