

MONTHLY MARKET INSIGHT REPORT

February 2021

Detached Single-Family Homes

The 598 homes sold in February 2021 was the fourth highest sales volume for the month and was an 8.3 percent increase from the 552 homes sold in February 2020. The median sales price reached a record high for the month of February at \$648,750, which was a 5.7 percent increase from the February 2020 median sales prices of \$614,000.

Condominiums

With 635 condos sold, it was the second most active February on record in Greater Boston, and a 5.1 percent increase in sales from the 604 units sold in February 2020. The median sales price of condos also increased to a new record-high for the month of February at \$597,000 which reflects a 3.1 percent increase from the February 2020 median sales price of \$579,000.

Multi-Family Homes

This month, there were 110 multi-family units sold in Greater Boston, which reflects a 25 percent increase in sales volume from the 88 multi-family units sold in February 2020.



CONTENTS

Greater Boston	2
Units Sold	3
Median Selling Price	4
Active Listings	5
New Listings	6
Pending Sales	7
Central Middlesex	8
Eastern Middlesex	9
Metro Boston	10
Metro West	11
Southern Norfolk	12
City of Boston	13
Multi-Family	14
Regional Map	16
Glossary	17

Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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Data thru 3/10/2021

GREATER BOSTON MARKET SUMMARY

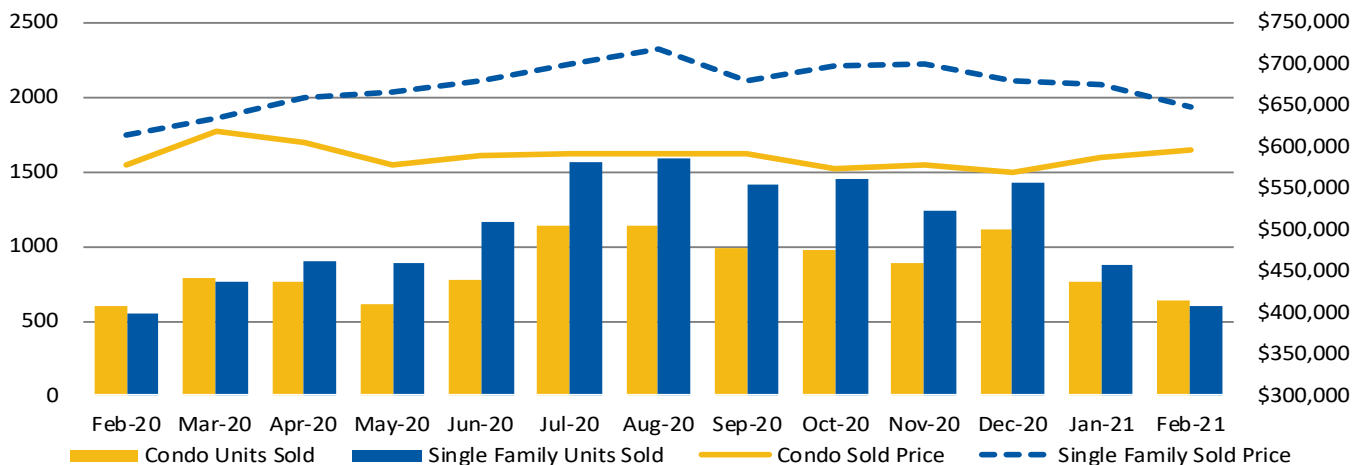
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$648,750	\$614,000	▲ 5.7%	\$674,900	▼ -3.9%	\$660,000	\$609,000	▲ 8.4%
Units Sold	598	552	▲ 8.3%	883	▼ -32.3%	1,481	1,324	▲ 11.9%
Active Listings	974	1,702	▼ -42.8%	943	▲ 3.3%	---	---	---
Months Supply of Inventory	1.6	3.1	▼ -48.4%	1.1	▲ 45.5%	---	---	---
New Listings	979	1,297	▼ -24.5%	767	▲ 27.6%	1,746	2,167	▼ -19.4%
Pending Sales	872	846	▲ 3.1%	630	▲ 38.4%	1,502	1,456	▲ 3.2%
Days to Off Market	34	46	▼ -26.1%	43	▼ -20.9%	37	54	▼ -31.5%
Sold to Original Price Ratio	99.8%	96.6%	▲ 3.3%	99.5%	▲ 0.3%	99.6%	96.3%	▲ 3.4%
Price per Square Foot	\$360	\$336	▲ 7.1%	\$369	▼ -2.4%	\$366	\$327	▲ 11.9%

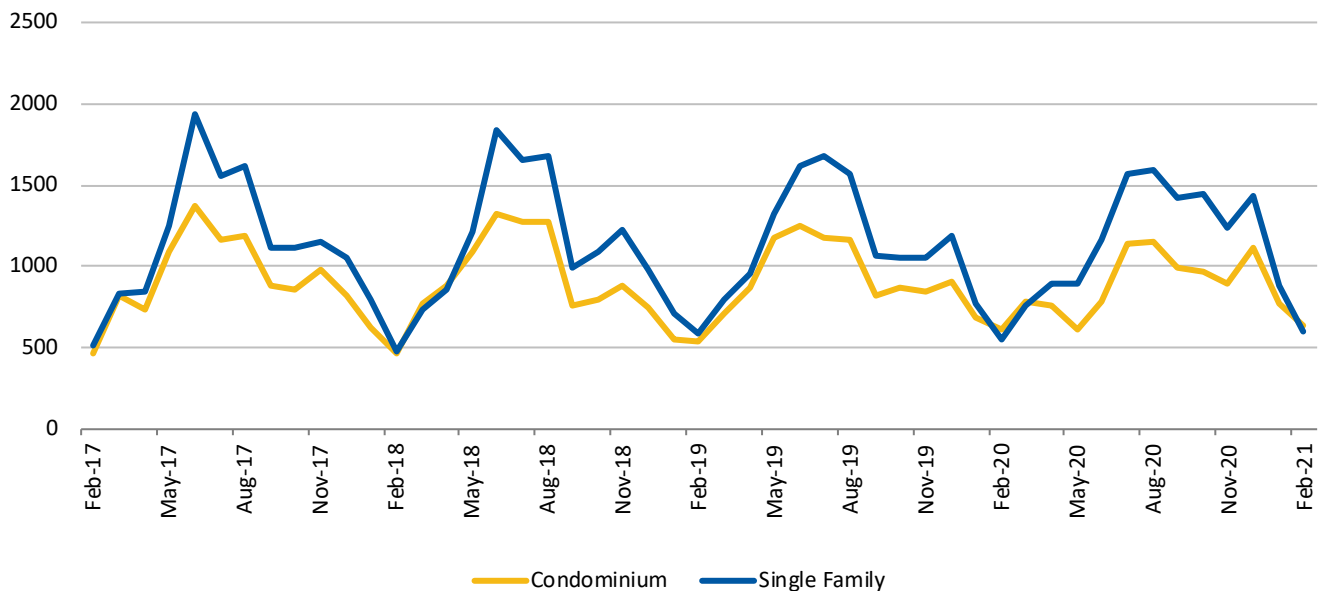
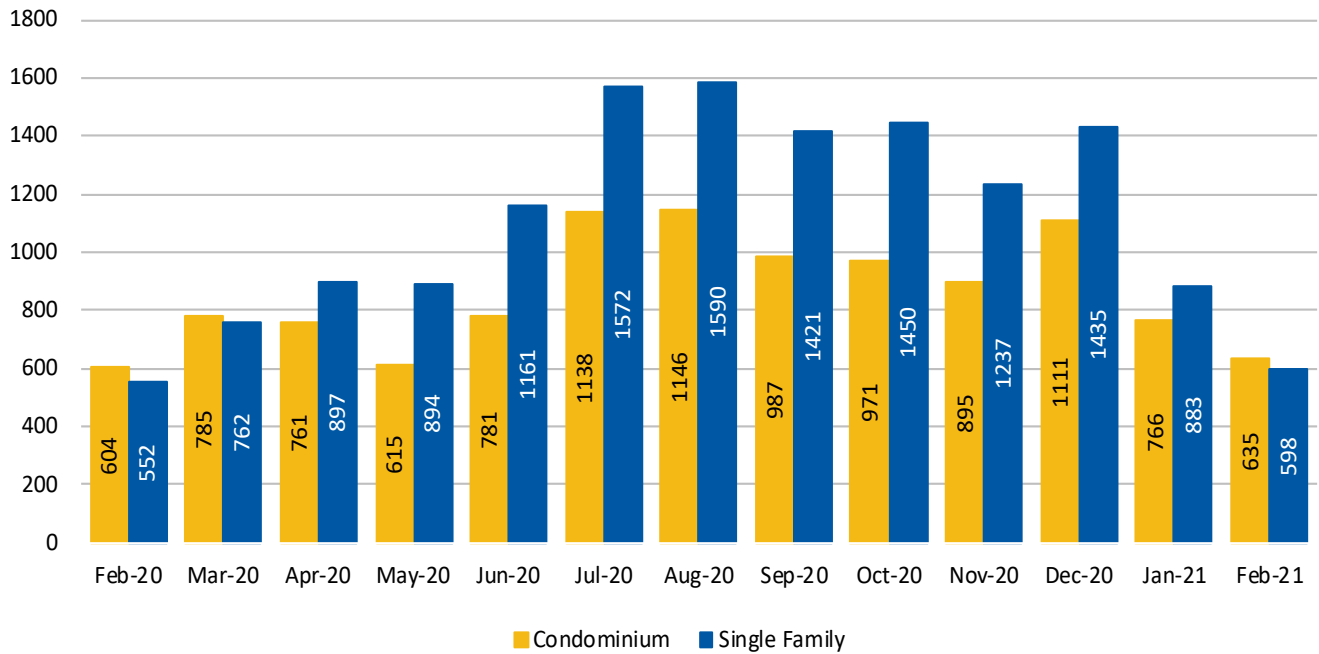
Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$597,000	\$579,000	▲ 3.1%	\$587,000	▲ 1.7%	\$591,000	\$579,000	▲ 2.1%
Units Sold	635	604	▲ 5.1%	766	▼ -17.1%	1,401	1,293	▲ 8.4%
Active Listings	1,994	1,698	▲ 17.4%	2,029	▼ -1.7%	---	---	---
Months Supply of Inventory	3.1	2.8	▲ 10.7%	2.6	▲ 19.2%	---	---	---
New Listings	1,188	1,106	▲ 7.4%	1,157	▲ 2.7%	2,345	2,108	▲ 11.2%
Pending Sales	1,032	826	▲ 24.9%	800	▲ 29.0%	1,832	1,444	▲ 26.9%
Days to Off Market	49	52	▼ -5.8%	65	▼ -24.6%	56	58	▼ -3.4%
Sold to Original Price Ratio	96.9%	97.7%	▼ -0.8%	96.8%	▲ 0.1%	96.9%	97.3%	▼ -0.4%
Price per Square Foot	\$582	\$548	▲ 6.2%	\$579	▲ 0.5%	\$581	\$560	▲ 3.8%



