

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Boston

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	91	153	+ 68.1%	283	471	+ 66.4%
Closed Sales	51	97	+ 90.2%	235	351	+ 49.4%
Median Sales Price*	\$677,500	\$825,000	+ 21.8%	\$655,000	\$750,000	+ 14.5%
Inventory of Homes for Sale	149	123	- 17.4%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	27	36	+ 33.3%	42	45	+ 7.1%
Percent of Original List Price Received*	99.4%	103.3%	+ 3.9%	98.7%	101.0%	+ 2.3%
New Listings	121	157	+ 29.8%	408	562	+ 37.7%

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

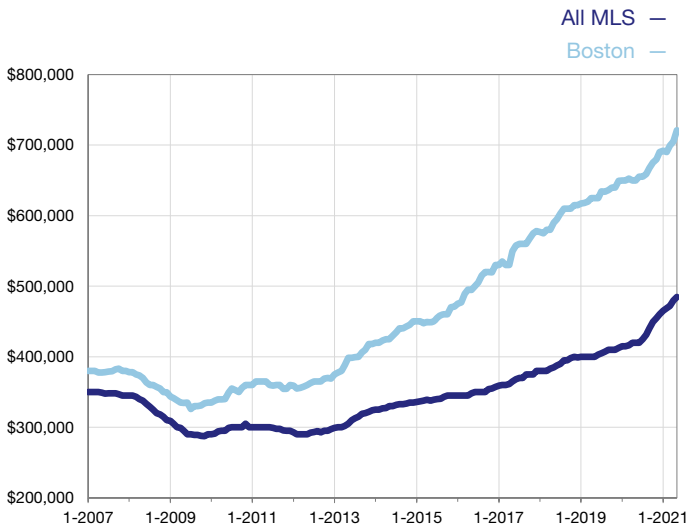
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	386	677	+ 75.4%	1,574	2,891	+ 83.7%
Closed Sales	252	622	+ 146.8%	1,461	2,222	+ 52.1%
Median Sales Price*	\$624,500	\$719,500	+ 15.2%	\$680,000	\$690,000	+ 1.5%
Inventory of Homes for Sale	1,097	1,107	+ 0.9%	--	--	--
Months Supply of Inventory	3.1	2.7	- 12.9%	--	--	--
Cumulative Days on Market Until Sale	47	46	- 2.1%	60	62	+ 3.3%
Percent of Original List Price Received*	98.3%	99.4%	+ 1.1%	97.8%	97.7%	- 0.1%
New Listings	645	787	+ 22.0%	2,455	3,685	+ 50.1%

\* 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

