

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Back Bay

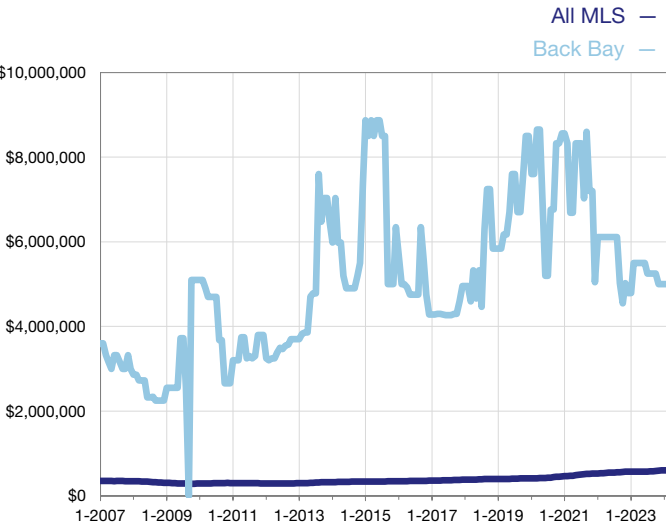
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	5.0	8.0	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	1	--	0	3	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	23	23	0.0%	37	35	- 5.4%
Closed Sales	8	8	0.0%	26	22	- 15.4%
Median Sales Price*	\$1,250,000	\$1,675,000	+ 34.0%	\$1,624,500	\$1,850,000	+ 13.9%
Inventory of Homes for Sale	106	108	+ 1.9%	--	--	--
Months Supply of Inventory	4.2	4.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	75	76	+ 1.3%	87	117	+ 34.5%
Percent of Original List Price Received*	94.7%	94.5%	- 0.2%	92.1%	93.9%	+ 2.0%
New Listings	31	47	+ 51.6%	72	82	+ 13.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

