

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	0	--

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

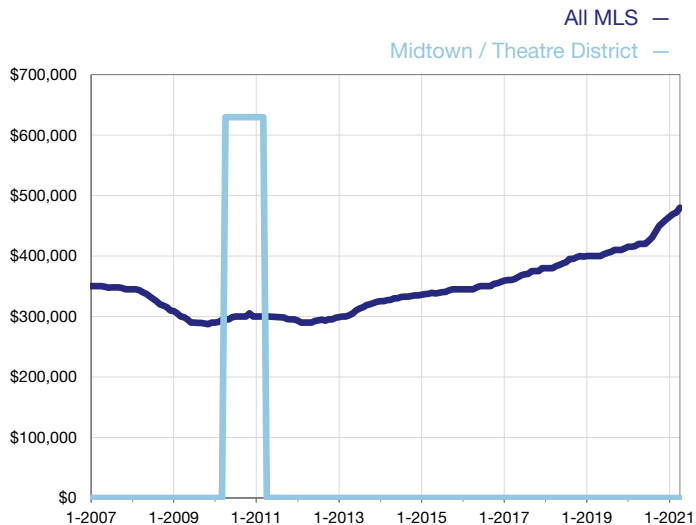
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	11	+ 266.7%	22	33	+ 50.0%
Closed Sales	6	6	0.0%	22	23	+ 4.5%
Median Sales Price*	\$1,675,000	\$1,925,000	+ 14.9%	\$1,890,000	\$1,245,000	- 34.1%
Inventory of Homes for Sale	47	69	+ 46.8%	--	--	--
Months Supply of Inventory	6.1	13.8	+ 126.2%	--	--	--
Cumulative Days on Market Until Sale	154	272	+ 76.6%	158	160	+ 1.3%
Percent of Original List Price Received*	92.9%	92.8%	- 0.1%	92.8%	92.3%	- 0.5%
New Listings	6	15	+ 150.0%	41	71	+ 73.2%

* 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

