

MONTHLY MARKET INSIGHT REPORT

May 2021

Detached Single-Family Homes

The 1,161 homes sold was the tenth-highest sales volume for the month and a 29.9 percent increase from the 894 homes sold in May 2020. The median sales price reached a record-high for the month of May at \$761,000 which was a 14.0 percent increase from the May 2020 median sales prices of \$667,500.

Condominiums

With 1,372 condos sold, it was the most active May on record in Greater Boston, rising 123.1 percent from the 615 units sold in May 2020. The median sales price of condos rose 10.3 percent from \$578,754 in May 2020 to a new record-high price for May at \$638,250 this year.

Multi-Family Homes

This month, there were 252 multi-family units sold in Greater Boston, which reflects a 176.9 percent increase in sales volume from the 91 multi-family units sold in May 2020.

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Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

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Data thru 6/10/2021

GREATER BOSTON MARKET SUMMARY

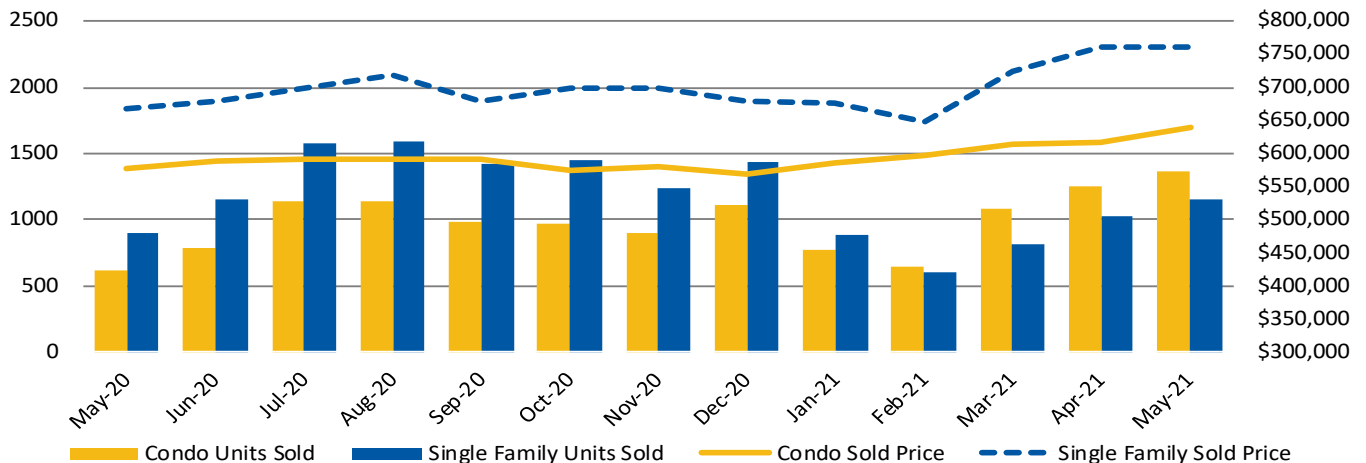
Includes all 64 towns within the GBAR jurisdictional area

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$761,000	\$667,500	▲ 14.0%	\$760,000	▲ 0.1%	\$720,000	\$640,000	▲ 12.5%
Units Sold	1,161	894	▲ 29.9%	1,023	▲ 13.5%	4,483	3,877	▲ 15.6%
Active Listings	1,272	2,155	▼ -41.0%	1,491	▼ -14.7%	---	---	---
Months Supply of Inventory	1.1	2.4	▼ -54.2%	1.5	▼ -26.7%	---	---	---
New Listings	1,727	1,636	▲ 5.6%	2,004	▼ -13.8%	7,158	6,308	▲ 13.5%
Pending Sales	1,794	1,174	▲ 52.8%	1,499	▲ 19.7%	6,149	4,458	▲ 37.9%
Days to Off Market	19	36	▼ -47.2%	19	■ 0.0%	24	40	▼ -40.0%
Sold to Original Price Ratio	106.3%	99.1%	▲ 7.3%	104.5%	▲ 1.7%	103.0%	98.2%	▲ 4.9%
Price per Square Foot	\$407	\$337	▲ 20.8%	\$399	▲ 2.0%	\$387	\$336	▲ 15.2%

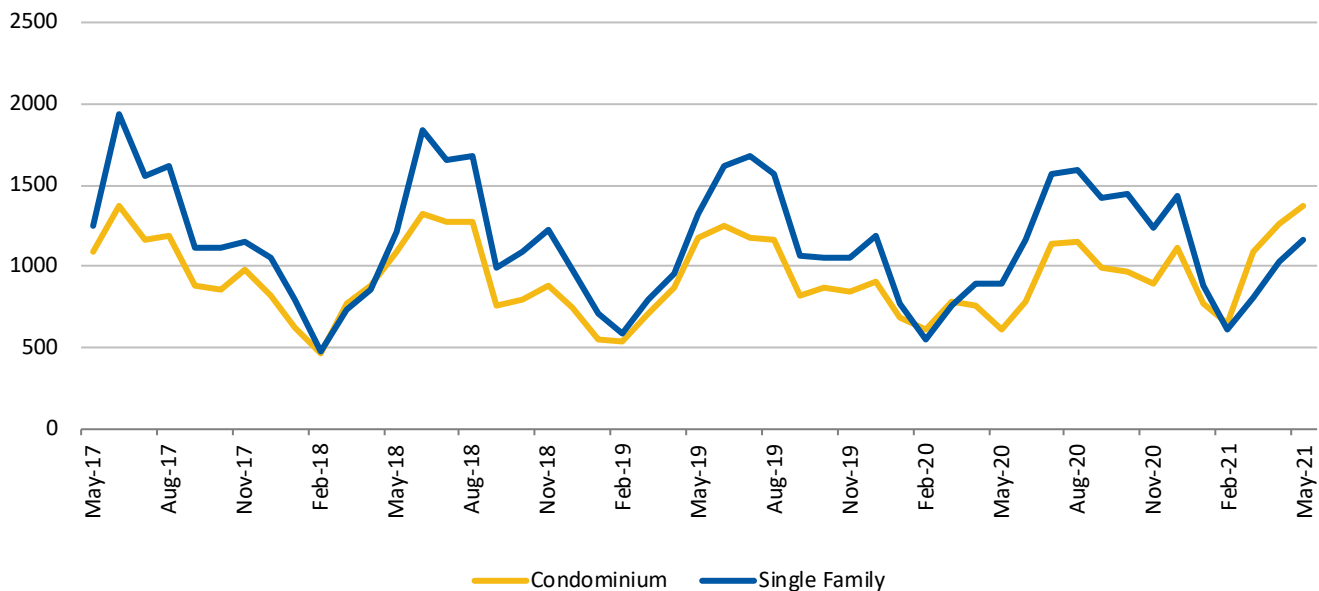
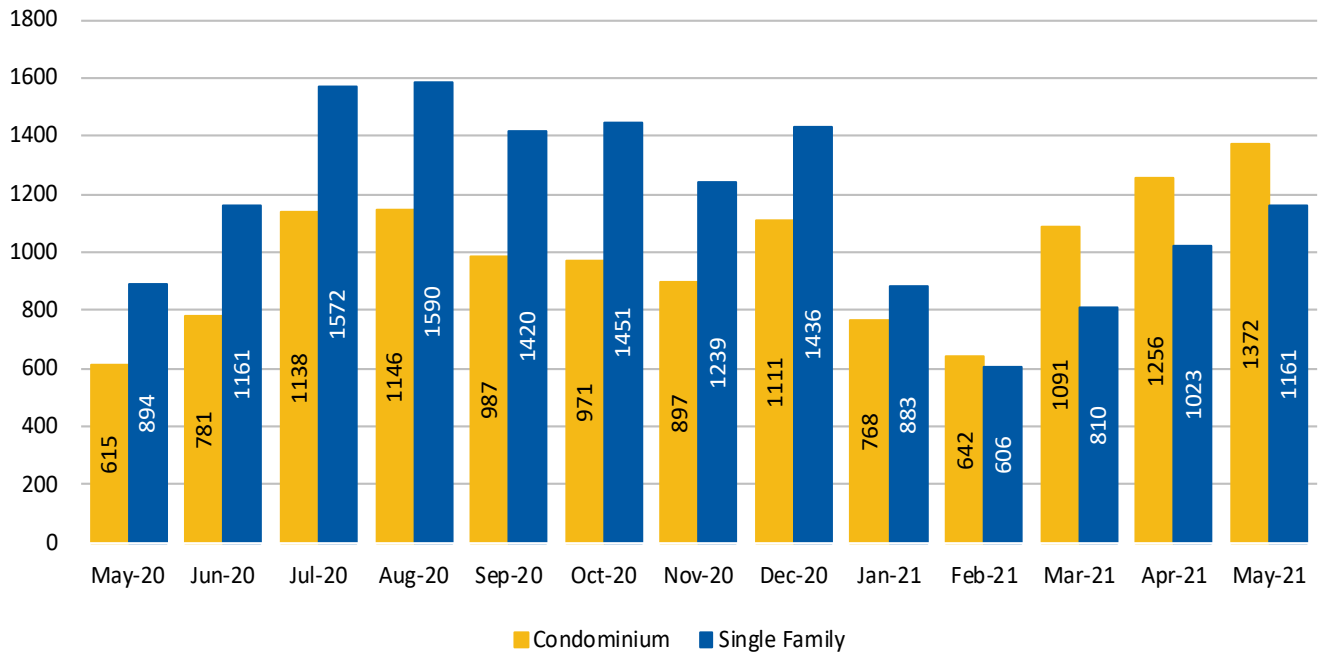
Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$638,250	\$578,754	▲ 10.3%	\$617,534	▲ 3.4%	\$615,000	\$591,263	▲ 4.0%
Units Sold	1,372	615	▲ 123.1%	1,256	▲ 9.2%	5,129	3,454	▲ 48.5%
Active Listings	2,146	2,097	▲ 2.3%	2,298	▼ -6.6%	---	---	---
Months Supply of Inventory	1.6	3.4	▼ -52.9%	1.8	▼ -11.1%	---	---	---
New Listings	1,661	1,310	▲ 26.8%	2,086	▼ -20.4%	7,906	5,437	▲ 45.4%
Pending Sales	1,526	776	▲ 96.6%	1,573	▼ -3.0%	6,425	3,612	▲ 77.9%
Days to Off Market	30	35	▼ -14.3%	32	▼ -6.3%	40	46	▼ -13.0%
Sold to Original Price Ratio	101.1%	99.0%	▲ 2.1%	99.8%	▲ 1.3%	99.2%	98.6%	▲ 0.6%
Price per Square Foot	\$658	\$534	▲ 23.2%	\$623	▲ 5.6%	\$614	\$568	▲ 8.1%



