

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$1,050,000	--	\$0	\$1,050,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	91	--	0	91	--
Percent of Original List Price Received*	0.0%	80.8%	--	0.0%	80.8%	--
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.

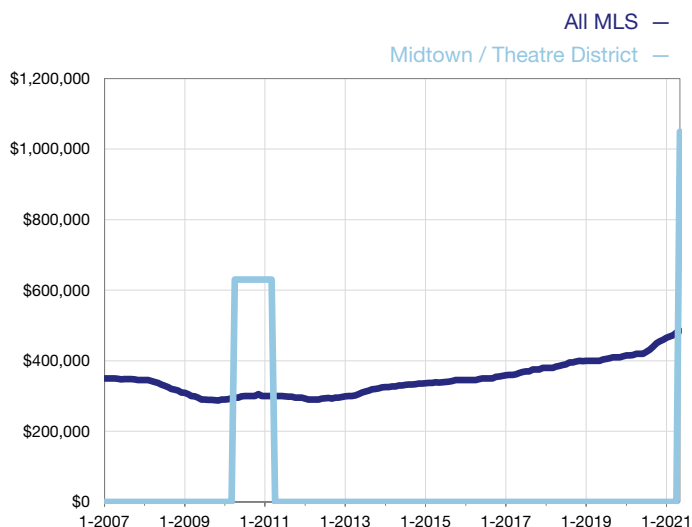
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	11	+ 57.1%	29	44	+ 51.7%
Closed Sales	2	6	+ 200.0%	24	29	+ 20.8%
Median Sales Price*	\$2,197,500	\$1,057,500	- 51.9%	\$1,890,000	\$1,245,000	- 34.1%
Inventory of Homes for Sale	55	61	+ 10.9%	--	--	--
Months Supply of Inventory	8.0	11.4	+ 42.5%	--	--	--
Cumulative Days on Market Until Sale	23	57	+ 147.8%	146	139	- 4.8%
Percent of Original List Price Received*	93.8%	96.8%	+ 3.2%	92.8%	93.2%	+ 0.4%
New Listings	17	17	0.0%	58	87	+ 50.0%

* 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