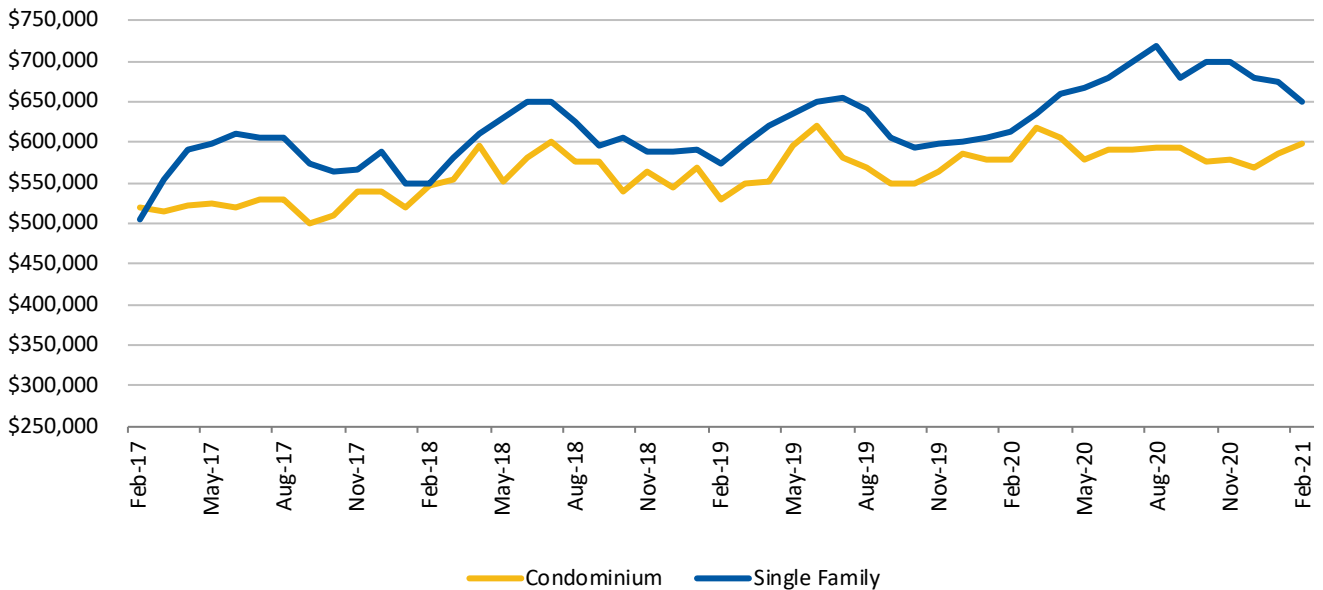
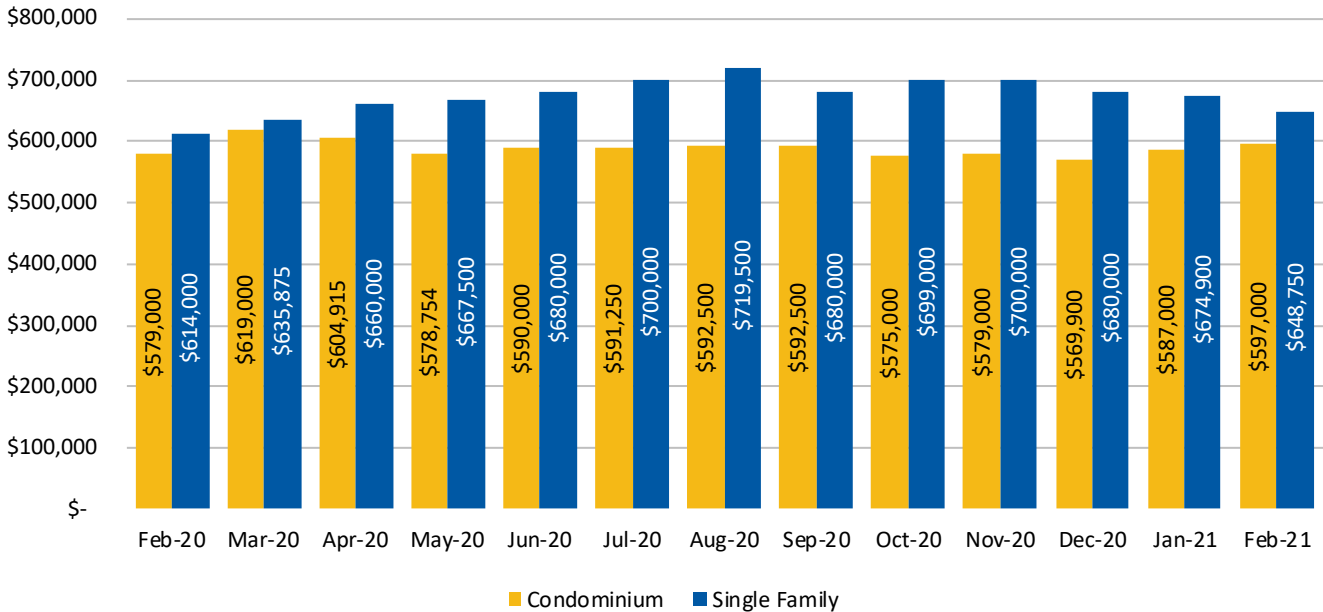
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	598	552	▲ 8.3%	883	▼ -32.3%	1,481	1,324	▲ 11.9%
CONDOMINIUMS	635	604	▲ 5.1%	766	▼ -17.1%	1,401	1,293	▲ 8.4%



MEDIAN SELLING PRICE

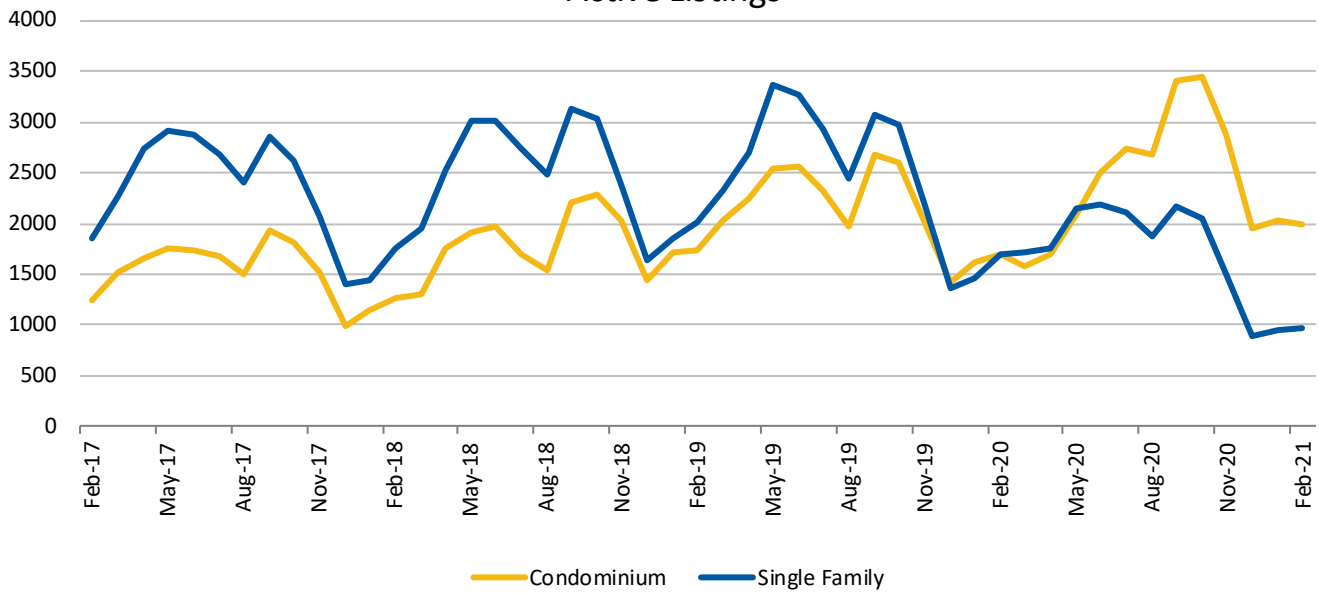
	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	\$648,750	\$614,000	▲ 5.7%	\$674,900	▼ -3.9%	\$660,000	\$609,000	▲ 8.4%
CONDOMINIUMS	\$597,000	\$579,000	▲ 3.1%	\$587,000	▲ 1.7%	\$591,000	\$579,000	▲ 2.1%



