

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	6	--	2	16	+ 700.0%
Closed Sales	1	6	+ 500.0%	3	14	+ 366.7%
Median Sales Price*	\$4,500,000	<b>\$2,509,700</b>	- 44.2%	\$4,200,000	<b>\$2,565,000</b>	- 38.9%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	4.0	6.5	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	56	148	+ 164.3%	52	107	+ 105.8%
Percent of Original List Price Received*	97.8%	93.5%	- 4.4%	97.1%	94.0%	- 3.2%
New Listings	3	12	+ 300.0%	12	26	+ 116.7%

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

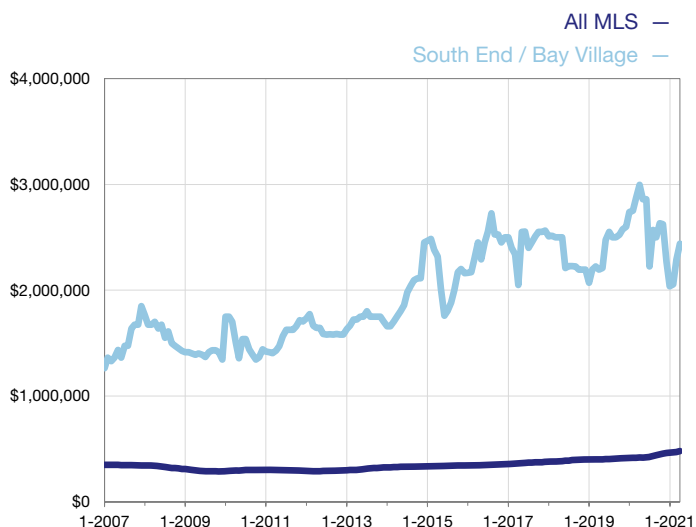
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	69	+ 263.2%	104	208	+ 100.0%
Closed Sales	30	51	+ 70.0%	79	123	+ 55.7%
Median Sales Price*	\$1,219,500	<b>\$850,000</b>	- 30.3%	\$1,170,000	<b>\$850,000</b>	- 27.4%
Inventory of Homes for Sale	112	136	+ 21.4%	--	--	--
Months Supply of Inventory	3.4	3.9	+ 14.7%	--	--	--
Cumulative Days on Market Until Sale	55	59	+ 7.3%	70	74	+ 5.7%
Percent of Original List Price Received*	98.6%	96.6%	- 2.0%	96.6%	95.8%	- 0.8%
New Listings	37	95	+ 156.8%	182	299	+ 64.3%

\* 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

