

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Midtown / Theatre District

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
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.

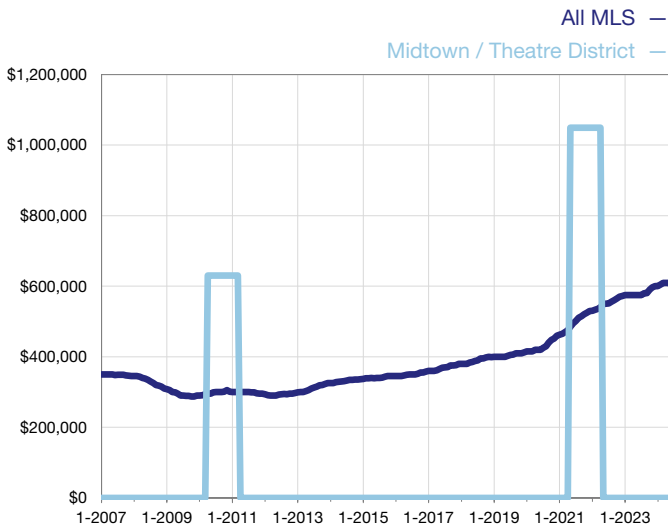
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	7	- 53.3%	89	69	- 22.5%
Closed Sales	10	5	- 50.0%	83	56	- 32.5%
Median Sales Price*	\$2,550,000	\$1,640,000	- 35.7%	\$1,800,000	\$2,125,000	+ 18.1%
Inventory of Homes for Sale	72	72	0.0%	--	--	--
Months Supply of Inventory	6.9	8.2	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	56	149	+ 166.1%	59	100	+ 69.5%
Percent of Original List Price Received*	96.9%	89.8%	- 7.3%	97.2%	95.0%	- 2.3%
New Listings	19	10	- 47.4%	193	196	+ 1.6%

* 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