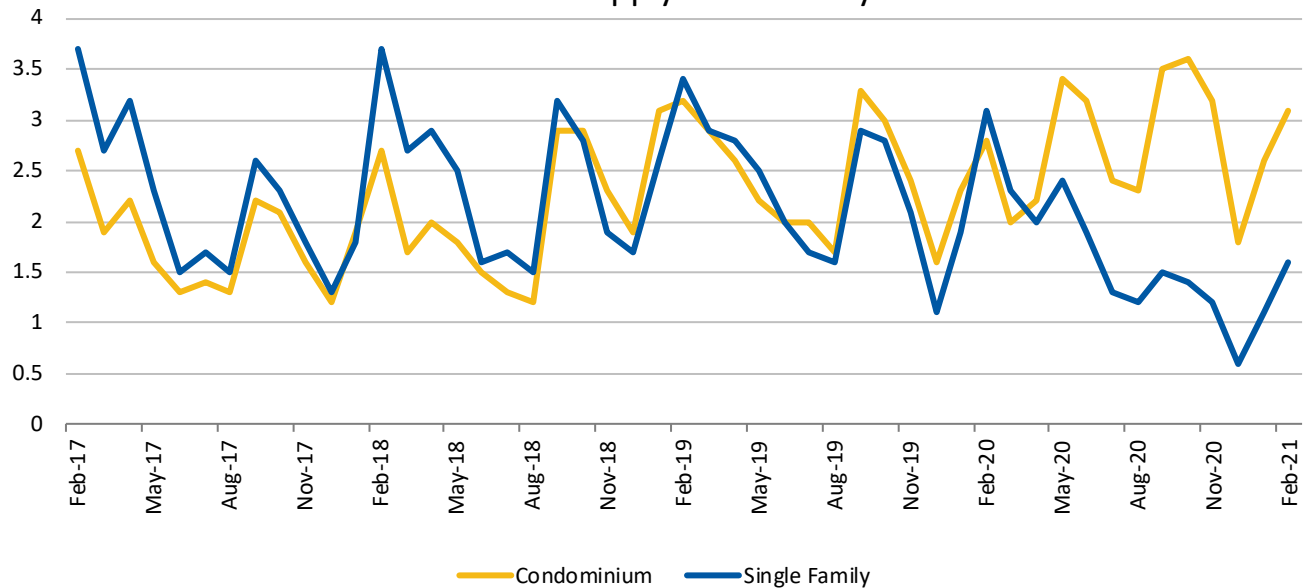
ACTIVE LISTINGS

		Year over Year			Month over Month	
		Feb 2021	Feb 2020	Change	Jan 2021	Change
SINGLE FAMILY HOMES	Active Listings	974	1,702	▼ -42.8%	943	▲ 3.3%
	Months Supply of Inventory	1.6	3.1	▼ -48.4%	1.1	▲ 45.5%
CONDOMINIUMS	Active Listings	1,994	1,698	▲ 17.4%	2,029	▼ -1.7%
	Months Supply of Inventory	3.1	2.8	▲ 10.7%	2.6	▲ 19.2%

Active Listings

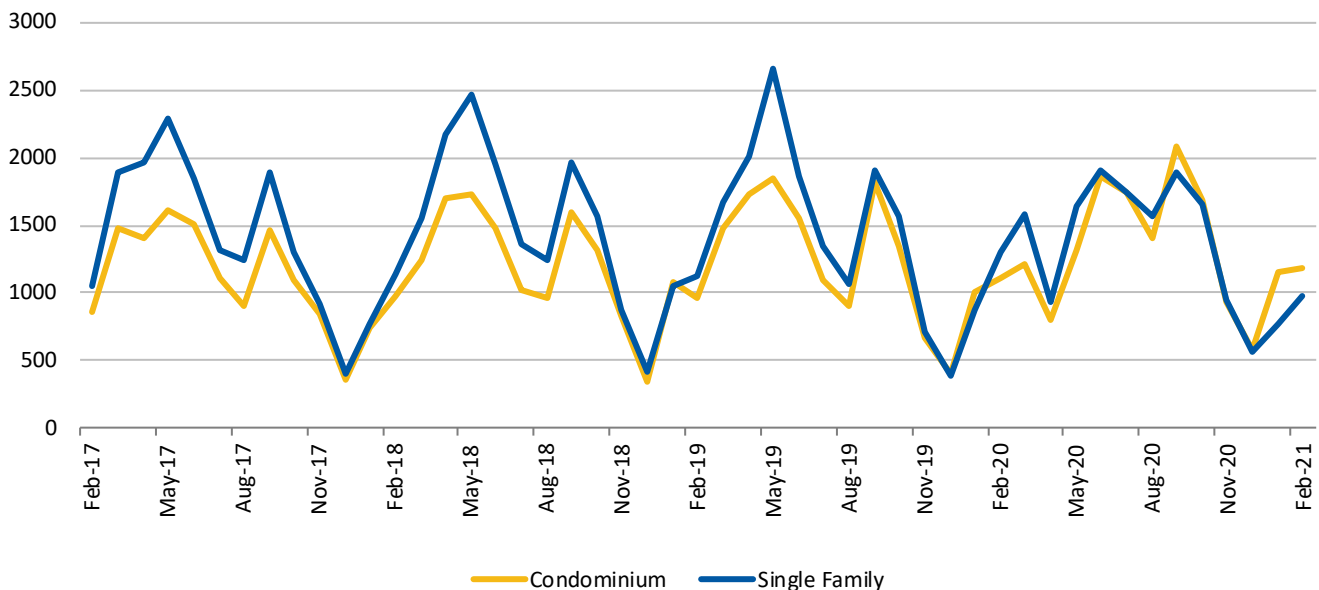
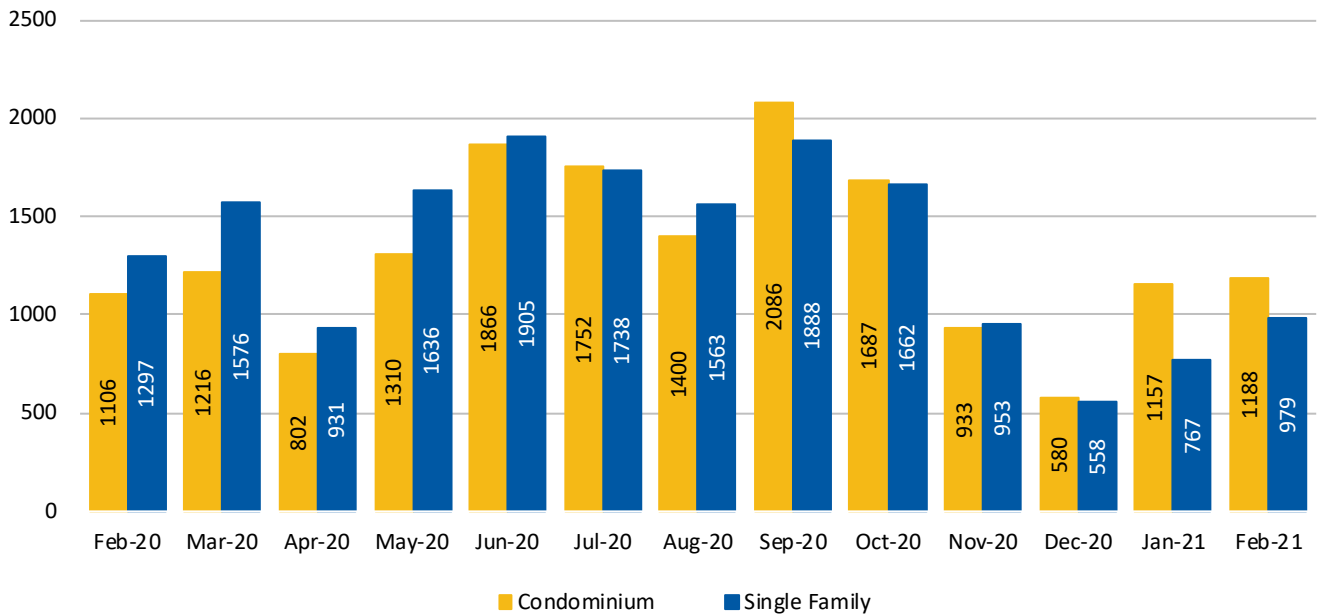


