

Chinatown, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$943,075

Typical Home Value (ZHVI)
YoY not published

\$1.3M

Median Sale Price
▲ 9.7% YoY

\$1,020/sqft

Median Price Per Sq Ft
▼ 29.9% YoY

51

Homes Currently For Sale
Active inventory

14

Homes Sold (Recent Period)
▲ 27.3% YoY

72 days

Avg. Days on Market
vs. 62 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

14

Sold recently (▲ 27.3% YoY)

\$1,020/sqft

Median \$/sqft (▼ 29.9% YoY)

72 days

Avg. DOM (vs. 62 last yr)

41/100

Compete Score — Somewhat Comp.

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$427,500 – \$690,000
1 Bedroom	~650–850 sq ft	\$617,500 – \$977,500
2 Bedroom	~950–1,300 sq ft	\$902,500 – \$1,495,000
3+ Bedroom	~1,500–2,400 sq ft	\$1,425,000 – \$2,760,000

AGENT TAKEAWAY

14 homes sold (up from 11) at a \$1.3M median, +9.7%, while \$/sqft fell 29.9% to \$1,020 — sample-size noise, not a trend. 72 days on market vs 62; Compete Score up to 41; 51 active listings.

Sources: Zillow Home Value Index (ZHVI) for typical home value, active inventory, new listings and list/sale pricing where published. Redfin neighborhood data for homes sold, price/sqft, days on market, Compete Score. MAR for Greater Boston condo & single-family medians. Price-by-size figures are modeled estimates (typical sq ft x current \$/sqft range), not sold comps - confirm with active listings for a specific unit.