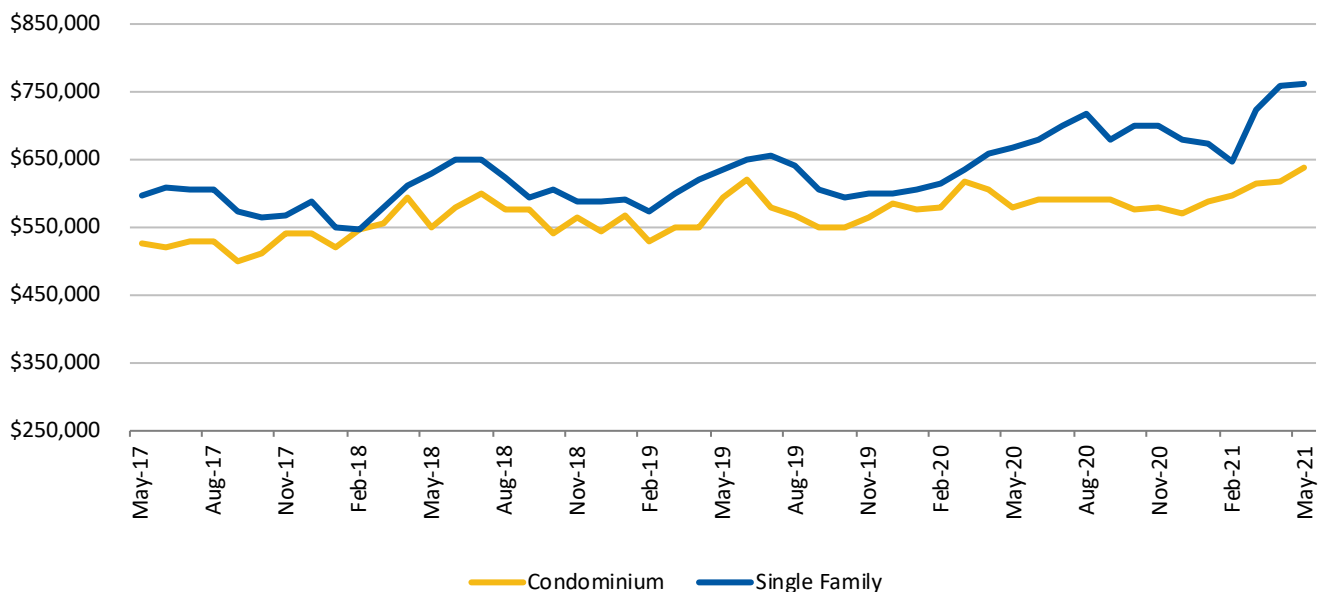
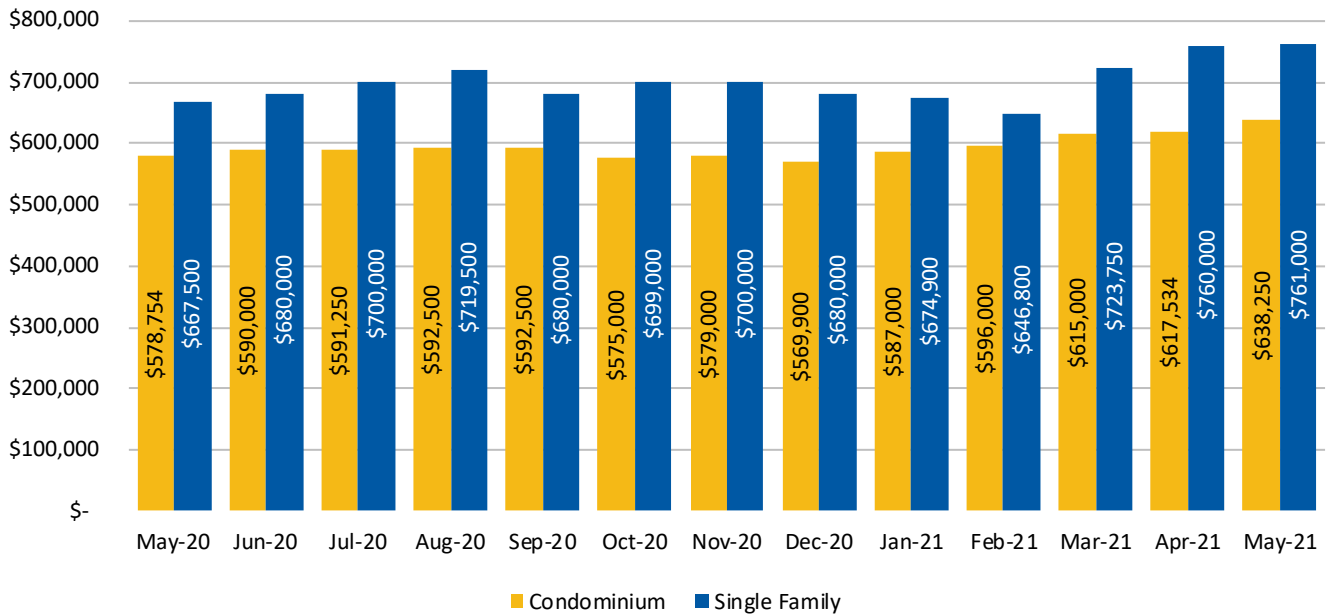
UNITS SOLD

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	1,161	894	▲ 29.9%	1,023	▲ 13.5%	4,483	3,877	▲ 15.6%
CONDOMINIUMS	1,372	615	▲ 123.1%	1,256	▲ 9.2%	5,129	3,454	▲ 48.5%



MEDIAN SELLING PRICE

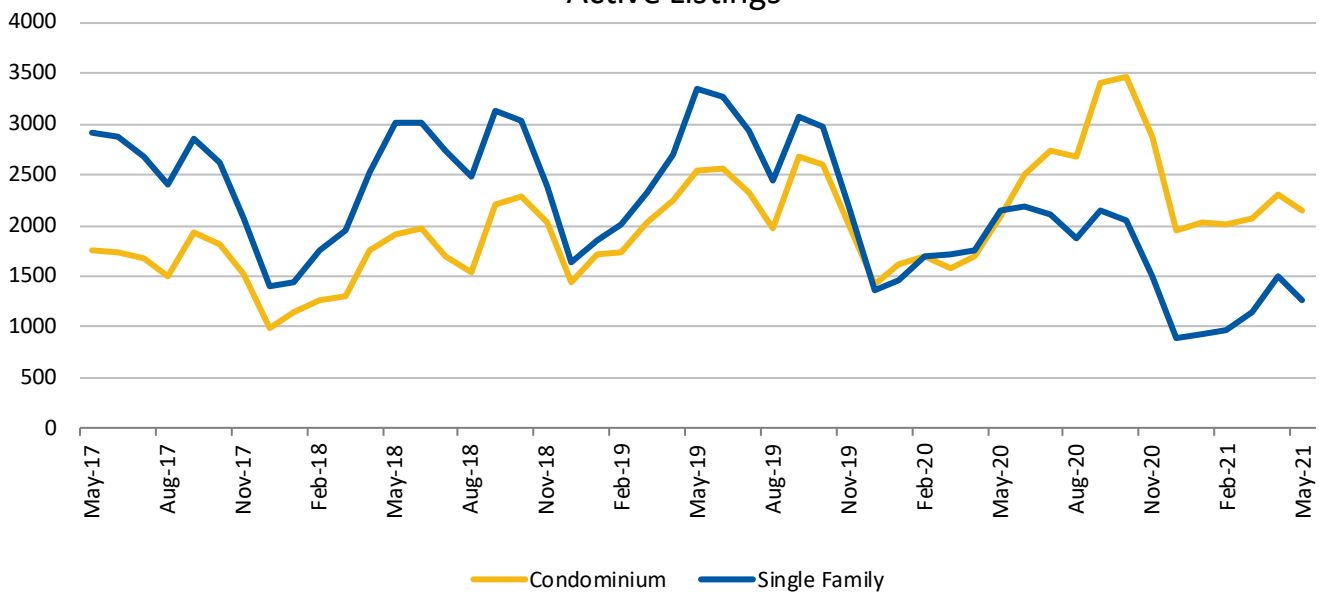
	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	\$761,000	\$667,500	▲ 14.0%	\$760,000	▲ 0.1%	\$720,000	\$640,000	▲ 12.5%
CONDOMINIUMS	\$638,250	\$578,754	▲ 10.3%	\$617,534	▲ 3.4%	\$615,000	\$591,263	▲ 4.0%