Months Supply of Inventory



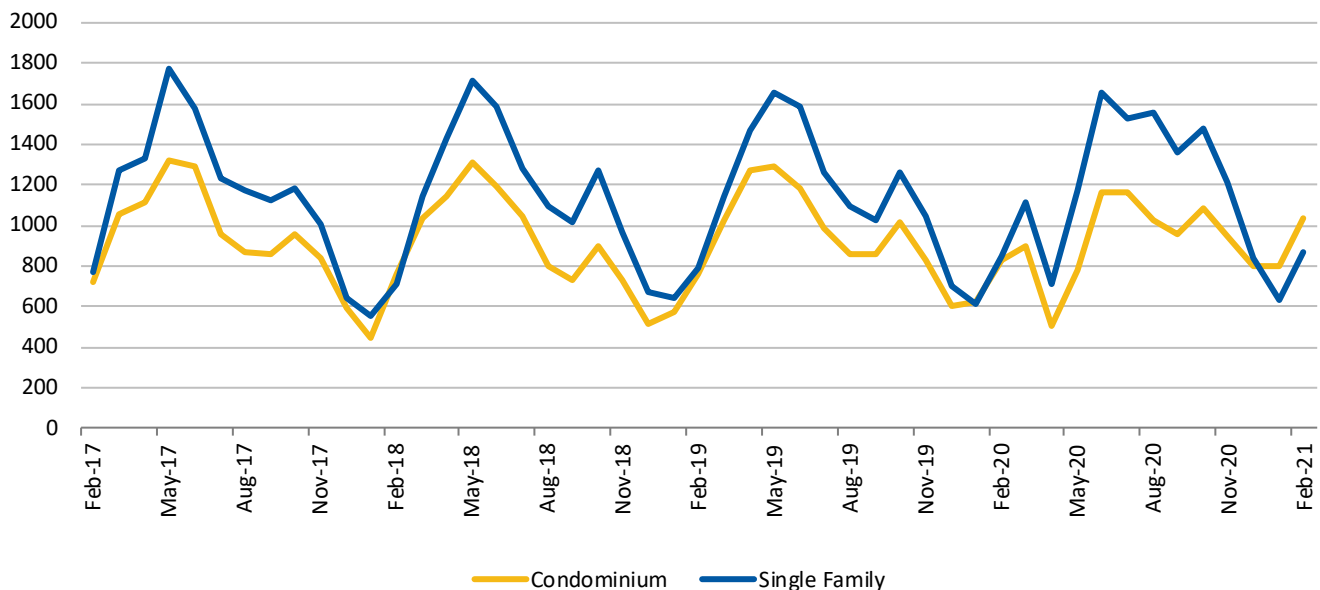
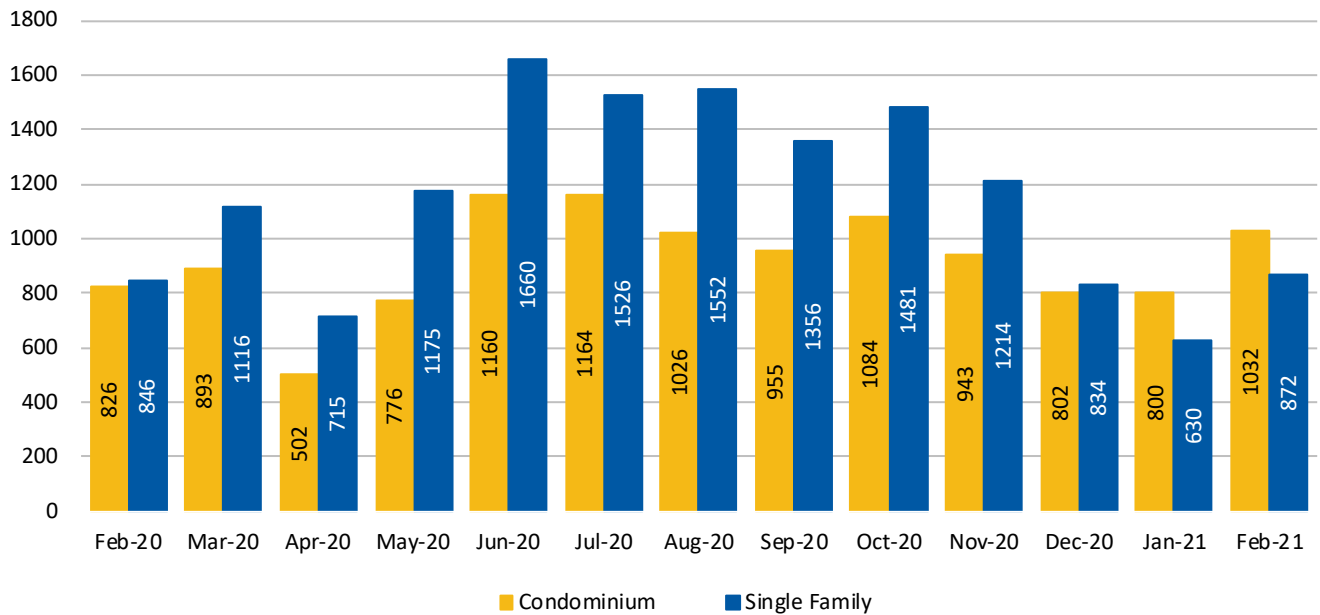
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	979	1,297	▼ -24.5%	767	▲ 27.6%	1,746	2,167	▼ -19.4%
CONDOMINIUMS	1,188	1,106	▲ 7.4%	1,157	▲ 2.7%	2,345	2,108	▲ 11.2%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	872	846	▲ 3.1%	630	▲ 38.4%	1,502	1,456	▲ 3.2%
CONDOMINIUMS	1,032	826	▲ 24.9%	800	▲ 29.0%	1,832	1,444	▲ 26.9%



CENTRAL MIDDLESEX REGION

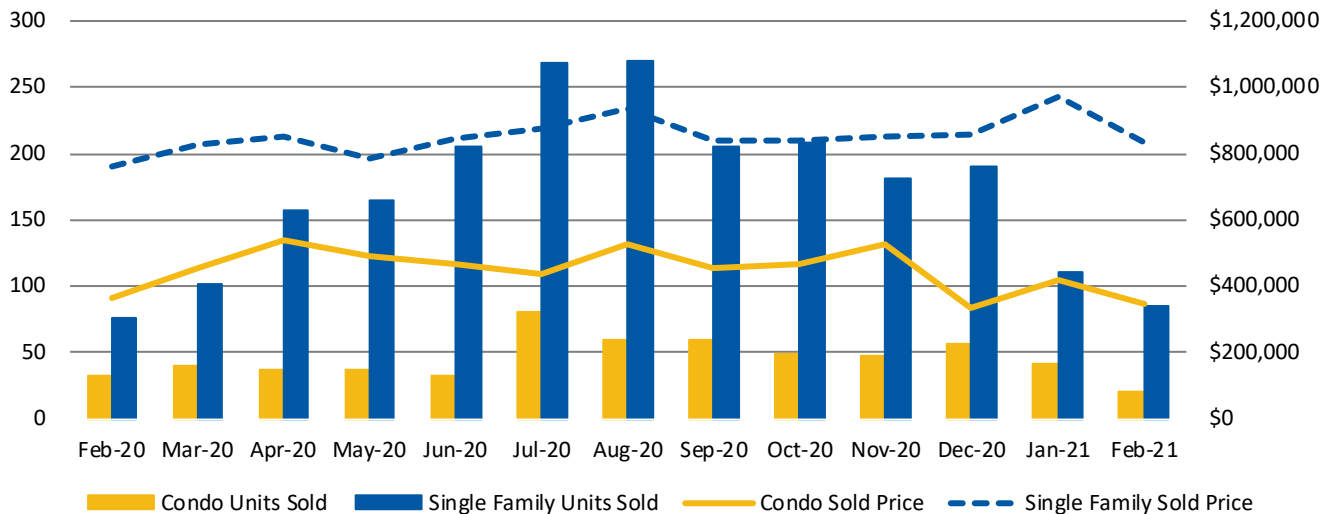
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$835,000	\$760,000	▲ 9.9%	\$970,000	▼ -13.9%	\$910,000	\$755,000	▲ 20.5%
Units Sold	85	76	▲ 11.8%	110	▼ -22.7%	195	183	▲ 6.6%
Active Listings	173	358	▼ -51.7%	170	▲ 1.8%	---	---	---
Months Supply of Inventory	2.0	4.7	▼ -57.4%	1.5	▲ 33.3%	---	---	---
New Listings	143	234	▼ -38.9%	118	▲ 21.2%	261	368	▼ -29.1%
Pending Sales	133	146	▼ -8.9%	89	▲ 49.4%	222	222	■ 0.0%
Days to Off Market	46	59	▼ -22.0%	48	▼ -4.2%	47	72	▼ -34.7%
Sold to Original Price Ratio	100.1%	95.1%	▲ 5.3%	99.9%	▲ 0.2%	100.0%	94.4%	▲ 5.9%
Price per Square Foot	\$374	\$304	▲ 23.0%	\$350	▲ 6.9%	\$361	\$313	▲ 15.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$346,000	\$367,500	▼ -5.9%	\$418,000	▼ -17.2%	\$380,000	\$362,750	▲ 4.8%
Units Sold	20	33	▼ -39.4%	41	▼ -51.2%	61	62	▼ -1.6%
Active Listings	54	99	▼ -45.5%	50	▲ 8.0%	---	---	---
Months Supply of Inventory	2.7	3.0	▼ -10.0%	1.2	▲ 125.0%	---	---	---
New Listings	41	55	▼ -25.5%	43	▼ -4.7%	84	112	▼ -25.0%
Pending Sales	33	45	▼ -26.7%	29	▲ 13.8%	62	84	▼ -26.2%
Days to Off Market	29	71	▼ -59.2%	62	▼ -53.2%	45	78	▼ -42.3%
Sold to Original Price Ratio	99.5%	97.9%	▲ 1.6%	98.7%	▲ 0.8%	98.9%	97.7%	▲ 1.2%
Price per Square Foot	\$269	\$268	▲ 0.4%	\$291	▼ -7.6%	\$284	\$258	▲ 10.1%



