

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	5	11	+ 120.0%
Closed Sales	0	2	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$4,350,000	--	\$4,337,500	\$3,875,000	- 10.7%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	4.4	9.0	+ 104.5%	--	--	--
Cumulative Days on Market Until Sale	0	144	--	56	170	+ 203.6%
Percent of Original List Price Received*	0.0%	93.3%	--	93.8%	90.4%	- 3.6%
New Listings	0	9	--	10	22	+ 120.0%

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

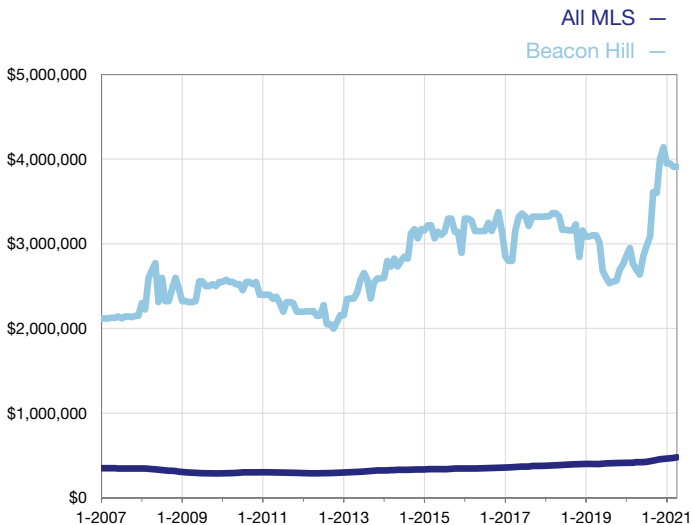
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	20	+ 400.0%	33	72	+ 118.2%
Closed Sales	13	20	+ 53.8%	38	53	+ 39.5%
Median Sales Price*	\$791,000	\$949,500	+ 20.0%	\$965,000	\$949,000	- 1.7%
Inventory of Homes for Sale	37	48	+ 29.7%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 48.1%	--	--	--
Cumulative Days on Market Until Sale	51	63	+ 23.5%	65	99	+ 52.3%
Percent of Original List Price Received*	99.4%	95.6%	- 3.8%	96.1%	94.3%	- 1.9%
New Listings	5	21	+ 320.0%	55	94	+ 70.9%

* 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