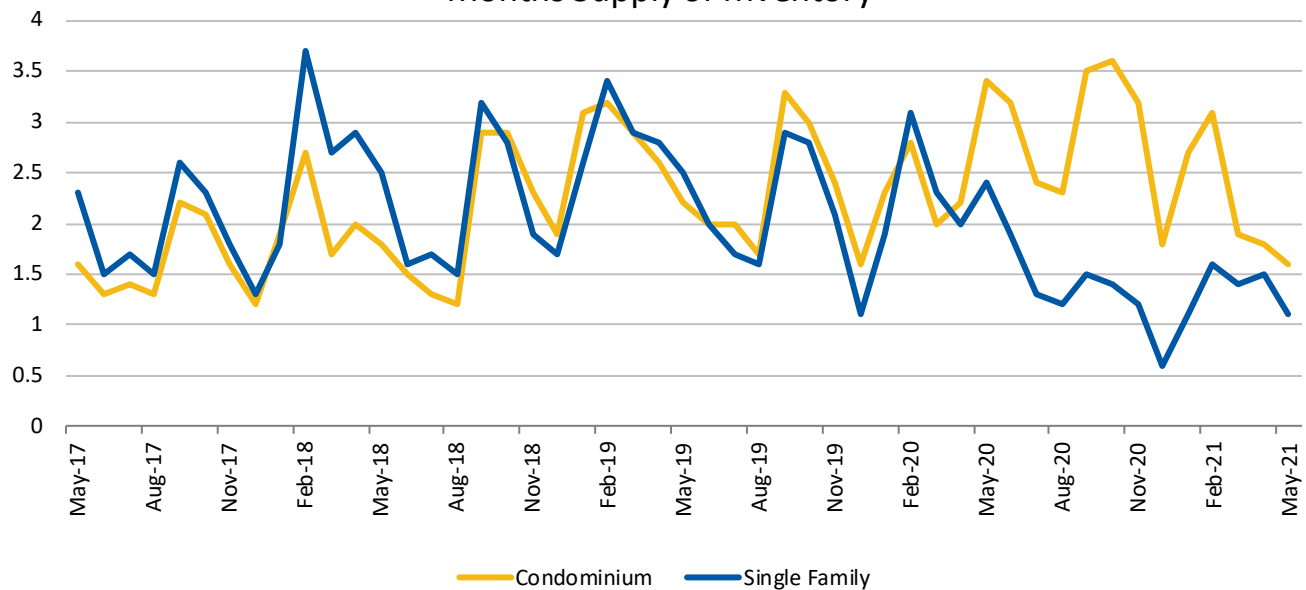
ACTIVE LISTINGS

		Year over Year			Month over Month	
		May 2021	May 2020	Change	Apr 2021	Change
SINGLE FAMILY HOMES	Active Listings	1,272	2,155	▼ -41.0%	1,491	▼ -14.7%
	Months Supply of Inventory	1.1	2.4	▼ -54.2%	1.5	▼ -26.7%
CONDOMINIUMS	Active Listings	2,146	2,097	▲ 2.3%	2,298	▼ -6.6%
	Months Supply of Inventory	1.6	3.4	▼ -52.9%	1.8	▼ -11.1%

Active Listings

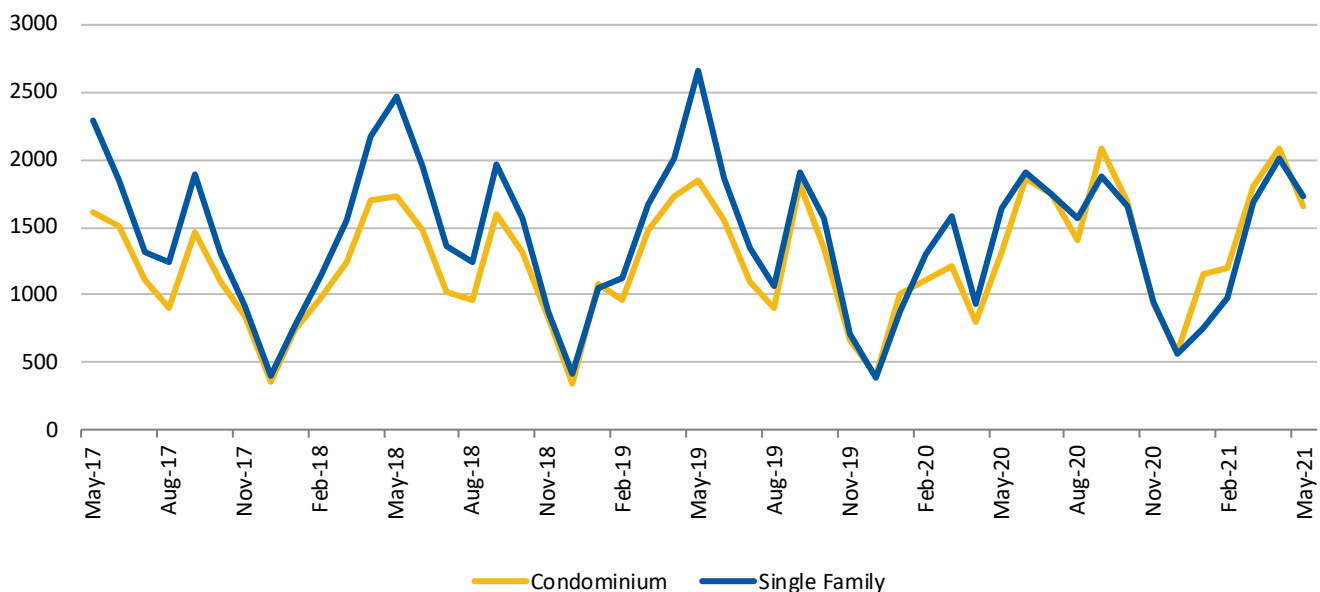
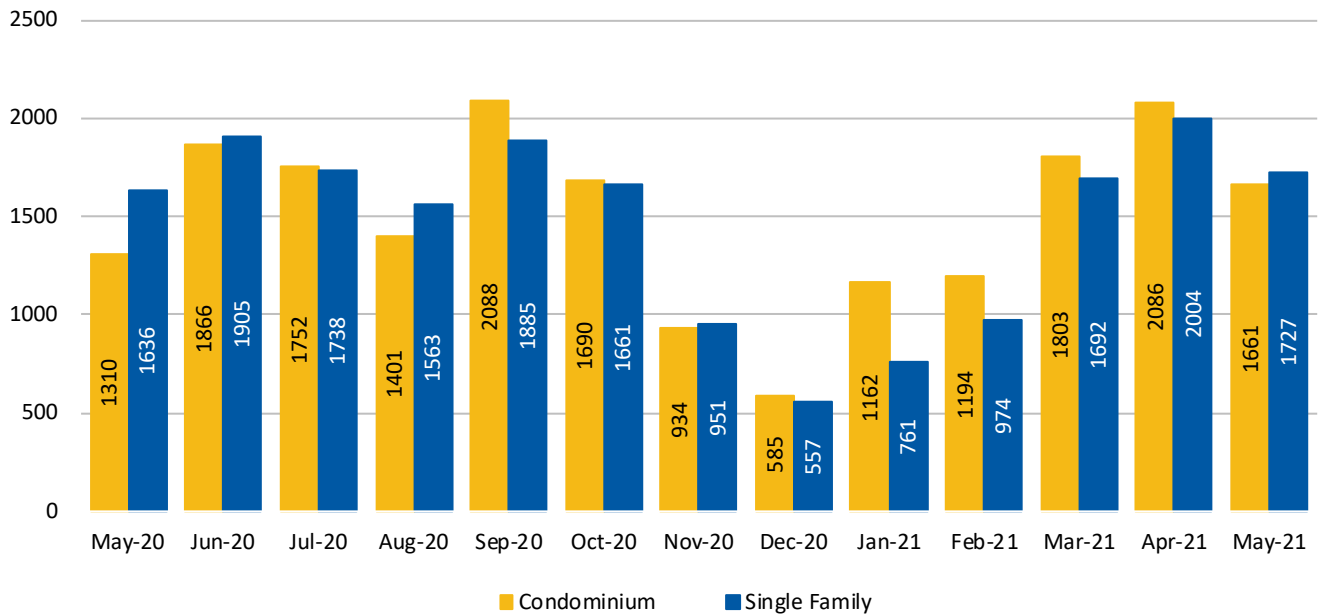


