

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Midtown / Theatre District

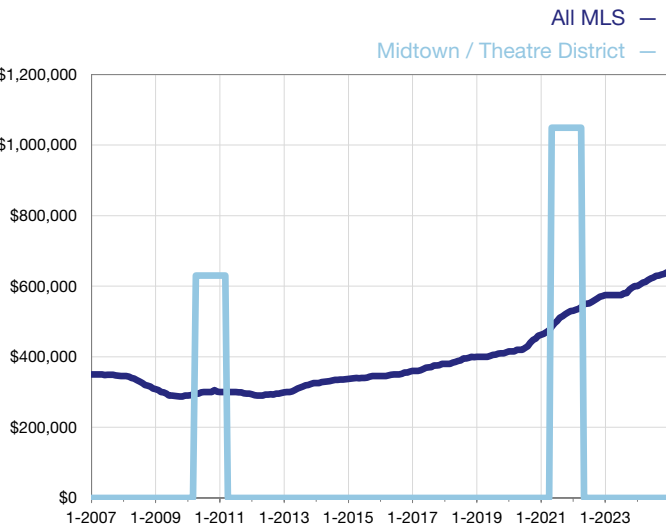
| Single-Family Properties                 | December |      |       | Year to Date |      |       |
|--|----------|------|-------|--------------|------|-------|
|  | 2023     | 2024 | + / - | 2023         | 2024 | + / - |
| Key Metrics                              |          |      |       |              |      |       |
| 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                   | December    |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2023        | 2024        | + / -    | 2023         | 2024        | + / -   |
| Key Metrics                              |             |             |          |              |             |         |
| Pending Sales                            | 5           | 14          | + 180.0% | 118          | 103         | - 12.7% |
| Closed Sales                             | 6           | 13          | + 116.7% | 109          | 92          | - 15.6% |
| Median Sales Price*                      | \$2,816,000 | \$2,475,000 | - 12.1%  | \$1,750,000  | \$2,220,000 | + 26.9% |
| Inventory of Homes for Sale              | 68          | 48          | - 29.4%  | --           | --          | --      |
| Months Supply of Inventory               | 6.9         | 5.6         | - 18.8%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 156         | 89          | - 42.9%  | 69           | 96          | + 39.1% |
| Percent of Original List Price Received* | 91.5%       | 97.1%       | + 6.1%   | 96.3%        | 95.4%       | - 0.9%  |
| New Listings                             | 6           | 8           | + 33.3%  | 273          | 261         | - 4.4%  |

\* 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

