

# Boston

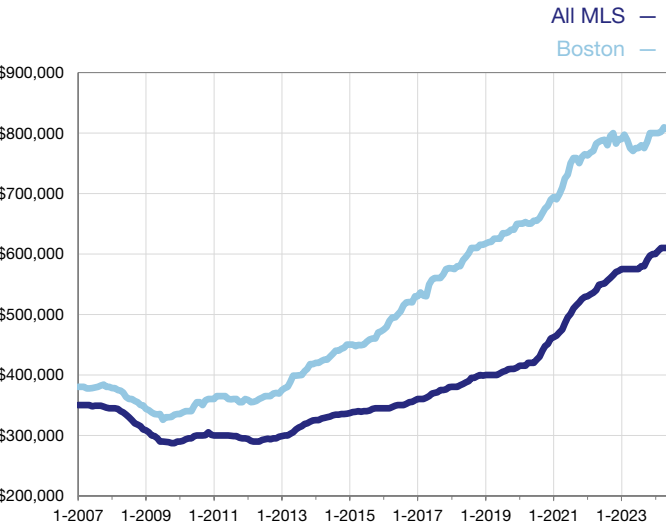
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	101	104	+ 3.0%	339	341	+ 0.6%
Closed Sales	73	82	+ 12.3%	271	271	0.0%
Median Sales Price*	\$819,000	\$961,250	+ 17.4%	\$754,500	\$828,000	+ 9.7%
Inventory of Homes for Sale	167	150	- 10.2%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	50	35	- 30.0%	51	41	- 19.6%
Percent of Original List Price Received*	99.6%	100.7%	+ 1.1%	97.6%	99.7%	+ 2.2%
New Listings	125	129	+ 3.2%	447	445	- 0.4%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	432	483	+ 11.8%	1,620	1,673	+ 3.3%
Closed Sales	403	378	- 6.2%	1,401	1,270	- 9.4%
Median Sales Price*	\$775,000	\$754,500	- 2.6%	\$740,000	\$740,000	0.0%
Inventory of Homes for Sale	1,177	1,100	- 6.5%	--	--	--
Months Supply of Inventory	3.9	3.8	- 2.6%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 4.7%	54	55	+ 1.9%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	98.1%	98.6%	+ 0.5%
New Listings	642	645	+ 0.5%	2,536	2,709	+ 6.8%

\* 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