EASTERN MIDDLESEX REGION

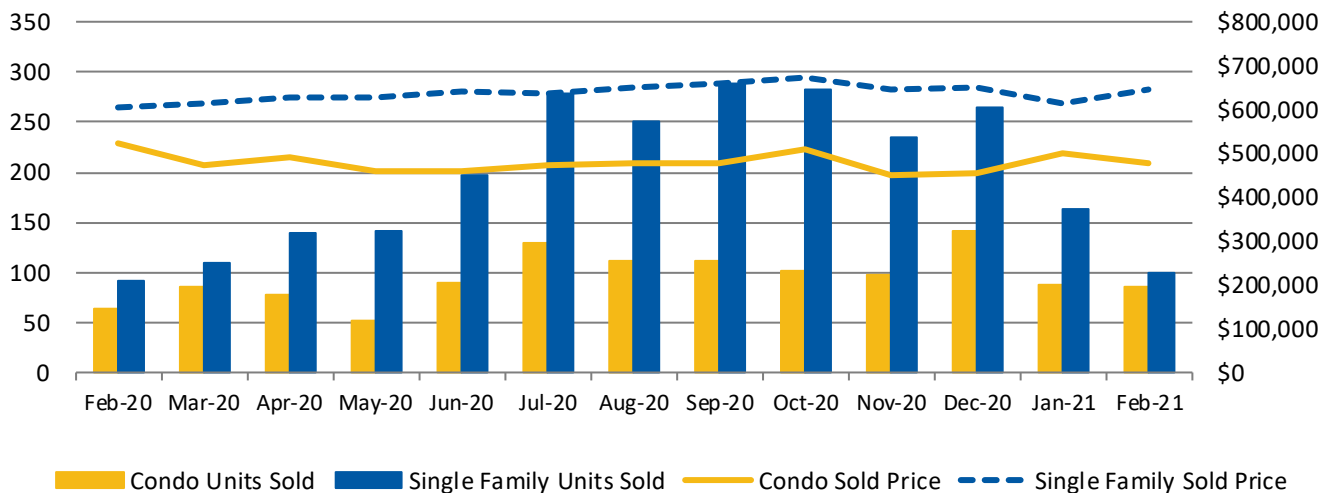
Burlington, Malden, Medford, Melrose, North Reading, Reading,
Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$646,000	\$606,500	▲ 6.5%	\$615,000	▲ 5.0%	\$621,050	\$578,700	▲ 7.3%
Units Sold	100	92	▲ 8.7%	163	▼ -38.7%	263	230	▲ 14.3%
Active Listings	135	169	▼ -20.1%	120	▲ 12.5%	---	---	---
Months Supply of Inventory	1.4	1.8	▼ -22.2%	0.7	▲ 100.0%	---	---	---
New Listings	166	153	▲ 8.5%	135	▲ 23.0%	301	277	▲ 8.7%
Pending Sales	145	120	▲ 20.8%	112	▲ 29.5%	257	213	▲ 20.7%
Days to Off Market	25	36	▼ -30.6%	39	▼ -35.9%	31	47	▼ -34.0%
Sold to Original Price Ratio	100.4%	97.3%	▲ 3.2%	100.3%	▲ 0.1%	100.4%	97.1%	▲ 3.4%
Price per Square Foot	\$368	\$326	▲ 12.9%	\$367	▲ 0.3%	\$367	\$323	▲ 13.6%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$480,000	\$523,750	▼ -8.4%	\$499,900	▼ -4.0%	\$495,950	\$468,000	▲ 6.0%
Units Sold	85	64	▲ 32.8%	87	▼ -2.3%	172	141	▲ 22.0%
Active Listings	148	118	▲ 25.4%	142	▲ 4.2%	---	---	---
Months Supply of Inventory	1.7	1.8	▼ -5.6%	1.6	▲ 6.3%	---	---	---
New Listings	122	88	▲ 38.6%	104	▲ 17.3%	226	185	▲ 22.2%
Pending Sales	112	82	▲ 36.6%	85	▲ 31.8%	197	157	▲ 25.5%
Days to Off Market	41	34	▲ 20.6%	44	▼ -6.8%	42	47	▼ -10.6%
Sold to Original Price Ratio	98.9%	97.9%	▲ 1.0%	97.9%	▲ 1.0%	98.4%	97.3%	▲ 1.1%
Price per Square Foot	\$389	\$365	▲ 6.6%	\$411	▼ -5.4%	\$400	\$367	▲ 9.0%



METRO BOSTON REGION

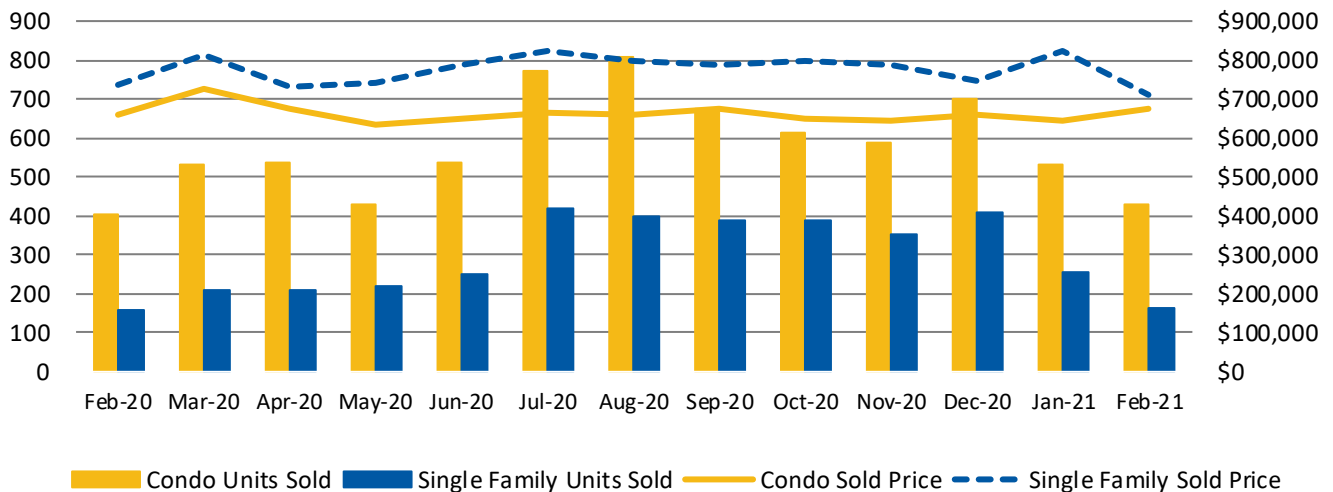
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$710,000	\$740,000	▼ -4.1%	\$825,000	▼ -13.9%	\$777,500	\$733,000	▲ 6.1%
Units Sold	163	157	▲ 3.8%	255	▼ -36.1%	418	351	▲ 19.1%
Active Listings	348	427	▼ -18.5%	314	▲ 10.8%	---	---	---
Months Supply of Inventory	2.1	2.7	▼ -22.2%	1.2	▲ 75.0%	---	---	---
New Listings	309	342	▼ -9.6%	213	▲ 45.1%	522	591	▼ -11.7%
Pending Sales	240	213	▲ 12.7%	171	▲ 40.4%	411	370	▲ 11.1%
Days to Off Market	38	40	▼ -5.0%	46	▼ -17.4%	41	46	▼ -10.9%
Sold to Original Price Ratio	98.8%	97.0%	▲ 1.9%	97.8%	▲ 1.0%	98.2%	96.8%	▲ 1.4%
Price per Square Foot	\$435	\$434	▲ 0.2%	\$465	▼ -6.5%	\$453	\$416	▲ 8.9%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$675,000	\$661,000	▲ 2.1%	\$643,750	▲ 4.9%	\$660,000	\$679,000	▼ -2.8%
Units Sold	431	402	▲ 7.2%	532	▼ -19.0%	963	865	▲ 11.3%
Active Listings	1,567	1,203	▲ 30.3%	1,624	▼ -3.5%	---	---	---
Months Supply of Inventory	3.6	3.0	▲ 20.0%	3.1	▲ 16.1%	---	---	---
New Listings	861	788	▲ 9.3%	848	▲ 1.5%	1,709	1,503	▲ 13.7%
Pending Sales	760	572	▲ 32.9%	565	▲ 34.5%	1,325	951	▲ 39.3%
Days to Off Market	51	50	▲ 2.0%	73	▼ -30.1%	61	54	▲ 13.0%
Sold to Original Price Ratio	95.9%	97.1%	▼ -1.2%	96.0%	▼ -0.1%	96.0%	96.8%	▼ -0.8%
Price per Square Foot	\$700	\$673	▲ 4.0%	\$683	▲ 2.5%	\$691	\$688	▲ 0.4%



