

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	6	+ 20.0%	7	22	+ 214.3%
Closed Sales	1	5	+ 400.0%	4	19	+ 375.0%
Median Sales Price*	\$2,500,000	\$1,520,000	- 39.2%	\$3,597,500	\$2,550,000	- 29.1%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	5.1	4.9	- 3.9%	--	--	--
Cumulative Days on Market Until Sale	15	21	+ 40.0%	43	84	+ 95.3%
Percent of Original List Price Received*	86.2%	100.4%	+ 16.5%	94.4%	95.7%	+ 1.4%
New Listings	8	7	- 12.5%	20	33	+ 65.0%

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

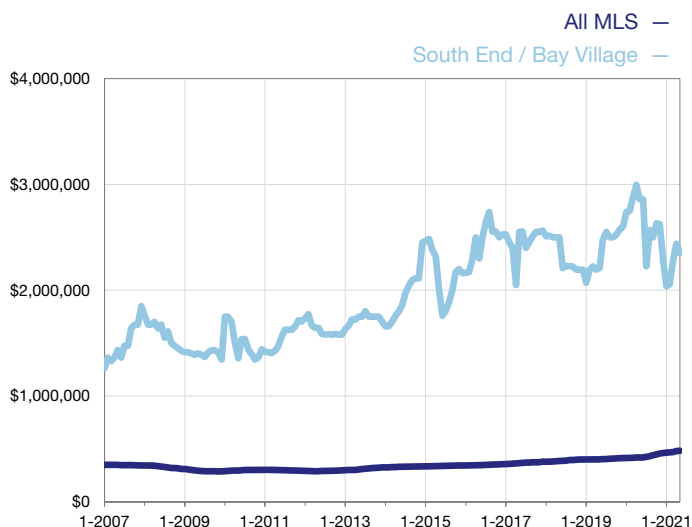
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	39	67	+ 71.8%	143	274	+ 91.6%
Closed Sales	19	77	+ 305.3%	98	201	+ 105.1%
Median Sales Price*	\$1,045,000	\$1,025,000	- 1.9%	\$1,107,500	\$915,000	- 17.4%
Inventory of Homes for Sale	139	125	- 10.1%	--	--	--
Months Supply of Inventory	4.5	3.2	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	63	61	- 3.2%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	97.0%	97.4%	+ 0.4%
New Listings	88	67	- 23.9%	270	366	+ 35.6%

\* 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