Months Supply of Inventory



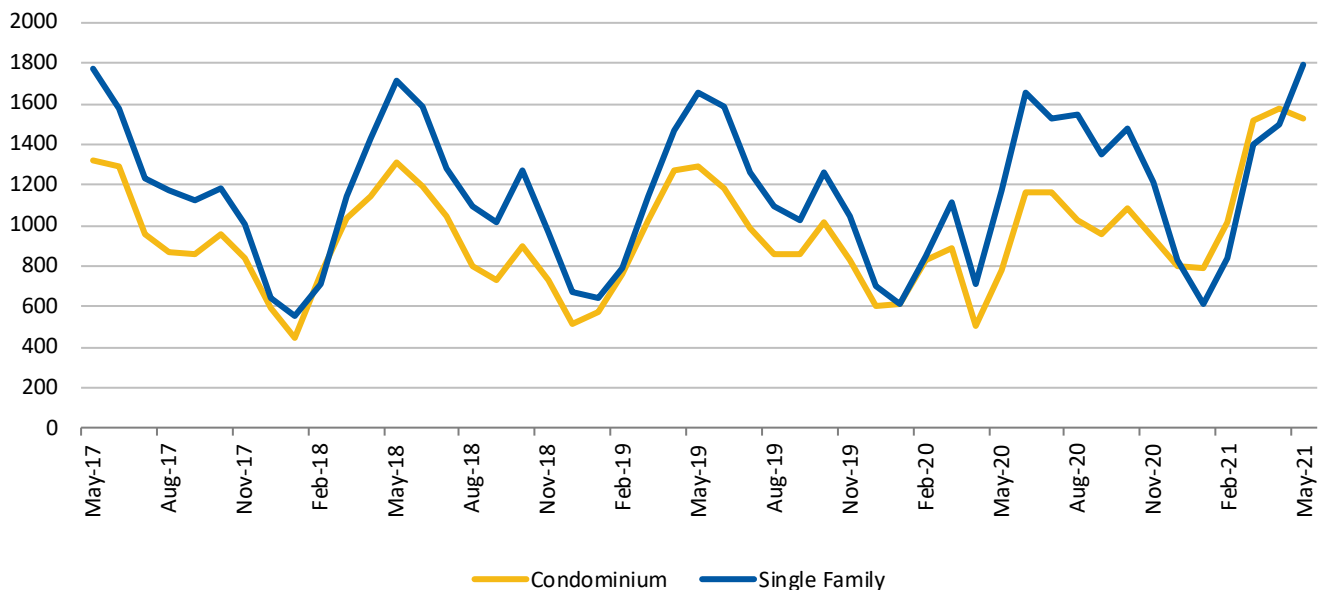
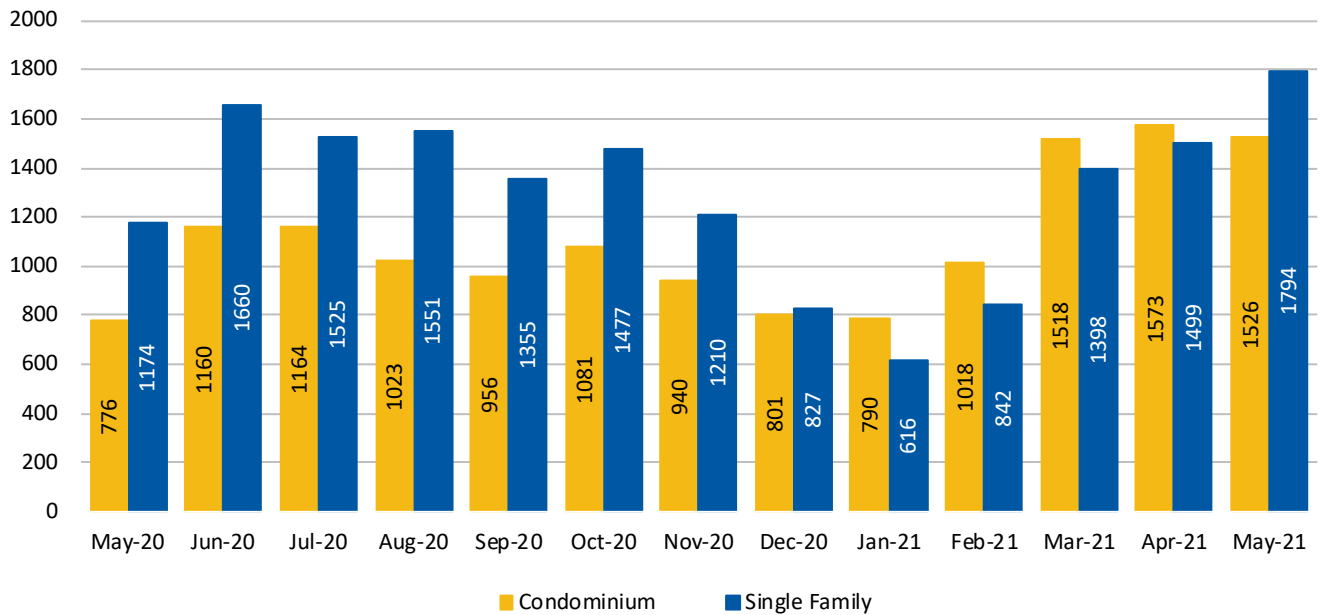
NEW LISTINGS

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	1,727	1,636	▲ 5.6%	2,004	▼ -13.8%	7,158	6,308	▲ 13.5%
CONDOMINIUMS	1,661	1,310	▲ 26.8%	2,086	▼ -20.4%	7,906	5,437	▲ 45.4%



PENDING SALES

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
SINGLE FAMILY HOMES	1,794	1,174	▲ 52.8%	1,499	▲ 19.7%	6,149	4,458	▲ 37.9%
CONDOMINIUMS	1,526	776	▲ 96.6%	1,573	▼ -3.0%	6,425	3,612	▲ 77.9%



CENTRAL MIDDLESEX REGION

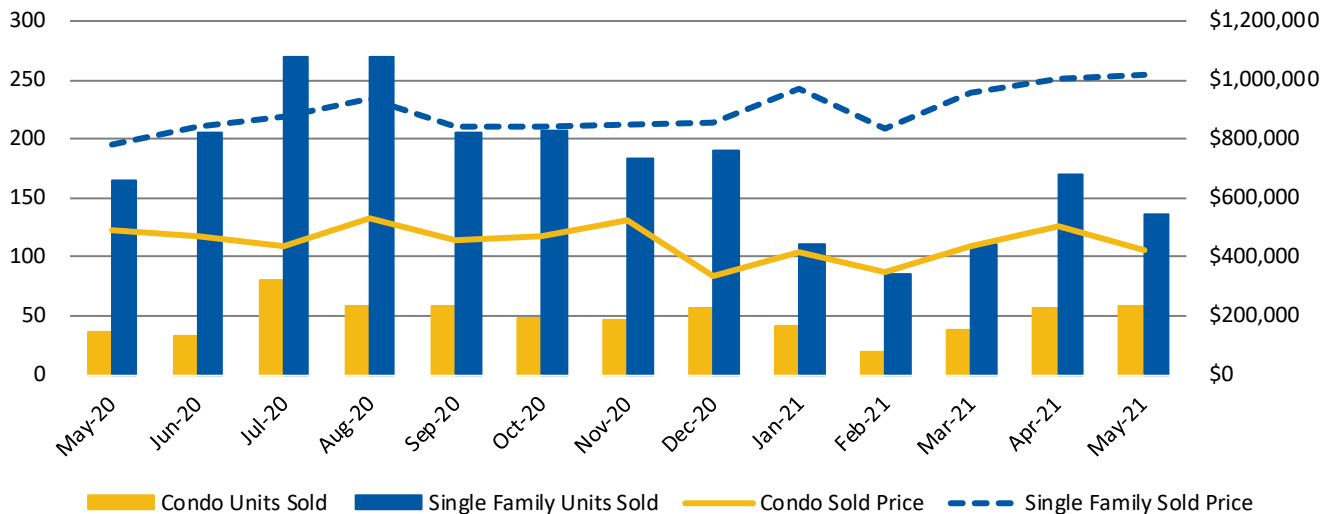
Acton, Bedford, Boxboro, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$1,020,000	\$785,000	▲ 29.9%	\$1,004,000	▲ 1.6%	\$977,500	\$815,500	▲ 19.9%
Units Sold	137	165	▼ -17.0%	170	▼ -19.4%	613	606	▲ 1.2%
Active Listings	203	430	▼ -52.8%	236	▼ -14.0%	---	---	---
Months Supply of Inventory	1.5	2.6	▼ -42.3%	1.4	▲ 7.1%	---	---	---
New Listings	237	299	▼ -20.7%	305	▼ -22.3%	1,059	1,073	▼ -1.3%
Pending Sales	249	205	▲ 21.5%	246	▲ 1.2%	931	751	▲ 24.0%
Days to Off Market	24	44	▼ -45.5%	20	▲ 20.0%	29	50	▼ -42.0%
Sold to Original Price Ratio	106.5%	98.4%	▲ 8.2%	104.4%	▲ 2.0%	103.0%	97.1%	▲ 6.1%
Price per Square Foot	\$385	\$314	▲ 22.6%	\$377	▲ 2.1%	\$371	\$317	▲ 17.0%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$425,000	\$490,000	▼ -13.3%	\$504,000	▼ -15.7%	\$445,000	\$474,500	▼ -6.2%
Units Sold	59	37	▲ 59.5%	57	▲ 3.5%	215	176	▲ 22.2%
Active Listings	53	93	▼ -43.0%	60	▼ -11.7%	---	---	---
Months Supply of Inventory	0.9	2.5	▼ -64.0%	1.1	▼ -18.2%	---	---	---
New Listings	53	61	▼ -13.1%	74	▼ -28.4%	290	264	▲ 9.8%
Pending Sales	54	39	▲ 38.5%	67	▼ -19.4%	248	200	▲ 24.0%
Days to Off Market	20	27	▼ -25.9%	22	▼ -9.1%	28	55	▼ -49.1%
Sold to Original Price Ratio	103.3%	98.0%	▲ 5.4%	101.9%	▲ 1.4%	101.5%	98.7%	▲ 2.8%
Price per Square Foot	\$319	\$287	▲ 11.1%	\$325	▼ -1.8%	\$310	\$284	▲ 9.2%