METRO WEST REGION

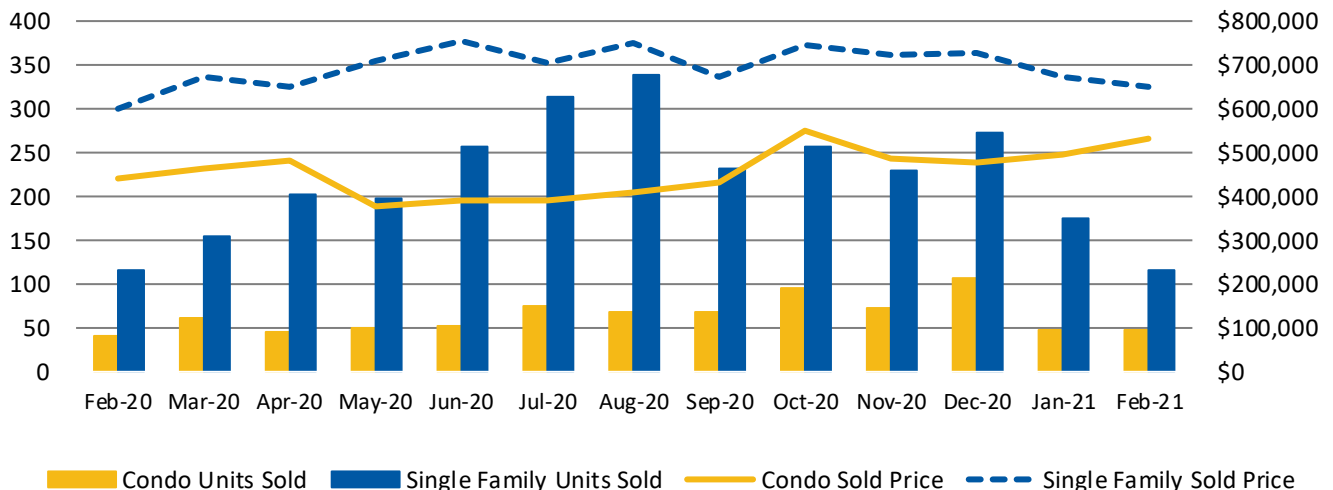
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$650,000	\$599,000	▲ 8.5%	\$675,000	▼ -3.7%	\$675,000	\$607,500	▲ 11.1%
Units Sold	115	117	▼ -1.7%	174	▼ -33.9%	289	276	▲ 4.7%
Active Listings	172	424	▼ -59.4%	152	▲ 13.2%	---	---	---
Months Supply of Inventory	1.5	3.6	▼ -58.3%	0.9	▲ 66.7%	---	---	---
New Listings	182	315	▼ -42.2%	143	▲ 27.3%	325	506	▼ -35.8%
Pending Sales	153	187	▼ -18.2%	128	▲ 19.5%	281	322	▼ -12.7%
Days to Off Market	35	49	▼ -28.6%	44	▼ -20.5%	39	55	▼ -29.1%
Sold to Original Price Ratio	98.9%	96.3%	▲ 2.7%	100.0%	▼ -1.1%	99.5%	96.2%	▲ 3.4%
Price per Square Foot	\$341	\$313	▲ 8.9%	\$334	▲ 2.1%	\$337	\$305	▲ 10.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$532,800	\$439,900	▲ 21.1%	\$495,000	▲ 7.6%	\$505,500	\$472,000	▲ 7.1%
Units Sold	48	40	▲ 20.0%	47	▲ 2.1%	95	85	▲ 11.8%
Active Listings	117	141	▼ -17.0%	107	▲ 9.3%	---	---	---
Months Supply of Inventory	2.4	3.5	▼ -31.4%	2.3	▲ 4.3%	---	---	---
New Listings	80	74	▲ 8.1%	64	▲ 25.0%	144	151	▼ -4.6%
Pending Sales	59	65	▼ -9.2%	48	▲ 22.9%	107	127	▼ -15.7%
Days to Off Market	43	68	▼ -36.8%	44	▼ -2.3%	44	70	▼ -37.1%
Sold to Original Price Ratio	99.4%	99.4%	■ 0.0%	99.0%	▲ 0.4%	99.2%	98.2%	▲ 1.0%
Price per Square Foot	\$310	\$272	▲ 14.0%	\$330	▼ -6.1%	\$320	\$279	▲ 14.7%



SOUTHERN NORFOLK REGION

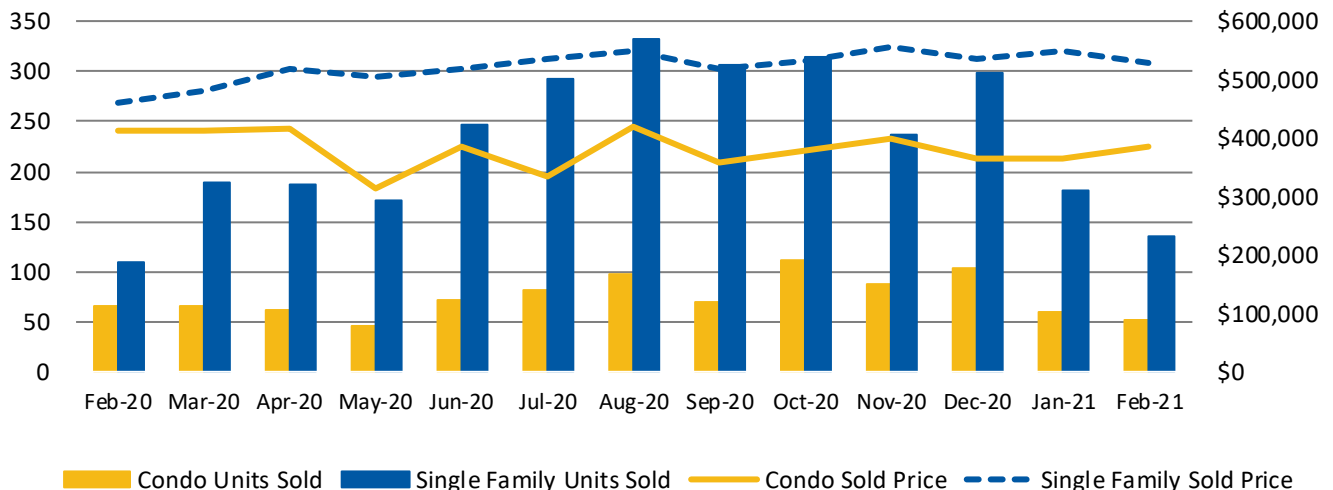
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$528,000	\$460,300	▲ 14.7%	\$551,214	▼ -4.2%	\$539,950	\$465,000	▲ 16.1%
Units Sold	135	110	▲ 22.7%	181	▼ -25.4%	316	284	▲ 11.3%
Active Listings	146	324	▼ -54.9%	187	▼ -21.9%	---	---	---
Months Supply of Inventory	1.1	2.9	▼ -62.1%	1.0	▲ 10.0%	---	---	---
New Listings	179	253	▼ -29.2%	158	▲ 13.3%	337	425	▼ -20.7%
Pending Sales	201	180	▲ 11.7%	130	▲ 54.6%	331	329	▲ 0.6%
Days to Off Market	25	45	▼ -44.4%	37	▼ -32.4%	30	54	▼ -44.4%
Sold to Original Price Ratio	101.1%	96.8%	▲ 4.4%	100.6%	▲ 0.5%	100.8%	96.4%	▲ 4.6%
Price per Square Foot	\$273	\$253	▲ 7.9%	\$281	▼ -2.8%	\$278	\$252	▲ 10.3%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$385,000	\$412,000	▼ -6.6%	\$365,000	▲ 5.5%	\$375,000	\$392,450	▼ -4.4%
Units Sold	51	65	▼ -21.5%	59	▼ -13.6%	110	140	▼ -21.4%
Active Listings	108	137	▼ -21.2%	106	▲ 1.9%	---	---	---
Months Supply of Inventory	2.1	2.1	■ 0.0%	1.8	▲ 16.7%	---	---	---
New Listings	84	101	▼ -16.8%	98	▼ -14.3%	182	157	▲ 15.9%
Pending Sales	68	62	▲ 9.7%	73	▼ -6.8%	141	125	▲ 12.8%
Days to Off Market	50	63	▼ -20.6%	39	▲ 28.2%	44	70	▼ -37.1%
Sold to Original Price Ratio	98.6%	99.8%	▼ -1.2%	99.0%	▼ -0.4%	98.8%	99.7%	▼ -0.9%
Price per Square Foot	\$285	\$271	▲ 5.2%	\$281	▲ 1.4%	\$283	\$272	▲ 4.0%



