

# Boston

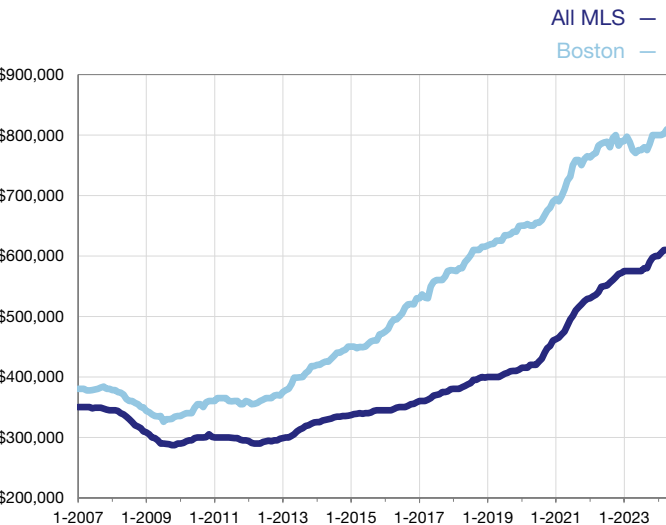
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	76	101	+ 32.9%	238	251	+ 5.5%
Closed Sales	58	61	+ 5.2%	198	188	- 5.1%
Median Sales Price*	\$737,500	\$850,000	+ 15.3%	\$710,500	\$780,000	+ 9.8%
Inventory of Homes for Sale	155	122	- 21.3%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	48	44	- 8.3%	51	44	- 13.7%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	96.9%	99.3%	+ 2.5%
New Listings	115	120	+ 4.3%	322	318	- 1.2%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	377	476	+ 26.3%	1,188	1,246	+ 4.9%
Closed Sales	277	309	+ 11.6%	998	886	- 11.2%
Median Sales Price*	\$768,000	\$730,000	- 4.9%	\$729,000	\$739,500	+ 1.4%
Inventory of Homes for Sale	1,068	1,024	- 4.1%	--	--	--
Months Supply of Inventory	3.4	3.5	+ 2.9%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	58	60	+ 3.4%
Percent of Original List Price Received*	98.4%	98.8%	+ 0.4%	97.6%	98.2%	+ 0.6%
New Listings	554	746	+ 34.7%	1,894	2,076	+ 9.6%

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Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