EASTERN MIDDLESEX REGION

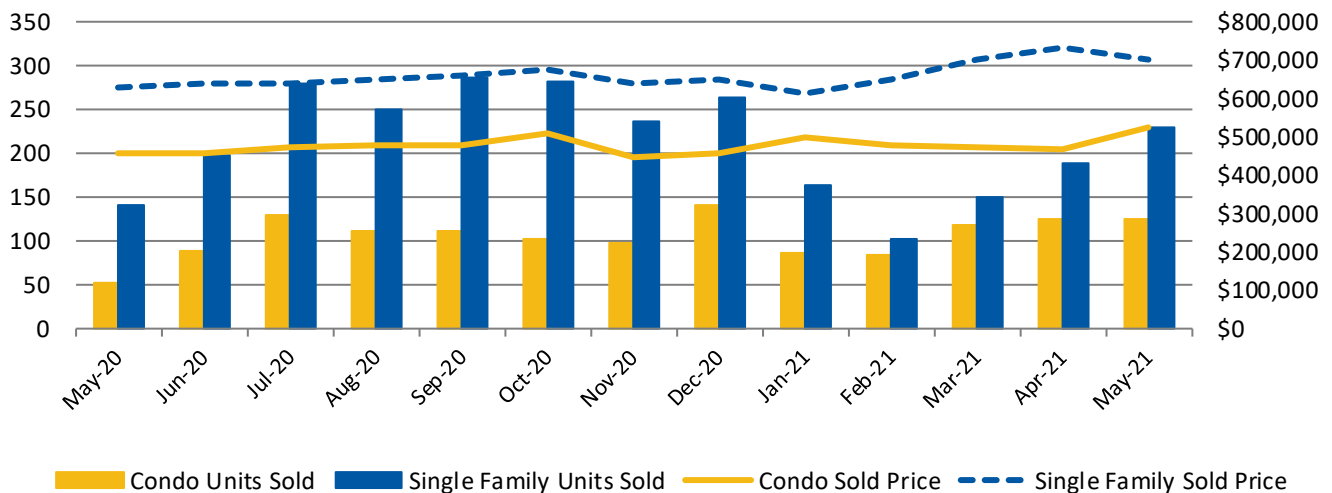
Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$700,000	\$630,000	▲ 11.1%	\$735,000	▼ -4.8%	\$683,000	\$615,000	▲ 11.1%
Units Sold	230	141	▲ 63.1%	189	▲ 21.7%	835	620	▲ 34.7%
Active Listings	171	244	▼ -29.9%	224	▼ -23.7%	---	---	---
Months Supply of Inventory	0.7	1.7	▼ -58.8%	1.2	▼ -41.7%	---	---	---
New Listings	273	250	▲ 9.2%	357	▼ -23.5%	1,211	928	▲ 30.5%
Pending Sales	308	192	▲ 60.4%	275	▲ 12.0%	1,074	702	▲ 53.0%
Days to Off Market	17	28	▼ -39.3%	16	▲ 6.3%	21	32	▼ -34.4%
Sold to Original Price Ratio	107.6%	100.3%	▲ 7.3%	106.6%	▲ 0.9%	104.3%	99.5%	▲ 4.8%
Price per Square Foot	\$396	\$337	▲ 17.5%	\$390	▲ 1.5%	\$382	\$336	▲ 13.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$525,000	\$459,748	▲ 14.2%	\$470,000	▲ 11.7%	\$485,000	\$474,900	▲ 2.1%
Units Sold	125	52	▲ 140.4%	125	■ 0.0%	539	355	▲ 51.8%
Active Listings	119	165	▼ -27.9%	148	▼ -19.6%	---	---	---
Months Supply of Inventory	1.0	3.2	▼ -68.8%	1.2	▼ -16.7%	---	---	---
New Listings	126	109	▲ 15.6%	183	▼ -31.1%	666	489	▲ 36.2%
Pending Sales	139	63	▲ 120.6%	129	▲ 7.8%	609	363	▲ 67.8%
Days to Off Market	28	34	▼ -17.6%	24	▲ 16.7%	32	42	▼ -23.8%
Sold to Original Price Ratio	102.2%	99.4%	▲ 2.8%	101.3%	▲ 0.9%	100.5%	98.9%	▲ 1.6%
Price per Square Foot	\$446	\$354	▲ 26.0%	\$443	▲ 0.7%	\$426	\$375	▲ 13.6%



METRO BOSTON REGION

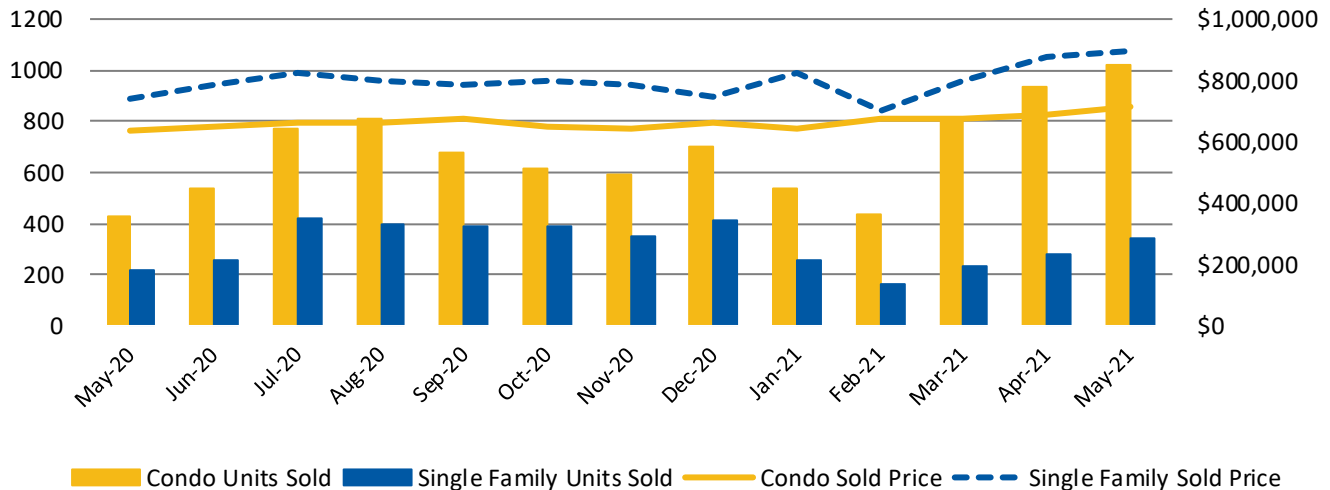
Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$900,000	\$740,289	▲ 21.6%	\$875,000	▲ 2.9%	\$830,000	\$750,000	▲ 10.7%
Units Sold	340	219	▲ 55.3%	283	▲ 20.1%	1,275	989	▲ 28.9%
Active Listings	459	588	▼ -21.9%	522	▼ -12.1%	---	---	---
Months Supply of Inventory	1.4	2.7	▼ -48.1%	1.8	▼ -22.2%	---	---	---
New Listings	534	450	▲ 18.7%	599	▼ -10.9%	2,136	1,698	▲ 25.8%
Pending Sales	528	279	▲ 89.2%	392	▲ 34.7%	1,708	1,090	▲ 56.7%
Days to Off Market	21	33	▼ -36.4%	22	▼ -4.5%	27	36	▼ -25.0%
Sold to Original Price Ratio	105.2%	99.0%	▲ 6.3%	102.8%	▲ 2.3%	101.7%	98.6%	▲ 3.1%
Price per Square Foot	\$503	\$439	▲ 14.6%	\$498	▲ 1.0%	\$480	\$432	▲ 11.1%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$712,750	\$635,000	▲ 12.2%	\$690,000	▲ 3.3%	\$685,000	\$680,000	▲ 0.7%
Units Sold	1,022	430	▲ 137.7%	939	▲ 8.8%	3,735	2,368	▲ 57.7%
Active Listings	1,768	1,524	▲ 16.0%	1,842	▼ -4.0%	---	---	---
Months Supply of Inventory	1.7	3.5	▼ -51.4%	2.0	▼ -15.0%	---	---	---
New Listings	1,273	989	▲ 28.7%	1,567	▼ -18.8%	5,916	3,927	▲ 50.6%
Pending Sales	1,114	577	▲ 93.1%	1,137	▼ -2.0%	4,670	2,491	▲ 87.5%
Days to Off Market	32	34	▼ -5.9%	33	▼ -3.0%	43	43	■ 0.0%
Sold to Original Price Ratio	100.5%	98.8%	▲ 1.7%	99.1%	▲ 1.4%	98.5%	98.3%	▲ 0.2%
Price per Square Foot	\$762	\$635	▲ 20.0%	\$711	▲ 7.2%	\$712	\$685	▲ 3.9%



