

# Local Market Update for December 2016

A RESEARCH TOOL PROVIDED BY THE GREATER BOSTON ASSOCIATION OF REALTORS®



## Back Bay

Single-Family Homes	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
Closed Sales	2	1	- 50.0%	9	6	- 33.3%
Median Sales Price*	\$8,225,000	<b>\$1,913,500</b>	- 76.7%	\$6,350,000	<b>\$4,285,000</b>	- 32.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.9	<b>3.3</b>	- 15.4%	--	--	--
Days on Market Until Sale	27	<b>91</b>	+ 237.0%	98	<b>132</b>	+ 34.7%
Percent of Original List Price Received*	86.4%	<b>95.7%</b>	+ 10.8%	91.8%	<b>92.2%</b>	+ 0.4%
New Listings	0	0	--	12	8	- 33.3%
Pending Sales	0	0	--	8	6	- 25.0%

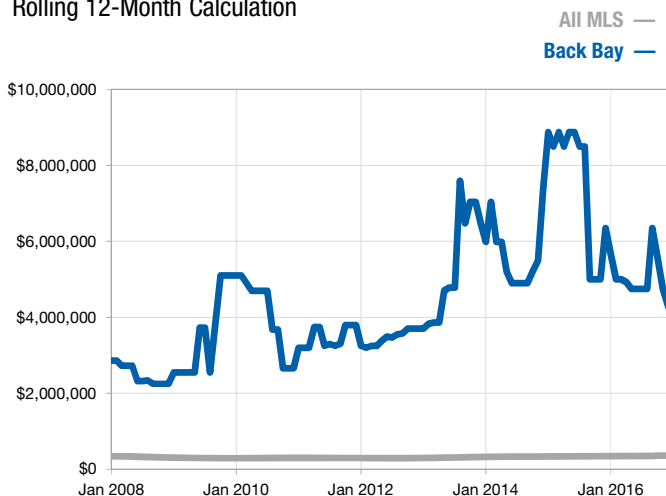
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Condominiums	December			Year to Date		
	2015	2016	Percent Change	Thru 12-2015	Thru 12-2016	Percent Change
<b>Key Metrics</b>						
Closed Sales	32	<b>29</b>	- 9.4%	379	<b>384</b>	+ 1.3%
Median Sales Price*	\$1,240,825	<b>\$960,000</b>	- 22.6%	\$1,175,000	<b>\$1,050,000</b>	- 10.6%
Inventory of Homes for Sale	80	50	- 37.5%	--	--	--
Months Supply of Inventory	2.5	<b>1.6</b>	- 36.0%	--	--	--
Days on Market Until Sale	66	<b>59</b>	- 10.6%	52	<b>63</b>	+ 21.2%
Percent of Original List Price Received*	94.4%	<b>95.7%</b>	+ 1.4%	98.6%	<b>96.8%</b>	- 1.8%
New Listings	17	7	- 58.8%	510	<b>455</b>	- 10.8%
Pending Sales	19	<b>13</b>	- 31.6%	387	<b>375</b>	- 3.1%

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

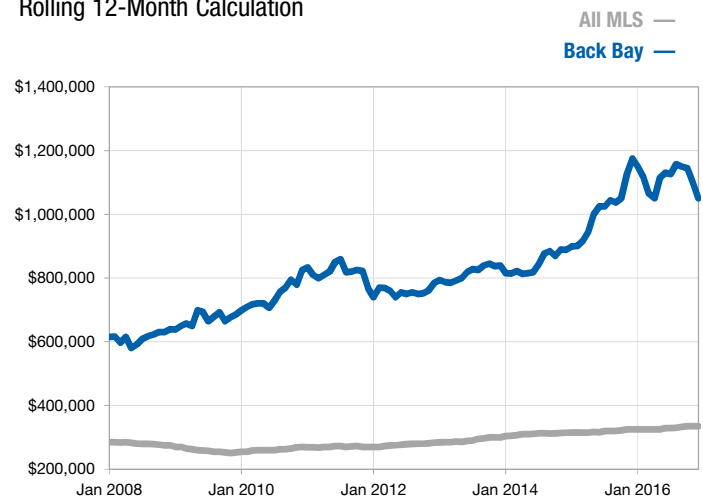
### Median Sales Price - Single-Family Homes

Rolling 12-Month Calculation



### Median Sales Price - Condominiums

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.