

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	40	114	+ 185.0%	192	329	+ 71.4%
Closed Sales	45	68	+ 51.1%	184	252	+ 37.0%
Median Sales Price*	\$655,000	\$757,500	+ 15.6%	\$650,000	\$721,500	+ 11.0%
Inventory of Homes for Sale	126	134	+ 6.3%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	31	52	+ 67.7%	46	48	+ 4.3%
Percent of Original List Price Received*	100.7%	102.1%	+ 1.4%	98.5%	100.1%	+ 1.6%
New Listings	57	166	+ 191.2%	286	410	+ 43.4%

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

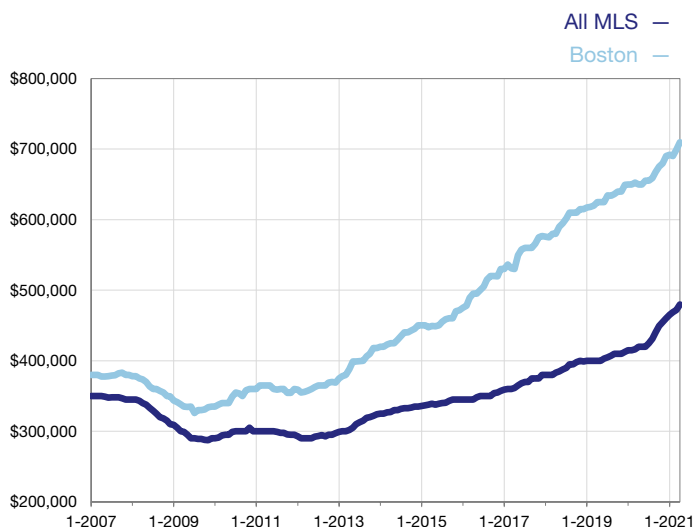
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	212	682	+ 221.7%	1,188	2,233	+ 88.0%
Closed Sales	346	523	+ 51.2%	1,209	1,579	+ 30.6%
Median Sales Price*	\$687,500	\$705,000	+ 2.5%	\$695,000	\$682,500	- 1.8%
Inventory of Homes for Sale	989	1,137	+ 15.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	50	60	+ 20.0%	63	68	+ 7.9%
Percent of Original List Price Received*	99.2%	98.5%	- 0.7%	97.7%	97.0%	- 0.7%
New Listings	347	955	+ 175.2%	1,811	2,900	+ 60.1%

* 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