METRO WEST REGION

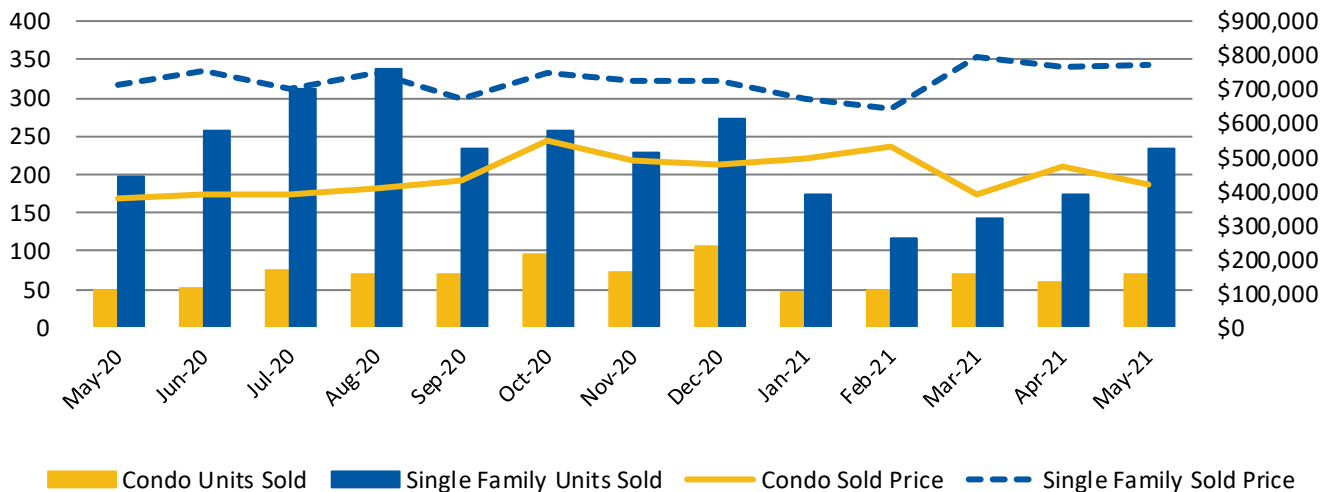
Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield,
Medway, Millis, Natick, Needham, Sherborn, Wellesley

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$774,000	\$711,500	▲ 8.8%	\$768,500	▲ 0.7%	\$735,000	\$654,500	▲ 12.3%
Units Sold	233	197	▲ 18.3%	174	▲ 33.9%	840	830	▲ 1.2%
Active Listings	226	494	▼ -54.3%	237	▼ -4.6%	---	---	---
Months Supply of Inventory	1.0	2.5	▼ -60.0%	1.4	▼ -28.6%	---	---	---
New Listings	342	335	▲ 2.1%	352	▼ -2.8%	1,352	1,358	▼ -0.4%
Pending Sales	324	249	▲ 30.1%	284	▲ 14.1%	1,178	964	▲ 22.2%
Days to Off Market	15	44	▼ -65.9%	19	▼ -21.1%	22	44	▼ -50.0%
Sold to Original Price Ratio	106.3%	99.5%	▲ 6.8%	104.9%	▲ 1.3%	102.9%	98.0%	▲ 5.0%
Price per Square Foot	\$381	\$313	▲ 21.7%	\$373	▲ 2.1%	\$359	\$313	▲ 14.7%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$418,500	\$377,500	▲ 10.9%	\$472,250	▼ -11.4%	\$450,000	\$449,900	▲ 0.0%
Units Sold	71	50	▲ 42.0%	60	▲ 18.3%	295	242	▲ 21.9%
Active Listings	92	153	▼ -39.9%	117	▼ -21.4%	---	---	---
Months Supply of Inventory	1.3	3.1	▼ -58.1%	2.0	▼ -35.0%	---	---	---
New Listings	102	76	▲ 34.2%	130	▼ -21.5%	472	363	▲ 30.0%
Pending Sales	109	50	▲ 118.0%	112	▼ -2.7%	409	273	▲ 49.8%
Days to Off Market	23	49	▼ -53.1%	30	▼ -23.3%	34	59	▼ -42.4%
Sold to Original Price Ratio	103.1%	100.3%	▲ 2.8%	102.6%	▲ 0.5%	100.9%	99.3%	▲ 1.6%
Price per Square Foot	\$305	\$289	▲ 5.5%	\$313	▼ -2.6%	\$314	\$285	▲ 10.2%



SOUTHERN NORFOLK REGION

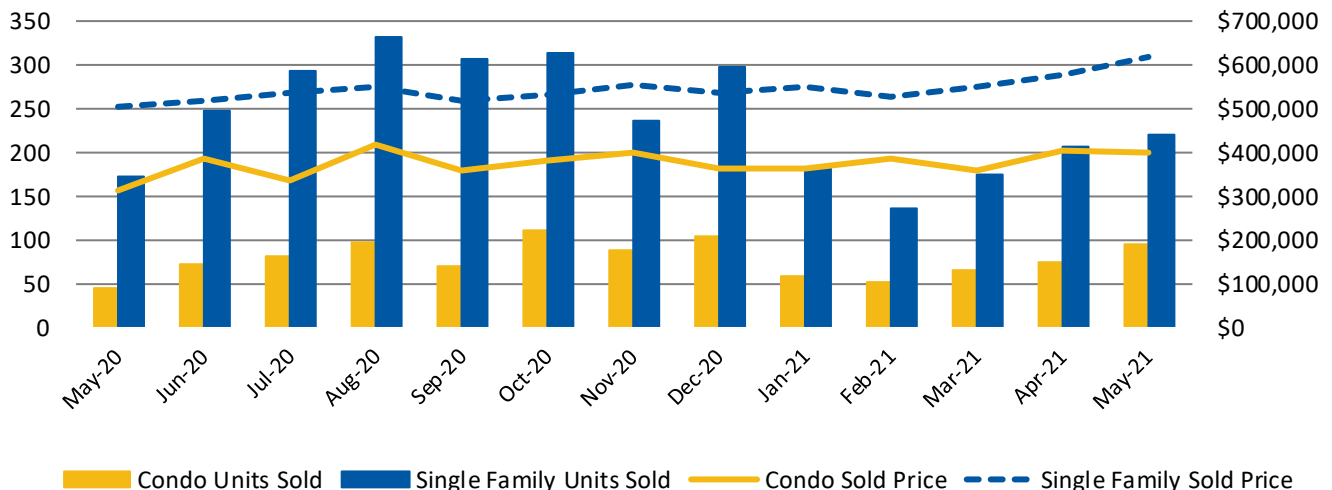
Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$620,000	\$505,000	▲ 22.8%	\$576,000	▲ 7.6%	\$568,250	\$490,000	▲ 16.0%
Units Sold	221	172	▲ 28.5%	207	▲ 6.8%	920	832	▲ 10.6%
Active Listings	213	399	▼ -46.6%	272	▼ -21.7%	---	---	---
Months Supply of Inventory	1.0	2.3	▼ -56.5%	1.3	▼ -23.1%	---	---	---
New Listings	341	302	▲ 12.9%	391	▼ -12.8%	1,400	1,251	▲ 11.9%
Pending Sales	385	249	▲ 54.6%	302	▲ 27.5%	1,258	951	▲ 32.3%
Days to Off Market	18	32	▼ -43.8%	18	▬ 0.0%	22	40	▼ -45.0%
Sold to Original Price Ratio	106.2%	98.7%	▲ 7.6%	104.5%	▲ 1.6%	103.4%	98.0%	▲ 5.5%
Price per Square Foot	\$313	\$256	▲ 22.3%	\$312	▲ 0.3%	\$298	\$258	▲ 15.5%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$400,000	\$312,500	▲ 28.0%	\$405,000	▼ -1.2%	\$385,000	\$394,900	▼ -2.5%
Units Sold	95	46	▲ 106.5%	75	▲ 26.7%	345	313	▲ 10.2%
Active Listings	114	162	▼ -29.6%	131	▼ -13.0%	---	---	---
Months Supply of Inventory	1.2	3.5	▼ -65.7%	1.7	▼ -29.4%	---	---	---
New Listings	107	75	▲ 42.7%	132	▼ -18.9%	562	394	▲ 42.6%
Pending Sales	110	47	▲ 134.0%	128	▼ -14.1%	489	285	▲ 71.6%
Days to Off Market	25	38	▼ -34.2%	36	▼ -30.6%	34	58	▼ -41.4%
Sold to Original Price Ratio	103.1%	100.2%	▲ 2.9%	102.2%	▲ 0.9%	101.3%	100.5%	▲ 0.8%
Price per Square Foot	\$289	\$257	▲ 12.5%	\$286	▲ 1.0%	\$284	\$278	▲ 2.2%



