

Pending Sales Report by Region

July 2021



A pending sale is defined as anything classified as one of the following statuses:
Pending, Contingent, Under Agreement or Active with a Flag.

Single-Family Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Jul-2020	Jul-2021	+ / -	Jul-2020	Jul-2021	+ / -	Jul-2020	Jul-2021	+ / -
Cape Cod & Islands	653	412	-36.9%	\$496,500	\$600,000	+20.8%	\$48.6	\$36.2	-25.5%
Central	980	863	-11.9%	\$360,700	\$414,500	+14.9%	\$40.3	\$40.2	-0.2%
Greater Boston	1,498	1,205	-19.6%	\$700,000	\$785,000	+12.1%	\$134.1	\$123.5	-7.9%
Northeast	941	786	-16.5%	\$525,000	\$605,000	+15.2%	\$57.8	\$54.3	-6.1%
Southeast	673	578	-14.1%	\$358,950	\$437,104	+21.8%	\$26.9	\$27.8	+3.3%
South Shore	718	489	-31.9%	\$512,450	\$588,000	+14.7%	\$43.4	\$32.5	-25.1%
West	861	743	-13.7%	\$260,000	\$305,000	+17.3%	\$27.1	\$26.6	-1.8%
State Totals	6,444	5,182	-19.6%	\$472,500	\$560,000	+18.5%	\$388.5	\$362.5	-6.7%

Condominium Sales

	Pending Sales			Median Sales Price			Total \$ Volume (in millions)		
	Jul-2020	Jul-2021	+ / -	Jul-2020	Jul-2021	+ / -	Jul-2020	Jul-2021	+ / -
Cape Cod & Islands	158	108	-31.6%	\$336,500	\$395,000	+17.4%	\$6.0	\$4.7	-21.7%
Central	219	187	-14.6%	\$240,000	\$286,250	+19.3%	\$6.0	\$5.8	-3.3%
Greater Boston	1,114	1,071	-3.9%	\$591,250	\$643,500	+8.8%	\$77.5	\$84.3	+8.8%
Northeast	448	361	-19.4%	\$335,000	\$361,000	+7.8%	\$16.3	\$14.9	-8.6%
Southeast	88	91	+3.4%	\$238,888	\$295,000	+23.5%	\$2.3	\$2.7	+17.4%
South Shore	221	196	-11.3%	\$382,500	\$378,000	-1.2%	\$9.2	\$8.8	-4.3%
West	130	113	-13.1%	\$171,500	\$210,000	+22.4%	\$3.0	\$3.0	0.0%
State Totals	2,420	2,148	-11.2%	\$425,000	\$485,000	+14.1%	\$124.9	\$130.1	+4.2%