

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$5,000,000	\$0	- 100.0%	\$5,200,000	\$4,337,500	- 16.6%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	3.3	7.0	+ 112.1%	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	154	94	- 39.0%
Percent of Original List Price Received*	91.0%	0.0%	- 100.0%	89.1%	97.6%	+ 9.5%
New Listings	0	3	--	4	7	+ 75.0%

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

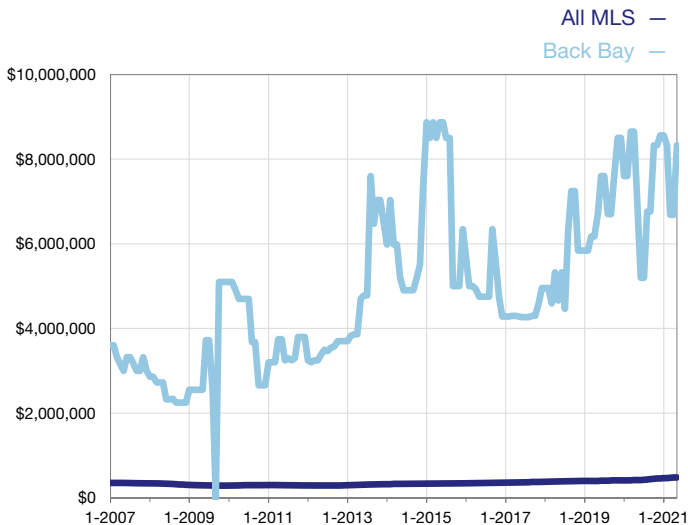
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	29	+ 163.6%	80	177	+ 121.3%
Closed Sales	6	49	+ 716.7%	92	144	+ 56.5%
Median Sales Price*	\$1,017,500	\$1,300,000	+ 27.8%	\$1,455,000	\$1,250,000	- 14.1%
Inventory of Homes for Sale	108	145	+ 34.3%	--	--	--
Months Supply of Inventory	4.4	5.9	+ 34.1%	--	--	--
Cumulative Days on Market Until Sale	97	100	+ 3.1%	82	103	+ 25.6%
Percent of Original List Price Received*	92.5%	95.5%	+ 3.2%	94.7%	94.2%	- 0.5%
New Listings	46	59	+ 28.3%	157	267	+ 70.1%

* 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