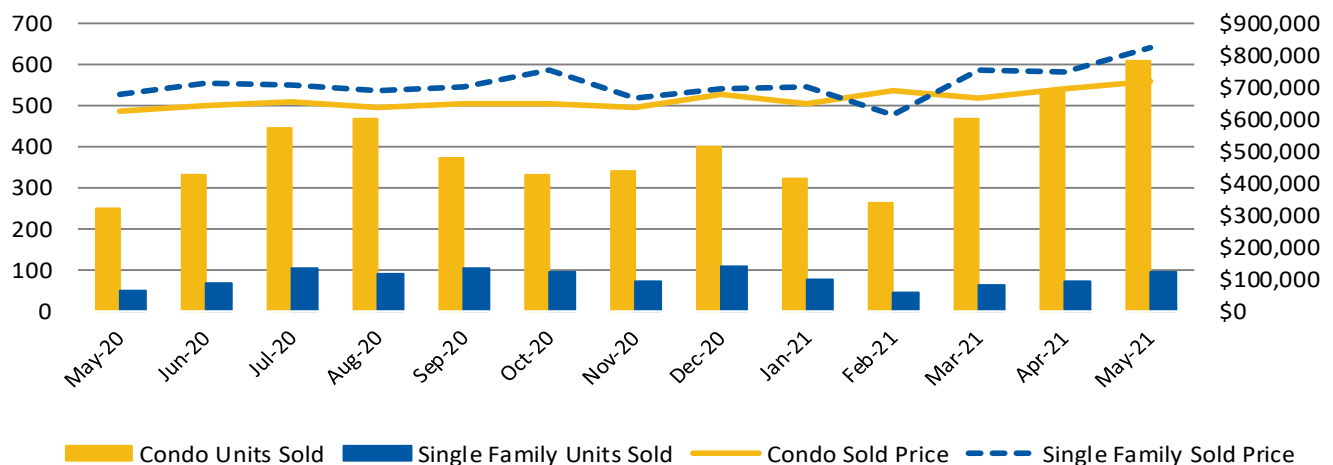
CITY OF BOSTON

Single Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$825,000	\$677,500	▲ 21.8%	\$747,500	▲ 10.4%	\$750,000	\$655,000	▲ 14.5%
Units Sold	93	51	▲ 82.4%	70	▲ 32.9%	348	235	▲ 48.1%
Active Listings	175	153	▲ 14.4%	177	▼ -1.1%	---	---	---
Months Supply of Inventory	1.9	3.0	▼ -36.7%	2.5	▼ -24.0%	---	---	---
New Listings	166	126	▲ 31.7%	167	▼ -0.6%	589	425	▲ 38.6%
Pending Sales	147	77	▲ 90.9%	92	▲ 59.8%	443	268	▲ 65.3%
Days to Off Market	25	28	▼ -10.7%	29	▼ -13.8%	32	34	▼ -5.9%
Sold to Original Price Ratio	103.5%	99.4%	▲ 4.1%	102.3%	▲ 1.2%	101.0%	98.7%	▲ 2.3%
Price per Square Foot	\$517	\$471	▲ 9.8%	\$549	▼ -5.8%	\$504	\$449	▲ 12.2%

Condominiums

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$718,500	\$625,000	▲ 15.0%	\$699,000	▲ 2.8%	\$690,000	\$680,000	▲ 1.5%
Units Sold	612	251	▲ 143.8%	539	▲ 13.5%	2,208	1,461	▲ 51.1%
Active Listings	1,257	1,025	▲ 22.6%	1,293	▼ -2.8%	---	---	---
Months Supply of Inventory	2.1	4.1	▼ -48.8%	2.4	▼ -12.5%	---	---	---
New Listings	792	650	▲ 21.8%	953	▼ -16.9%	3,691	2,471	▲ 49.4%
Pending Sales	679	360	▲ 88.6%	674	▲ 0.7%	2,787	1,515	▲ 84.0%
Days to Off Market	37	36	▲ 2.8%	37	▬ 0.0%	48	46	▲ 4.3%
Sold to Original Price Ratio	99.5%	98.4%	▲ 1.1%	98.3%	▲ 1.2%	97.7%	97.8%	▼ -0.1%
Price per Square Foot	\$851	\$695	▲ 22.4%	\$797	▲ 6.8%	\$796	\$766	▲ 3.9%



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		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$865,000	\$735,000	▲ 17.7%	\$792,750	▲ 9.1%	\$800,000	\$730,000	▲ 9.6%
Units Sold	129	62	▲ 108.1%	114	▲ 13.2%	569	385	▲ 47.8%
Active Listings	202	200	▲ 1.0%	208	▼ -2.9%	---	---	---
Months Supply of Inventory	1.6	3.2	▼ -50.0%	1.8	▼ -11.1%	---	---	---
New Listings	215	152	▲ 41.4%	224	▼ -4.0%	884	608	▲ 45.4%
Pending Sales	179	82	▲ 118.3%	163	▲ 9.8%	669	368	▲ 81.8%
Days to Off Market	20	33	▼ -39.4%	25	▼ -20.0%	30	33	▼ -9.1%
Sold to Original Price Ratio	102.9%	97.2%	▲ 5.9%	99.5%	▲ 3.4%	99.4%	98.6%	▲ 0.8%
Price per Square Foot	\$358	\$323	▲ 10.8%	\$329	▲ 8.8%	\$337	\$317	▲ 6.3%

3 Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$1,055,000	\$1,350,000	▼ -21.9%	\$998,500	▲ 5.7%	\$1,031,800	\$980,000	▲ 5.3%
Units Sold	44	21	▲ 109.5%	42	▲ 4.8%	196	144	▲ 36.1%
Active Listings	111	62	▲ 79.0%	103	▲ 7.8%	---	---	---
Months Supply of Inventory	2.5	3.0	▼ -16.7%	2.5	▬ 0.0%	---	---	---
New Listings	85	40	▲ 112.5%	96	▼ -11.5%	339	215	▲ 57.7%
Pending Sales	62	14	▲ 342.9%	60	▲ 3.3%	249	103	▲ 141.7%
Days to Off Market	22	26	▼ -15.4%	36	▼ -38.9%	37	31	▲ 19.4%
Sold to Original Price Ratio	98.6%	96.8%	▲ 1.9%	97.9%	▲ 0.7%	95.7%	95.9%	▼ -0.2%
Price per Square Foot	\$343	\$388	▼ -11.6%	\$336	▲ 2.1%	\$334	\$368	▼ -9.2%

4 Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$1,106,000	\$1,650,000	▼ -33.0%	\$1,180,000	▼ -6.3%	\$1,140,000	\$1,320,000	▼ -13.6%
Units Sold	9	4	▲ 125.0%	5	▲ 80.0%	27	25	▲ 8.0%
Active Listings	23	13	▲ 76.9%	21	▲ 9.5%	---	---	---
Months Supply of Inventory	2.6	3.3	▼ -21.2%	4.2	▼ -38.1%	---	---	---
New Listings	17	5	▲ 240.0%	15	▲ 13.3%	64	42	▲ 52.4%
Pending Sales	12	7	▲ 71.4%	11	▲ 9.1%	39	29	▲ 34.5%
Days to Off Market	34	66	▼ -48.5%	38	▼ -10.5%	37	47	▼ -21.3%
Sold to Original Price Ratio	101.1%	97.3%	▲ 3.9%	90.6%	▲ 11.6%	97.6%	96.7%	▲ 0.9%
Price per Square Foot	\$297	\$501	▼ -40.7%	\$291	▲ 2.1%	\$351	\$378	▼ -7.1%