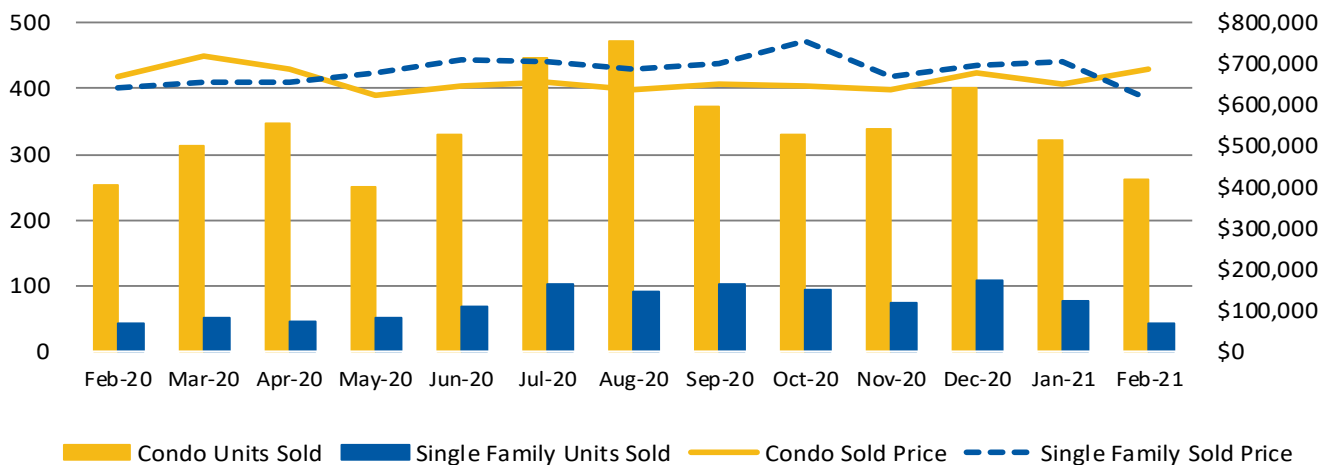
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$612,925	\$642,350	▼ -4.6%	\$705,000	▼ -13.1%	\$670,000	\$642,500	▲ 4.3%
Units Sold	43	42	▲ 2.4%	77	▼ -44.2%	120	88	▲ 36.4%
Active Listings	109	106	▲ 2.8%	113	▼ -3.5%	---	---	---
Months Supply of Inventory	2.5	2.5	▬ 0.0%	1.5	▲ 66.7%	---	---	---
New Listings	73	73	▬ 0.0%	50	▲ 46.0%	123	136	▼ -9.6%
Pending Sales	63	52	▲ 21.2%	48	▲ 31.3%	111	92	▲ 20.7%
Days to Off Market	44	42	▲ 4.8%	49	▼ -10.2%	46	50	▼ -8.0%
Sold to Original Price Ratio	97.6%	97.7%	▼ -0.1%	97.6%	▬ 0.0%	97.6%	96.9%	▲ 0.7%
Price per Square Foot	\$413	\$485	▼ -14.8%	\$517	▼ -20.1%	\$479	\$447	▲ 7.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$689,500	\$667,000	▲ 3.4%	\$649,500	▲ 6.2%	\$667,500	\$680,500	▼ -1.9%
Units Sold	262	254	▲ 3.1%	322	▼ -18.6%	584	550	▲ 6.2%
Active Listings	1,098	851	▲ 29.0%	1,130	▼ -2.8%	---	---	---
Months Supply of Inventory	4.2	3.4	▲ 23.5%	3.5	▲ 20.0%	---	---	---
New Listings	527	501	▲ 5.2%	536	▼ -1.7%	1,063	949	▲ 12.0%
Pending Sales	433	348	▲ 24.4%	345	▲ 25.5%	778	583	▲ 33.4%
Days to Off Market	58	52	▲ 11.5%	75	▼ -22.7%	66	57	▲ 15.8%
Sold to Original Price Ratio	95.1%	96.7%	▼ -1.7%	95.4%	▼ -0.3%	95.3%	96.5%	▼ -1.2%
Price per Square Foot	\$781	\$750	▲ 4.1%	\$771	▲ 1.3%	\$775	\$783	▼ -1.0%



MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

2 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$800,000	\$700,000	▲ 14.3%	\$750,000	▲ 6.7%	\$755,000	\$700,000	▲ 7.9%
Units Sold	75	52	▲ 44.2%	124	▼ -39.5%	199	165	▲ 20.6%
Active Listings	153	142	▲ 7.7%	179	▼ -14.5%	---	---	---
Months Supply of Inventory	2.0	2.7	▼ -25.9%	1.4	▲ 42.9%	---	---	---
New Listings	111	128	▼ -13.3%	124	▼ -10.5%	235	218	▲ 7.8%
Pending Sales	113	77	▲ 46.8%	83	▲ 36.1%	196	134	▲ 46.3%
Days to Off Market	47	35	▲ 34.3%	39	▲ 20.5%	44	37	▲ 18.9%
Sold to Original Price Ratio	97.2%	97.7%	▼ -0.5%	96.9%	▲ 0.3%	97.1%	97.0%	▲ 0.1%
Price per Square Foot	\$321	\$312	▲ 2.9%	\$323	▼ -0.6%	\$323	\$304	▲ 6.3%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$1,057,500	#####	▼ -7.6%	\$1,073,500	▼ -1.5%	\$1,065,000	\$969,000	▲ 9.9%
Units Sold	30	26	▲ 15.4%	43	▼ -30.2%	73	72	▲ 1.4%
Active Listings	78	63	▲ 23.8%	86	▼ -9.3%	---	---	---
Months Supply of Inventory	2.6	2.4	▲ 8.3%	2.0	▲ 30.0%	---	---	---
New Listings	48	55	▼ -12.7%	37	▲ 29.7%	85	95	▼ -10.5%
Pending Sales	37	25	▲ 48.0%	32	▲ 15.6%	69	50	▲ 38.0%
Days to Off Market	57	38	▲ 50.0%	55	▲ 3.6%	56	42	▲ 33.3%
Sold to Original Price Ratio	94.5%	96.5%	▼ -2.1%	92.0%	▲ 2.7%	93.0%	95.8%	▼ -2.9%
Price per Square Foot	\$354	\$442	▼ -19.9%	\$326	▲ 8.6%	\$338	\$359	▼ -5.8%

4 Family Homes

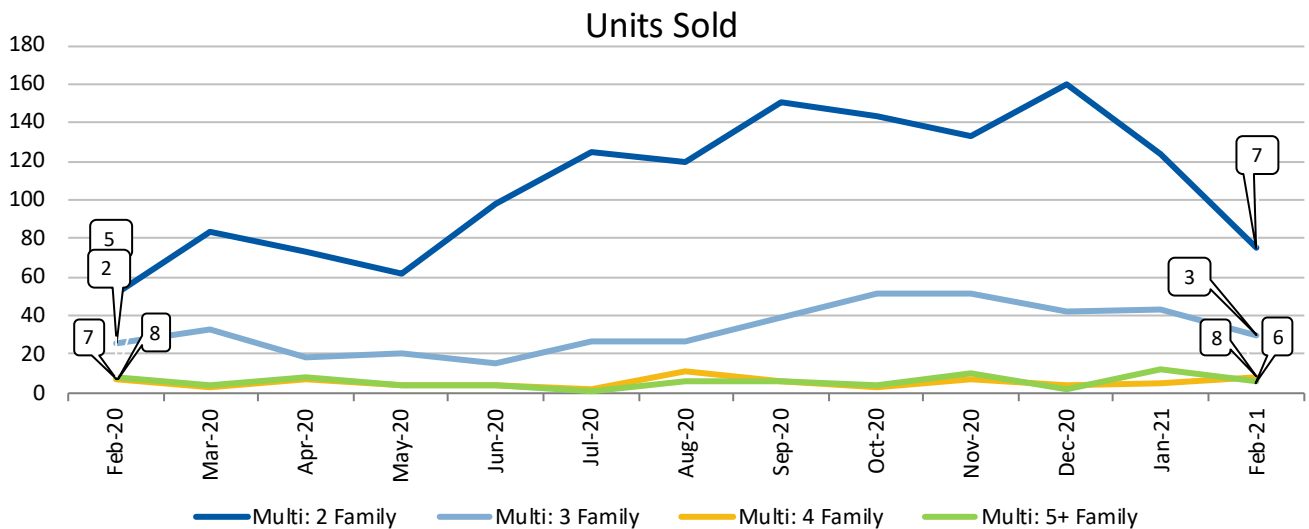
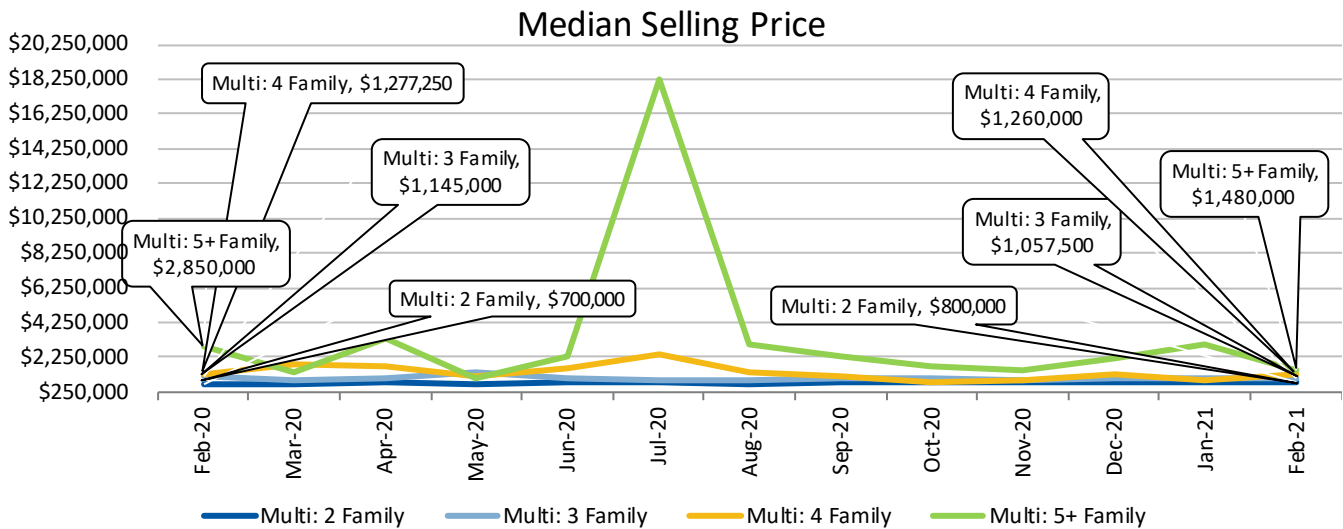
	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$3,917,500	\$1,860,000	▲ 110.6%	\$1,260,000	▲ 210.9%	\$1,502,500	\$1,288,625	▲ 16.6%
Units Sold	2	3	▼ -33.3%	8	▼ -75.0%	10	10	▬ 0.0%
Active Listings	14	13	▲ 7.7%	17	▼ -17.6%	---	---	---
Months Supply of Inventory	7.0	4.3	▲ 62.8%	2.1	▲ 233.3%	---	---	---
New Listings	7	8	▼ -12.5%	5	▲ 40.0%	12	18	▼ -33.3%
Pending Sales	6	6	▬ 0.0%	3	▲ 100.0%	9	14	▼ -35.7%
Days to Off Market	58	37	▲ 56.8%	59	▼ -1.7%	58	36	▲ 61.1%
Sold to Original Price Ratio	97.0%	105.7%	▼ -8.2%	99.0%	▼ -2.0%	98.6%	94.4%	▲ 4.4%
Price per Square Foot	\$690	\$494	▲ 39.7%	\$386	▲ 78.8%	\$447	\$359	▲ 24.5%

MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

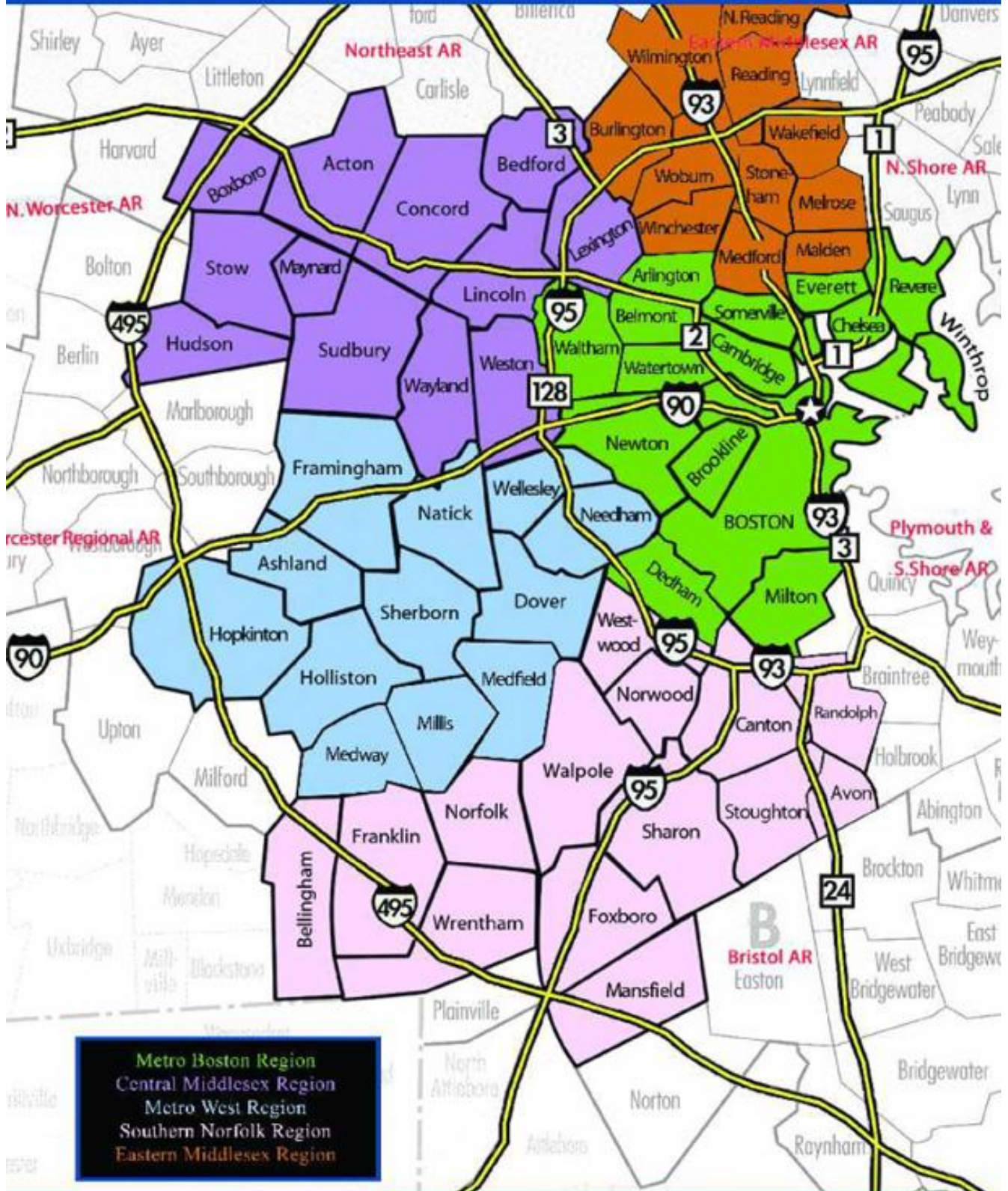
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	Feb 2021	Feb 2020	Change	Jan 2021	Change	2021	2020	Change
Median Selling Price	\$1,605,000	\$1,335,000	▲ 20.2%	\$1,480,000	▲ 8.4%	\$1,495,000	\$2,160,000	▼ -30.8%
Units Sold	3	4	▼ -25.0%	6	▼ -50.0%	9	12	▼ -25.0%
Active Listings	37	26	▲ 42.3%	42	▼ -11.9%	---	---	---
Months Supply of Inventory	12.3	6.5	▲ 89.2%	7.0	▲ 75.7%	---	---	---
New Listings	11	16	▼ -31.3%	16	▼ -31.3%	27	23	▲ 17.4%
Pending Sales	6	6	▬ 0.0%	2	▲ 200.0%	8	10	▼ -20.0%
Days to Off Market	47	86	▼ -45.3%	26	▲ 80.8%	41	89	▼ -53.9%
Sold to Original Price Ratio	95.0%	89.5%	▲ 6.1%	89.3%	▲ 6.4%	91.2%	89.8%	▲ 1.6%
Price per Square Foot	\$372	\$257	▲ 44.7%	\$352	▲ 5.7%	\$359	\$482	▼ -25.5%



GBAR JURISDICTIONAL AREA

Greater Boston Association of REALTORS® Regional Map



GLOSSARY

Days to Off Market is the Average number of days between when a property is listed and the off market date when an offer is accepted.

Active Listings is the number of Active properties available for sale at the end of the month.

Median Selling Price is the mid-point where the price for half of the sales are higher and half are lower. Median is preferred to average as it better accounts for outliers at the high or low end of the price range.

Months Supply of Inventory (MSI), also known as Absorption, is the number of months it would take to sell through the units available for sale at the current monthly sales rate. The National Association of REALTORS® describes a balanced market as between 5 and 7 months supply of inventory (MSI).

New Listings is the number of properties listed in a given month or time period.

Pending Sales is the number of properties newly under contract in a given month or time period.

Price per Square Foot is the average of the sold price divided by the square feet of the property.

Sale Price to Original Price Ratio is the average of the Sales Price divided by the Original List Price, and expressed as a percentage.

Units Sold is the number of properties which actually Sold within a given month or time period.

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Market trends and analysis based on data from the MLS Property Information Network, Inc. through the end of each month. Due to timing of data entry into the MLS, data shown may be different than previously reported.

The Monthly Insights report provides monthly summaries of the overall market served by the Greater Boston Association of REALTORS®. As market conditions vary within smaller geographic areas, the Association also provides to its members an online, interactive dashboard which delivers timely, relevant data with many more metrics and filtering capabilities. Contact your Association representative for details.