

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Beacon Hill

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	5	12	+ 140.0%
Closed Sales	2	5	+ 150.0%	7	14	+ 100.0%
Median Sales Price*	\$2,540,000	\$3,102,750	+ 22.2%	\$2,740,000	\$3,512,500	+ 28.2%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	6.7	8.3	+ 23.9%	--	--	--
Cumulative Days on Market Until Sale	72	183	+ 154.2%	60	174	+ 190.0%
Percent of Original List Price Received*	88.4%	94.2%	+ 6.6%	92.3%	91.8%	- 0.5%
New Listings	5	3	- 40.0%	15	25	+ 66.7%

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

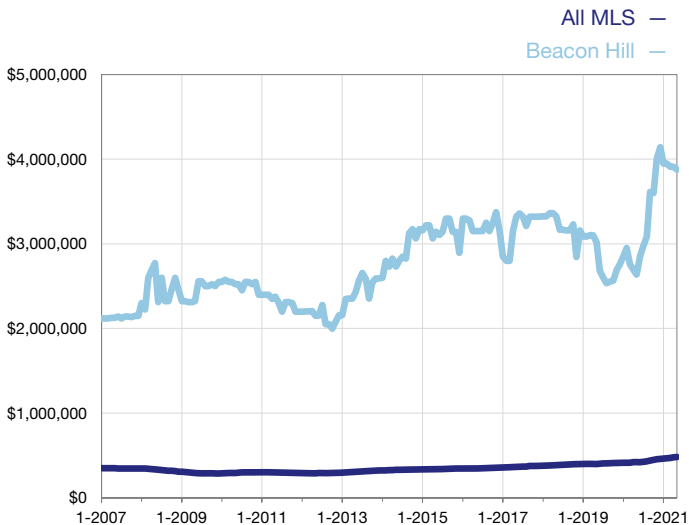
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	19	+ 171.4%	40	90	+ 125.0%
Closed Sales	3	19	+ 533.3%	41	74	+ 80.5%
Median Sales Price*	\$1,122,000	\$1,027,500	- 8.4%	\$970,000	\$949,000	- 2.2%
Inventory of Homes for Sale	47	54	+ 14.9%	--	--	--
Months Supply of Inventory	3.7	4.0	+ 8.1%	--	--	--
Cumulative Days on Market Until Sale	13	62	+ 376.9%	62	89	+ 43.5%
Percent of Original List Price Received*	102.5%	96.7%	- 5.7%	96.5%	95.0%	- 1.6%
New Listings	22	29	+ 31.8%	77	123	+ 59.7%

* 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