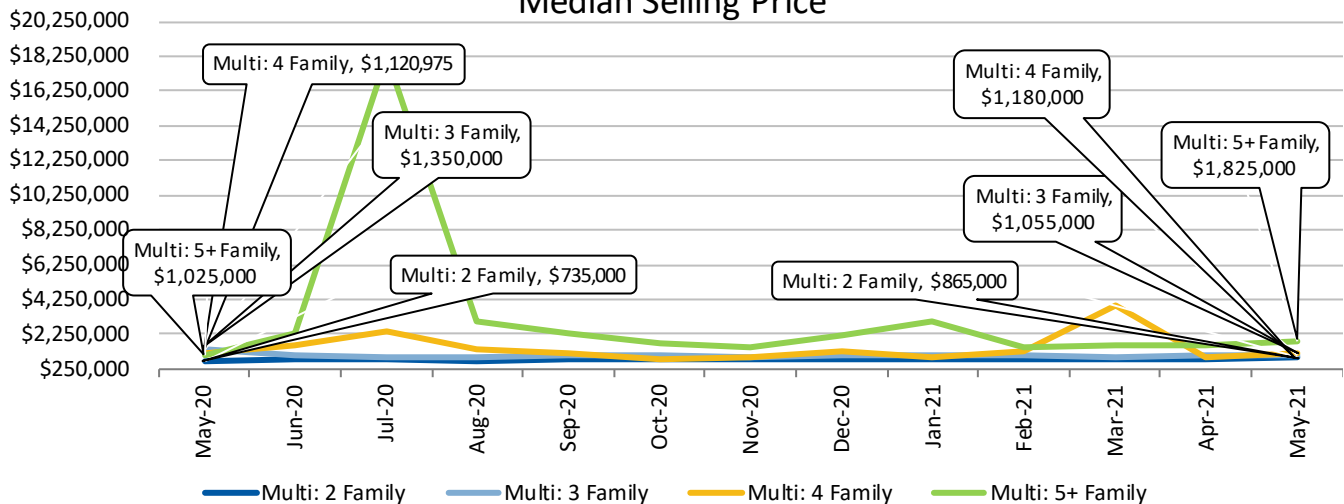
MULTI-FAMILY MARKET SUMMARY

Includes all 64 towns within the GBAR jurisdictional area

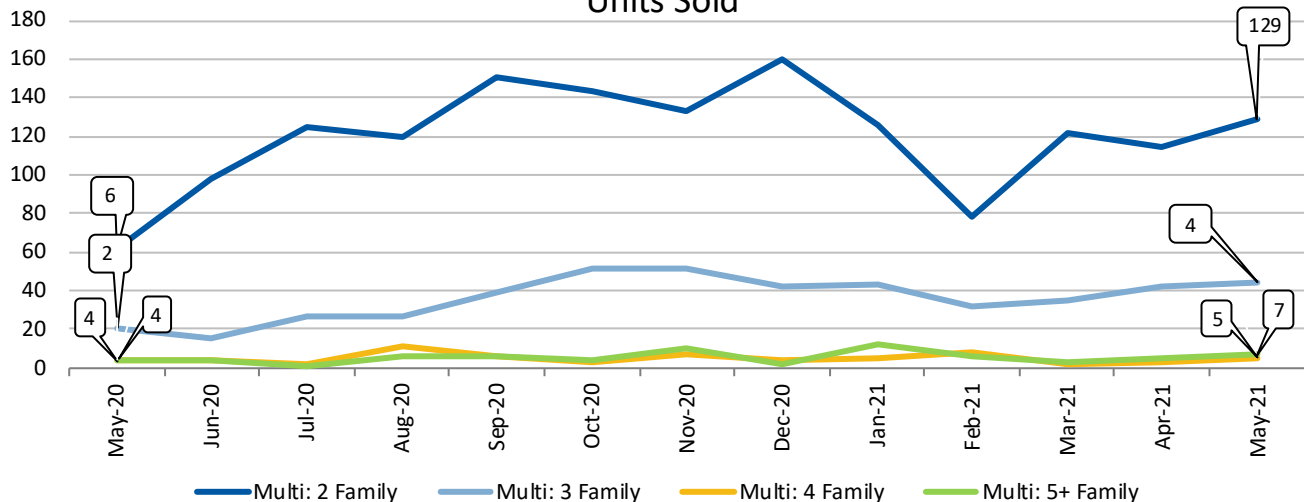
5+ Family Homes

	Year over Year			Month over Month		Year to Date		
	May 2021	May 2020	Change	Apr 2021	Change	2021	2020	Change
Median Selling Price	\$4,175,000	\$2,250,000	▲ 85.6%	\$1,825,000	▲ 128.8%	\$1,760,000	\$2,350,000	▼ -25.1%
Units Sold	3	4	▼ -25.0%	7	▼ -57.1%	24	28	▼ -14.3%
Active Listings	45	28	▲ 60.7%	47	▼ -4.3%	---	---	---
Months Supply of Inventory	15.0	7.0	▲ 114.3%	6.7	▲ 123.9%	---	---	---
New Listings	15	6	▲ 150.0%	24	▼ -37.5%	86	43	▲ 100.0%
Pending Sales	7	1	▲ 600.0%	11	▼ -36.4%	36	19	▲ 89.5%
Days to Off Market	68	96	▼ -29.2%	38	▲ 78.9%	56	83	▼ -32.5%
Sold to Original Price Ratio	99.0%	98.8%	▲ 0.2%	86.8%	▲ 14.1%	92.3%	91.8%	▲ 0.5%
Price per Square Foot	\$691	\$474	▲ 45.8%	\$522	▲ 32.4%	\$464	\$427	▲ 8.7%

Median Selling Price

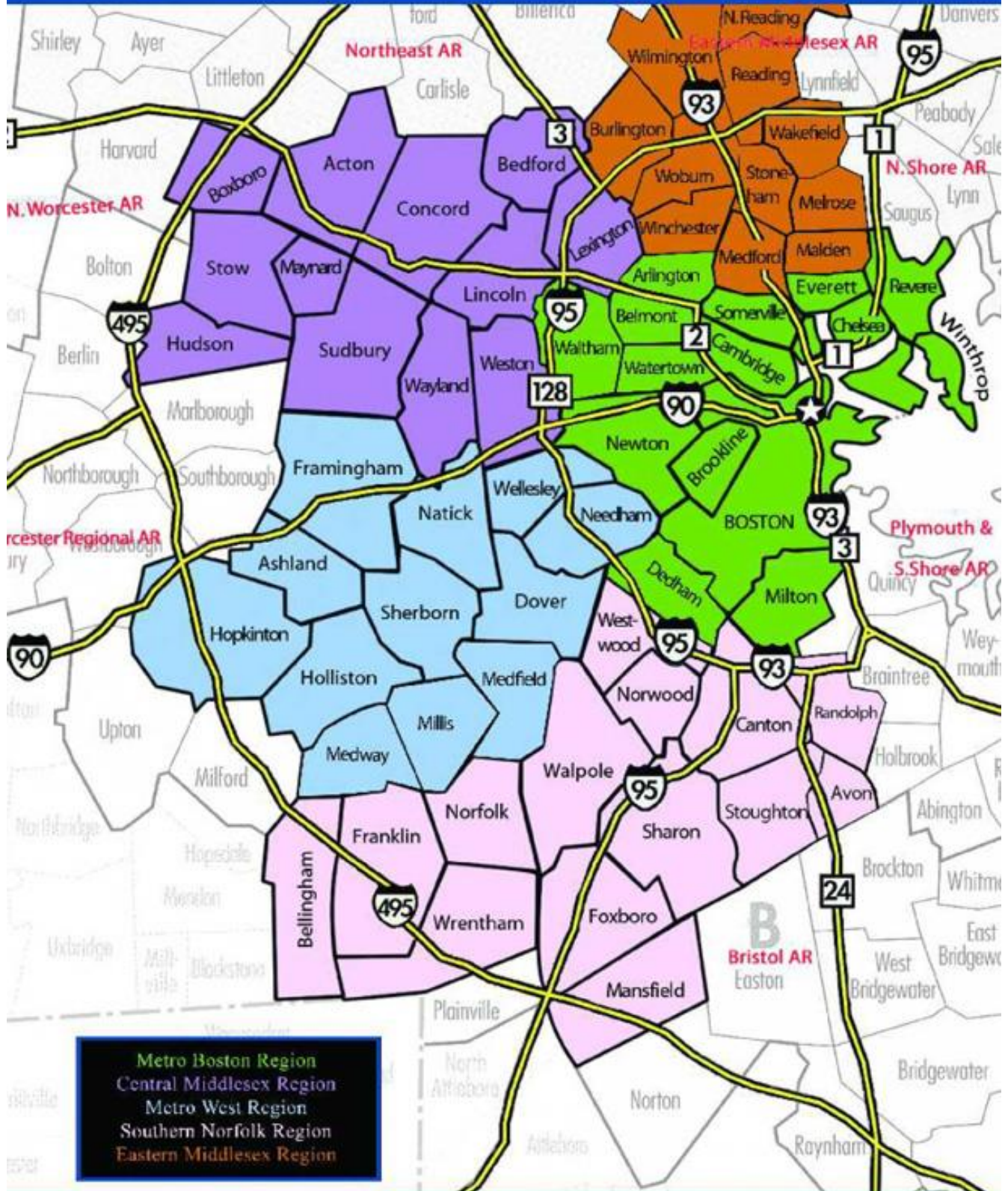


Units Sold



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.